

## Cheshire and Warrington

# Homes and Communities Local Investment Plan



**Final draft for approval  
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## **Note about the status of this document**

This document is a draft for approval by each of the partners' organisations. Please note that the investment figures proposed are provisional at this stage, and are subject to further discussion with the HCA and to the availability of funding.

There has been consultation with stakeholders across the three Local Authorities about the content of this document and this version now takes account of comments received.

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## Cheshire and Warrington: Local Investment Plan March 2009

# 1. Executive Summary

### *Introduction*

- 1.1 The Leaders of Cheshire & Warrington's three local authorities have agreed an ambitious growth strategy for the sub-region – ***Unleashing the Potential***.
- 1.2 The aim is to contribute significantly to regional growth by accommodating significant increases in population, housing, jobs and GVA which will be achieved by sustainable development of existing settlements across the area. By 2030, the sub-region has the potential to increase annual GVA by at least £10 billion to some £30 billion to increase its population by 100,000 or more (to a total population of around 1 million) and its employment levels by at least 22,000.
- 1.3 Through the new Cheshire & Warrington Enterprise Commission, the sub-region is now developing a comprehensive long-term strategy to achieve these aims – bringing together its plans for economic development, skills, housing, transport and planning infrastructure, together with a single co-ordinated shorter-term investment plan. The strategy and investment plan will address both the 'top down' drivers of national and regional strategy with the 'bottom up' elements of sustainable community strategies, local development frameworks and local transport plans.
- 1.4 This Homes & Communities Local Investment Plan is the 'first chapter' of this integrated planning process, and focuses on investment in housing and the development of communities over the next four years – the first stage of Cheshire & Warrington's ambitions for sustainable growth.

### *Purpose and status of the LIP*

- 1.5 This Local Investment Plan for Cheshire and Warrington has been prepared in line with recent advice from the Homes and Communities Agency (HCA). It explains the overall longer-term strategic context for investment in developing the economic base, expanding and strengthening communities and meeting the growing housing needs in the sub-region.
- 1.6 Within this overall context, it sets out our medium-term approach and specific priorities for homes and communities investment over the period 2010/11 - 2013/14. The total public investment proposed in these programmes over the four years is £316m, of which £203m relates to programmes funded through the HCA. The largest part of the HCA investment relates to the provision of affordable housing, but the Plan includes the requirements for infrastructure and pre-development site investment to support growth, for improvement of existing housing stock and the sustainability of existing communities.
- 1.7 The Plan will be going forward for adoption by the Cheshire & Warrington Enterprise Commission. It has been developed by the three Unitary Authorities

of Cheshire East, Cheshire West and Chester, and Warrington. We have worked closely with the Cheshire and Warrington Enterprise Commission<sup>1</sup> (CWEC) so it is aligned with the economic development plan “Unleashing the Potential”. We have consulted with the Cheshire and Warrington Housing Alliance and other stakeholders.

- 1.8 The HCA guidance is that, following discussion of the investment options, the priority investment proposals in the LIP will form the basis for a Local Investment Agreement between the Sub-region and the HCA initially for 2010/11 and subsequently for 2011/12-2013/14.

### *The Vision, Aims and Spatial Framework*

- 1.9 Cheshire and Warrington’s (C&W) economic performance already outstrips every other sub-region in the North West by a significant margin. As well as supporting its own very successful economy, the population of C&W also makes a strong contribution to the success of the wider city regions of Manchester and Liverpool. It is now ready to significantly accelerate growth in population, jobs and productivity in order to help the Northwest boost its competitive position in a changed post-recession economy.
- 1.10 The 20 year vision is for Cheshire and Warrington to remain an outstanding place to live and work, with an exceptional quality of place and quality of people. The growth strategy for C&W is based on clear aims and objectives. The key priorities are:
  - Accommodating significant growth in population, housing, jobs and GVA;
  - Enhancing enterprise;
  - Improving accessibility between the places where people live and where they work;
  - Meeting the challenge of demographic change and improving the quality of life and wellbeing of all citizens, as part of the transition to a lower carbon economy.
- 1.11 Economic growth will be built on existing strengths in science and the knowledge economy, with a focus on research and development and key sectors such as pharmaceuticals, chemicals, advanced manufacturing, financial and business services, digital and creative, ICT, environmental, energy and nuclear industries. In addition, other sectors such as health and related activities will be important, especially in relation to employment generation.
- 1.12 This sets the context for investment in homes and communities through the Local Investment Plan. We aim to:

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<sup>1</sup> Cheshire & Warrington Enterprise Commission (CWEC) is the Sub Regional Partnership for economic development in Cheshire and Warrington. Working in partnership with leaders from the public and private sectors, CWEC's remit is to develop strategies and action plans that will improve the economy of the sub region. Its recent creation is part of a restructuring of the sub regional architecture by the three local authorities, as it also takes on additional responsibilities for a wider economic development role.

- Cater for significant growth in population and households arising from economic and demographic growth, through increased suitable affordable and market housing provision;
  - Create quality places that can accommodate this growth and aim to match the location of housing and jobs;
  - Improve the quality and sustainability of existing communities and their housing.
- 1.13 The challenge of accommodating the projected growth in sustainable communities, with an adequate supply of affordable housing, is the greatest priority for this Local Investment Plan. We therefore have growth point proposals, with substantial requirements for improvements to infrastructure and practical assistance for bringing difficult brownfield sites into use.
- 1.14 The growth is focussed on existing urban settlements which align the economic, housing and regeneration priorities. These are places where there is already some suitable infrastructure and where it will strengthen rather than pressurise existing communities. We look for this growth to strengthen the urban fabric, the services and facilities available for the population as a whole. The locations, described in more detail in Section 3, are
- Growth areas of regional significance
    - Warrington
    - Crewe
    - Chester and Deeside Hub
    - Ellesmere Port
  - Sub-regional locations to meet local needs,
    - Sustainable market towns with particular potential in the “Weaver Towns” of Northwich, Winsford and Middlewich,
    - The key centres of North East Cheshire, especially Macclesfield.
- 1.15 The proposals are substantially built on the Housing Strategies developed by the Cheshire Housing Alliance and Warrington BC. The proposals take full account of the priorities established by Cheshire and Warrington in their Sustainable Community Strategies and the subsequent LAA targets.

### *The proposed interventions*

- 1.16 The Plan details interventions for each of the following:-
1. Increasing overall housing provision, to meet the RSS targets plus the Growth Point additions.
  2. Programmes for affordable housing provision, with a target of achieving 1183 additional affordable homes per year by 2013/14. This will be through a combination of planning gain (S106 provision), effective use of public land and other assets, and vital HCA support. The Plan aims to maximise the outputs from the HCA programme by using it as leverage and asking providers to work to challenging unit cost targets, whilst recognising the cost implication of rising sustainability standards.
  3. Making the most effective use of land in public ownership to support housing delivery and regeneration work, and to deliver sustainable communities.

4. Enabling the development in key locations – place based programmes – focussed on each of the priority locations described above. This comprises investment in master planning, infrastructure and site pre-development works, at present limited to the growth point locations.
5. Delivering decent homes across all sectors. We have an outstanding agenda to achieve and sustain decent homes in the social sector in Ellesmere Port and in Warrington. There is also a continuing challenge to improve the quality and energy efficiency of private sector homes with nearly 45,000 non-decent private homes occupied by vulnerable households.
6. Meeting needs for all sections of the community, including the housing and support needs of the rapidly-growing numbers of older people. This includes the extra care housing PFI and Dept of Health schemes in Cheshire and similar conversion and new-build programmes in Warrington. We also aim to meet the needs of other vulnerable and excluded groups, including the homeless (incl. the Places of Change programme) and Gypsies and Travellers. These investments are underpinned by the vital Supporting People programme and complemented by initiatives to maximise employment and training opportunities.

### *Delivering the Plan*

- 1.17 The overall Plan proposes a HCA programme of £203m over the next four years, as detailed in Appendix E, comprising the following
  - Affordable Housing, including empty homes: £135m
  - PFI extra care Capital payments: £33m
  - Growth support: £25m.
  - Support for people and communities, with HCA programmes for Homeless and G&T: £10m
- 1.18 As part of the delivery arrangements, we are seeking greater devolution of responsibility for the delivery of certain programmes. In particular, it would be helpful to locally manage the programme and to switch resources within the NAHP, and in particular to deal for example with the rural housing programme or intermediate housing allocations. We will be working with our partner HA's over the coming months to help ensure that the right capacity, skills and resources are in place (for all partners) to respond to the challenges ahead.

### *Governance*

- 1.19 This Local Investment Plan is to be submitted to each LA Cabinet, or Executive Member, and then to the Enterprise Commission for their consideration prior to being finalised. We anticipate it will, as part of this process, also be considered with a view to endorsement, by each of the Local Strategic Partnerships.
- 1.20 We anticipate the Commission will establish an executive group to oversee the implementation and monitoring of the delivery of the LIP, with the authority to manage the programme, where necessary across the boundaries of the 3 LAs. The overall programme will be subject to consultation with our partners and its progress will be regularly reviewed by the Cheshire and Warrington Housing



Alliance. This will introduce external challenge to the programme alongside the accountability to the three Councils.



## 2. Introduction: Purpose and development of the Plan

- 2.1 This draft Plan has been prepared, taking account of recent advice from the Homes and Communities Agency<sup>2</sup>:
- As part of the Single Conversation with the HCA, with the NWDA about the investment priorities for the Cheshire and Warrington Sub-region;
  - To do this by firstly describing the overall strategic context for investment in developing the economic base, expanding and strengthening communities and meeting the growing housing needs in the sub-region;
  - To set out and explain the specific priorities for investment in the regeneration of place, in housing and sustainable communities over the period 2010/11 - 2013/14 within the longer term strategic context. To provide a comprehensive view, these investment priorities include programmes for consideration both by the HCA and other investment funding routes.
- 2.2 The draft Plan aims to be comprehensive in its coverage also to respond to the findings of the “Total Place” pilots, which highlight the potential benefits of taking a cross-programme view of priorities and maximising the synergy of integrating related capital and revenue programmes.
- 2.3 The draft Plan has been developed by the three Unitary Authorities of Cheshire East, Cheshire West and Chester, and Warrington. The Context map on the previous page shows the sub-region and highlights our close relationship with adjacent City Regions.
- 2.4 We have worked closely with the Cheshire and Warrington Enterprise Commission (CWEC) in order to ensure that the housing and community priorities are fully aligned with the economic development plan “Investing in Success”. This draft Local Investment Plan (LIP) will be going forward for adoption by the Cheshire & Warrington Enterprise Commission.
- 2.5 We have also consulted with key stakeholders, including the Cheshire and Warrington Housing Alliance, which represents most of the major housing providers in Cheshire. It has played a major role in developing the Cheshire sub-regional Housing Strategy, which is one of the main building blocks for this LIP.

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<sup>2</sup> Single Conversation: Further information – Local Investment Plan. HCA January 2010 ref HCA 0057

### 3. Strategic Context

#### Objectives and Vision for Cheshire and Warrington

- 3.1 This section sets the context for the Local investment Plan. We place a strong emphasis on integrating the Investment Plan with the economic strategy. But at the same time are very conscious of the fundamental importance of good housing for the health of our communities and the impact of new and existing housing development on our environment including climate change, flood risks, congestion, etc. We aim to maximise these wider community benefits alongside helping to deliver a successful economy.
- 3.2 We therefore firstly set out the driving economic vision, and then map out the relationship of this Investment to other local, sub-regional and regional policies. Crucially this includes the Sustainable Community Strategies that guide the overall priorities for each LA area, and the Local Development Frameworks that will set the complementary spatial planning priorities.

#### The sub-region's economic vision and role

- 3.3 An integrated Strategy for Cheshire and Warrington is being developed by C&W Enterprise Commission: "Unleashing the Potential" – it is a 20 year Vision for this engine room of the Northwest. This Strategy is developed within the regional framework of the Economic and Spatial Strategies, and it will inform the preparation of the new integrated single NW regional strategy RS 2010.
- 3.4 Cheshire & Warrington as a sub region makes two major contributions to the region:
  1. Its businesses generate over 16% of the Northwest's economic output;
  2. Its people make up a significant proportion of the 'knowledge economy' workforce which drives the city regions of Greater Manchester and Liverpool. There is a significant level of commuting between the sub-region and the adjacent City Regions.
- 3.5 The strengths on which these economic benefits are built, and which contribute to the region's international competitiveness, are:
  - a population which is more highly skilled and more entrepreneurial than the regional average;
  - a generally attractive living environment with homes which cater not only for local needs but also meet the aspirations of workers across the city regions of Greater Manchester and Liverpool;
  - a range of high-productivity and technologically advanced large businesses in key sectors such as pharmaceuticals, chemicals, automotive, financial services, energy and nuclear and creative industries;
  - a dynamic population of small businesses and start-ups, including many in new technologies and services;
  - a geographical location which provides strong links to regional, national and international markets, with particularly good connections to London and the South East.
- 3.6 However these strengths are balanced by a number of threats and problems:
  - an economy in parts of the sub-region which is now growing more slowly than other parts of the region;

- parts of the sub-region which have high levels of deprivation, poorer educational attainment and low levels of enterprise;
- poor connectivity between the places where people live and where they work, especially by public transport;
- high levels of CO2 emissions;
- a large stock of brownfield land following earlier decline of manufacturing, and the impact of the current recession on key sectors, especially automotive and banking;
- poor perceptions and image of certain places in the sub-region, notably Ellesmere Port and, to an extent, Crewe.

- 3.7 In order to capitalise on these strengths and address weaknesses, the strategy for Cheshire & Warrington has four **key objectives**:

### **“Unleashing the Potential”**

#### **Overall objectives for Cheshire and Warrington**

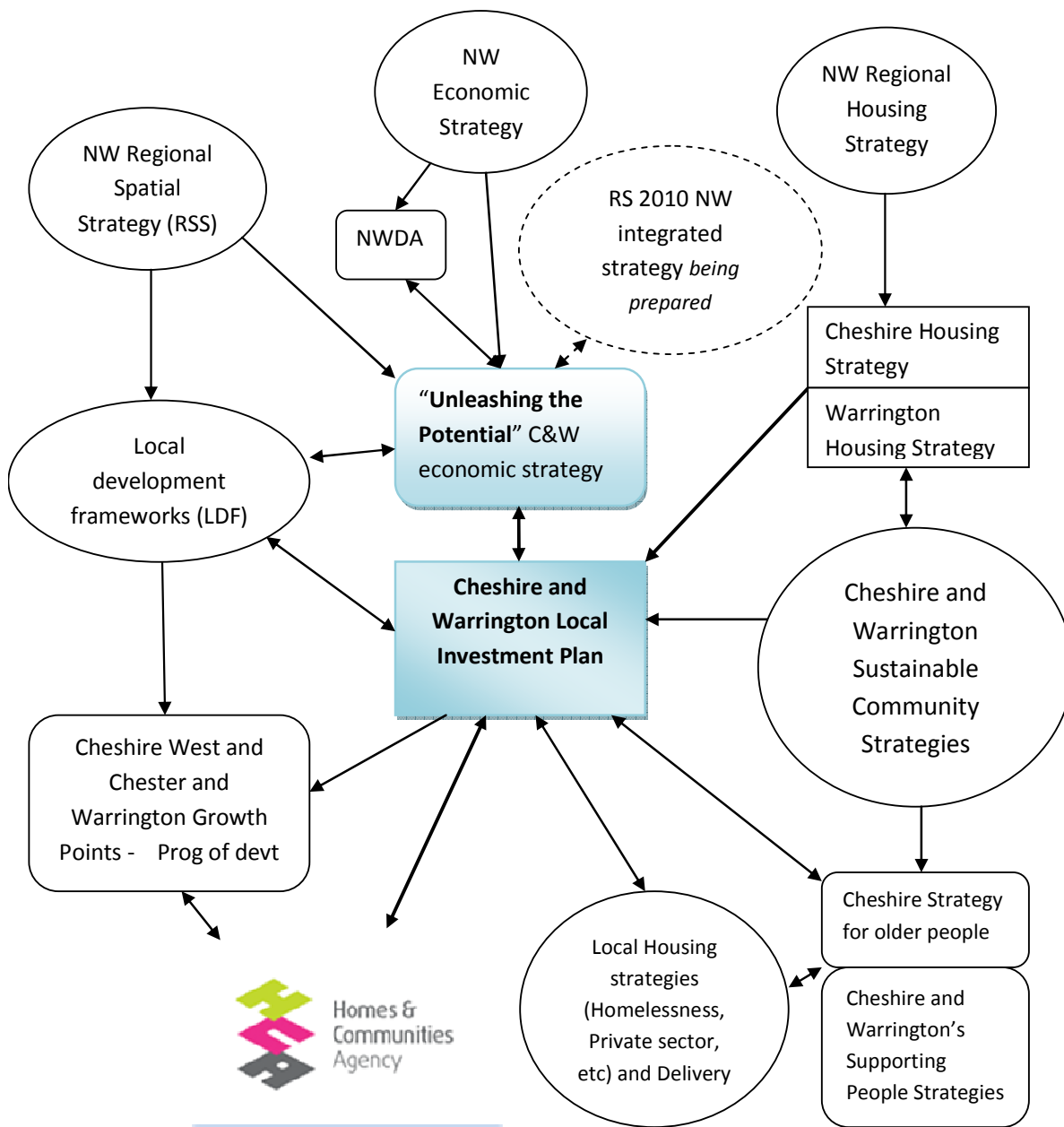
1. accommodating significant growth in population, housing , jobs and GVA;
2. enhancing enterprise;
3. improving accessibility between the places where people live and where they work;
4. meeting the challenge of demographic change and improving the quality of life and wellbeing of all citizens as part of the transition to a lower carbon economy

- 3.8 Cheshire and Warrington’s (C&W) economic performance already outstrips every other sub-region in the North West by a significant margin. As well as supporting its own very successful economy, the population of C&W also makes a strong contribution to the success of the wider city regions of Manchester and Liverpool. It is now ready to significantly accelerate growth in population, jobs and productivity in order to help the Northwest boost its competitive position in a changed post-recession economy.
- 3.9 This sets the core **context for investment in homes and communities through the Local Investment Plan**. We need to:
- Cater for growth in population and households arising from economic and demographic growth, through increased suitable affordable and market housing provision;
  - Create quality places that can accommodate this growth and aim to match the location of housing and jobs;
  - Improve the quality and sustainability of existing communities and their housing.
- 3.10 The relationships of this Local Investment Plan are illustrated in the following diagram. This shows how it links to the regional strategies, the sub-regional economic strategy, and to the key local authority strategy documents that we refer in the next sections.



**Diagram:**

**How the Strategies and Plans fit together for Cheshire and Warrington**



This shows the position at May 2010.

Prepared by arc4.co.uk

## The needs for Housing Growth and Development in a vibrant sub-region

- 3.11 The challenge to meet the housing needs for a growing population and greater growth in household numbers, and to do this in attractive and sustainable communities that will support economic growth, is the first priority. The targets for net additional homes in the Regional Spatial Strategy are already an increase from previous building rates (other than in Warrington). But as can be seen from the table below, they may well not match the growth in the number of households predicted in the most recent CLG household forecasts.
- 3.12 The table shows the RSS targets for new provision would consistently fall short of the projected household growth, with the cumulative shortfall being 24,000 households by 2021.
- 3.13 This shortfall in planned supply to meet our own projected needs is the essential reason why we need to make provision for a further growth in the supply of quality housing through Growth Point proposals. We need to be able to provide sufficient homes to meet the needs of existing communities and to sustain the workforce necessary for a growing economy. Our “Investing in Success” strategy for the sub-region is likely to further increase the pressures of growth, and the household projections do not allow for this – they are based only on past trends of migration.
- 3.14 If the sub-region constrains the supply of housing so that it falls short of our local needs, the effect would be to push up prices relative to elsewhere. This is likely to deter the economic investment that the sub-region needs to be encouraging for the benefit of the region and country as a whole. The sub-regional targets for additional housing therefore aim in the longer-term, to exceed the building rates set in the RSS. We recognise that the recession has set back growth, but are confident that it will return. Cheshire and Warrington is attractive to private sector developers and is likely to be first choice for investment as economic conditions improve.

**Table 1. CLG Household projections compared to RSS targets**

	projected household numbers - thousands				
	2006	2011	2016	2021	2026
Warrington UA	81	85	89	93	97
Cheshire East	154	160	168	177	185
Cheshire West and Chester	138	144	153	160	166
<b>Total C&amp;W</b>	<b>373</b>	<b>389</b>	<b>410</b>	<b>430</b>	<b>448</b>
Projected hhd growth from 2006		16	37	57	75
Compare RSS target provision		14.33	28.67	43	n/a
<b>Shortfall cumulative</b>		<b>-2</b>	<b>-10</b>	<b>-24</b>	<b>n/a</b>

[2006-based household projections to 2031 for England and the regions were published on 11 March 2009.](#)

Source: CLG Household projections 2009 and NW RSS.



- 3.15 These predictions of strong demand for additional housing are supported by the findings from our Strategic Housing Market Assessments (SHMAs). The SHMA for Cheshire West and Chester estimated annual demand for market housing to be 3,980 greater than the supply and the net annual need for additional affordable housing to be 1192. The SHMA for Cheshire East also identifies a strong demand for market housing and a net annual need for additional affordable housing of 1,243. These aggregate figures greatly exceed the RSS targets for additional housing of 1,317 for Cheshire West and Chester, and 1150 per year for Cheshire East. They indicate that potential demand is being substantially constrained by the limited supply and by the price of housing<sup>3</sup>.

### *Affordable housing needs*

- 3.16 The assessments of affordable housing needs in each area are shown in the table below. This highlights one of the most pressing requirements for the sub-region, to be able to adequately house the growing population and to provide the necessary working population.

**Table 2. Affordable housing requirements**

	<b>Est Annual net requirement</b>	<b>Source</b>
Cheshire West and Chester	1192	SHMA 2009
Cheshire East	1243	Provisional SHMA 2010
Warrington	171-419	SHMA 2007 and update 2009 (see note)
<b>Total</b>	<b>2606-2854</b>	

See footnote<sup>4</sup> re Warrington estimate

## **Spatial framework**

- 3.17 We have to meet these housing needs in a way that will be as sustainable as possible. This means taking account of the match between housing and employment growth, providing new housing in locations where there is suitable infrastructure and where it will strengthen rather than pressurise existing communities. We look for growth to strengthen the urban fabric, the services and facilities available for the population as a whole.

<sup>3</sup> The predictions are also consistent with those produced as part of the evidence base for "Unleashing the Potential". This shows a projected increase of 71,000 in the number of dwellings required 2010-2030. This is around 3,550 per year, similar to the 3750 per year household growth in the CLG projections.

<sup>4</sup> The November 2007 SHMA for Warrington identified a shortfall of 419 affordable homes per annum across the Borough for the period 2008 to 2013. The Council commissioned an updated study in 2009 and this identified an annual shortfall of 171 affordable homes over the next 5 years. Whilst house price reductions have improved affordability there is concern about a household's ability to access the housing market with the increase in deposits required by financial institutions. It, therefore, seems appropriate to estimate that the annual shortfall for affordable housing lies within the range of the two studies which is between 171 and 419.

- 3.18 It is important to re-use brownfield land wherever possible and we have RSS targets for at least 80% of new development to be on brownfield land (except the former Crewe and Nantwich district where the target is at least 60%). Overall, the key driver is to achieve equitable and sustainable economic growth whilst reducing carbon emissions.
- 3.19 Based on these principles, the strategic economic planning work “Unleashing the Potential” has determined that the primary focus for investment of regional significance will be on the transformation of existing key urban settlements
- **Warrington** – Warrington has the capacity for significant expansion as a business and commercial centre through regeneration of its central area, phased urban extensions at Omega, and growth in other important sites. Its central location in the emerging Atlantic Gateway and its key positioning on both the strategic road and rail networks provides the basis for it to form a more important role in the region’s strategic hierarchy than hitherto as a regional driver of economic growth;
  - **Crewe** - Following the development of a comprehensive strategic visioning for Crewe, there is agreement that the town needs to significantly increase its economic productivity, and is well positioned to do so in terms of unique strategic connections and major development sites. To facilitate this, there is a clear emerging ambition to have ‘super-charged’ growth in Crewe – in the order of 25% growth in jobs and population – to fulfil its wider potential.
  - **Ellesmere Port** - The Atlantic Gateway programme raises the potential opportunity of Ellesmere Port as a residential and employment Growth Point effectively serving as Chester’s development zone involving the re-use of the significant stock of brownfield land released as a result of the decline of previous industrial uses, in accordance with the emerging Vision and Economic Development Framework.

Other sub-regional priorities are:

- **North East Cheshire** – Macclesfield and North East Cheshire are the focus of the region’s most productive businesses and entrepreneurial people, built on a dynamic symbiotic relationship with the economy of Greater Manchester. To maintain its competitiveness, targeted growth and collaboration with key employers (while maintaining its key heritage and landscape assets) will enable it to maintain its contribution to competitiveness and its role as an important economic driver.
  - **Sustainable Market towns** – the market towns and larger villages are an important component of economic growth in C&W and service centres for the rural and agricultural communities, as well as supporting food and drink industries. They also provide attractive residential locations particularly for managers, professionals, and knowledge workers, and a high quality of place. The ‘Weaver Towns’ of Northwich, Winsford and Middlewich have particular potential for economic and quality housing growth, linked to improved public transport accessibility and there are deliverable opportunities for substantial development in these towns linked to the West Cheshire Growth Point Programme.
- 3.20 The principles of this spatial framework are shown in the map below, highlighting the areas that are the main focus for investment and identifying key locations.

## Cheshire and Warrington

Main residential/mixed use development areas and community regeneration locations

A – L

Chester and EP :

A. Central Ellesmere Port regeneration

B. Blacon

Warrington :

C. Kingswood and Omega

D. Warrington Riverside and Arpley meadows

E. Bruche

Crewe :

F. Basford

G. Crewe town centre and West End Crewe

Weaver Towns :

H. Northwich Vision

I. Winning Windsford incl waterfront

J. Wincham urban village

K. Winnington urban village

Macclesfield :

L. Town centre and South Macclesfield development area

**Chester, Ellesmere Port and Deeside Hub**

**Warrington within Mid - Mersey Growth Area**

**Weaver Towns**

**Macclesfield**

**Cheshire West and Chester**

**Cheshire East**

**Crewe Gateway to North West**



Investment locations of Regional Significance

Investment locations of Sub - Regional Significance

Urban Areas

Weaver Towns

## Economic Drivers

1 – 11

- |                     |                        |
|---------------------|------------------------|
| 1. Ince Energy Park | 7. Birchwood           |
| 2. Super Zoo        | 8. Chester City Centre |
| 3. Capenhurst       | 9. Jodrell Bank        |
| 4. Alderley Park    | 10. Crewe Vision       |
| 5. Omega            | 11. Warrington Central |
| 6. Basford          |                        |

## Spatial Framework Cheshire and Warrington

APH621A / 26.02.2010.

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## Cheshire and Warrington Housing and Community Strategies

- 3.21 The Investment Plan is not just about addressing the need for growth through new housing provision. There are major issues about the quality and sustainability of existing communities and their housing. The extent of these needs and our approach to tackling them has been studied and developed through the Housing Strategies.
- 3.22 These housing strategies are developed to complement the Sustainable Community Strategies (SCS) of each LA area, and the key targets developed from the SCS are set out in Local Area Agreements (LAAs) for each Authority. The targets for the two Cheshire Unitary Authorities were originally set by the former County in 2008. There are 6 targets across Cheshire and Warrington that are most relevant to this Plan and they are shown in the box. This conveys a clear message about the local priorities for this Plan as developed through the Local Strategic Partnerships.

### **The most relevant LAA targets across Warrington and Cheshire**

NI 141/2 No. of vulnerable people achieving independent living and supported to maintain it.

NI153 Working age people claiming out of work benefits in the worst performing neighbourhoods

NI154 Net additional homes provided

NI155 Number of affordable homes delivered (gross)

NI156 Reduction in no of Households in Temporary Accommodation

NI186 Per capita reduction in CO2 emissions in the LA area

NI 187 Reduction of % of household in fuel poverty

### *Housing Strategies*

- 3.23 This Local Investment Plan also draws heavily on the Housing Strategies developed for Cheshire and Warrington. These were prepared by the Cheshire Housing Alliance<sup>5</sup> and Warrington BC<sup>6</sup> respectively and provide a full review of the housing circumstances and priorities across the sub-region.
- 3.24 The strategic objectives and priorities set out in these strategies are shown in the box below. The first 3 objectives complement the aims for delivering growth and achieving sustainable communities, and provide a framework for this Local Investment Plan.

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<sup>5</sup> Cheshire Sub-regional Housing Strategy. Cheshire Housing Alliance, June 2009.

<sup>6</sup> Warrington Housing Strategy 2008-2013. Warrington BC 2008.

Housing **Strategy Objectives for Cheshire and Warrington**

1. Increase supply of all housing to support economic growth in balanced markets
2. Increase supply of affordable housing to support growth, regeneration and meet needs
3. Make best use of existing housing, provide decent homes and ensure equality of access
4. Help independent living and meet housing needs of most vulnerable
5. Work with communities and partners to improve social and economic well-being

## 4. Proposed interventions

- 4.1 This part of the plan sets out the programmes that we propose in order to take forward these objectives. They build on the achievements to date and they focus on the central aims of delivering growth and creating sustainable communities in a difficult economic context. We therefore firstly set out the principles that shape our approach and then describe them in some detail:
- The growth context;
  - Programmes for affordable housing provision;
  - Effective use of land in public ownership;
  - Enabling the development in key locations – place based programmes;
  - Delivering decent homes;
  - Meeting needs for all sections of the Community.
- 4.2 It is still work in progress - partly because the Local Investment Plan is a new format and partly because two of the three Local Authorities are newly created Unitaries and their strategic approaches are still being developed. It is also important to note that the Local Development Frameworks are being prepared in each area, and key issues about local spatial priorities are subject to consultation. This constrains the timetable that we can adopt for certain locations.

### Maximising outcomes for new provision and regeneration

- 4.3 The first priority issue is increasing appropriate housing supply, especially to step up numbers following the recession. The provision has to include a substantial proportion of affordable housing. In our approach to this, our principles are that:-
- We will maximise the contribution of private sector developers through partnerships to take forward major schemes and to deliver affordable housing as planning gain. This will of course depend upon the housing market recovering further but we are anticipating the markets in this sub-region will be relatively strong and we should be well-placed to take advantage of an up-turn;
  - But in the immediate future we will maximise the efforts to stimulate housing delivery in the face of the recession, to maintain capacity in the construction sector, to sustain jobs and to achieve completion of the homes needed. We are pleased that several KickStart schemes are planned for the sub-region and hope that further such opportunities may occur. We are responding to developers who wish to change the mix of proposed schemes, or to amend planning conditions so that it will be feasible for development to proceed;



- We will stimulate and enable private investment in key areas of development and regeneration to achieve balanced growth and quality places. We recognise it will be essential for the public sector to tackle the barriers and to promote models of integrated economic and housing growth. We will need the support of the HCA and others to facilitate the early development of major strategic sites that can play an important role in meeting housing targets;
  - We will make strategic use of the land assets owned by the public sector to facilitate development and provision of affordable housing;
  - We are working to widen and strengthen the range of partners for social housing provision, including the schemes for Council House building in Warrington, and strengthening of HA partnership arrangements across all the sub-region;
  - Our future proposals, with partners, will seek the support of HCA funding to complement affordable housing provided through planning gain. This will include increasing the level of affordable housing provision on specific schemes, or improving the tenure mix on planning gain sites, and by taking forward developments where planning gain will not deliver, such as small rural housing schemes and for groups requiring specialist housing.
- 4.4 These approaches will build on initiatives and programmes already in progress. We are, however, reviewing the mix and balance of the affordable housing programmes to maximise the value for money that can be achieved from public expenditure through the HCA or other public sector bodies. We recognise that public funds will be very tight and must be used as effectively as possible. We aim for this to reduce the grant requirement per dwelling whilst still aiming to meet the cross-section of needs.
- 4.5 We are determined that new provision needs to be balanced by making the best use of existing housing, and by regeneration in disadvantaged areas. So alongside the growth proposals we are targeting regeneration investment towards empty homes and the pockets of deprivation that occur across the sub-region. Several deprived areas sit alongside growth areas and support for renewal will be encouraged as well as new affordable and market housing provision.
- 4.6 We still have to meet the challenge to bring a section of the social housing stock up to the “decent homes” standard and to continue improving conditions in parts of the private sector. Our essential duty is to assist many residents to access decent housing to meet their (often urgent) housing needs and the existing stock, both social and private, will have the major role.
- 4.7 The scale and proposed funding for the interventions required are now set out in more detail.

## Housing Growth

- 4.8 The Councils in Cheshire West and Warrington responded positively to the government’s invitation in 2007 to submit proposals for growth points. We were keenly aware of the pressures for growth and wished to access the support and funding available for the much needed detailed planning, infrastructure and pre-development works. We were therefore pleased that the proposals were

accepted and to benefit from initial allocations, although so far these are a small fraction of the investment needed.

4.9 The agreed specific Growth Point proposals were accepted for:

**Cheshire West and Chester**

- An additional 2,700 homes between 2007/08 and 2016/17 – 300 per year (on top of the requirement for 11,853 homes set out in the Regional Spatial Strategy, an increase of 23%);
- Ensuring that 30-40% of these homes are delivered as affordable housing.

**Mid- Mersey, including Warrington**

- Up to 650 new homes per year in Warrington to 2016/2017, giving a 71% increase on the 380 p.a. RSS target;
- Also 30-40% affordable housing provision;
- Warrington working closely with St Helens and Halton, as well as Cheshire, to deliver these plans.

4.10 **Cheshire East** does not have similar growth point status, but faces similar pressures of growth, in an area where capacity and opportunities are limited. There is a parallel need, therefore, for a long-term strategic approach to development planning, the provision of infrastructure and tackling of barriers to sustainable development.

4.11 The proposals for these growth points have been described in the Programmes of Development. These identify the sites that are expected to be able to deliver this growth together with the infrastructure and other preliminary investments required to unlock this growth potential in a sustainable way. Further work to detail the priorities and development programmes has been continuing to align these with our emerging spatial policies and to inform our investment priorities. These plans will also ensure that we plan for sustainable development including

- Working to provide that Code 4 is achieved as soon as practical
- New provision where there is suitable infrastructure
- Steering devt to areas with lowest risk of flooding (PPS 25)
- Integrating with proposals to improve public transport provision and reduce CO2 emissions.

4.12 The main site priorities are detailed further below.

## Market housing

4.13 There continues to be strong underlying demand for market housing across Cheshire and Warrington. The evidence of the SHMAs confirms that demand is expected to continue to outstrip levels of new provision and the first driver for most new housing provision will therefore be market demand. We will work flexibly with house builders to respond to this demand so there is a supply of new market housing to meet the needs of our growing economy and population.

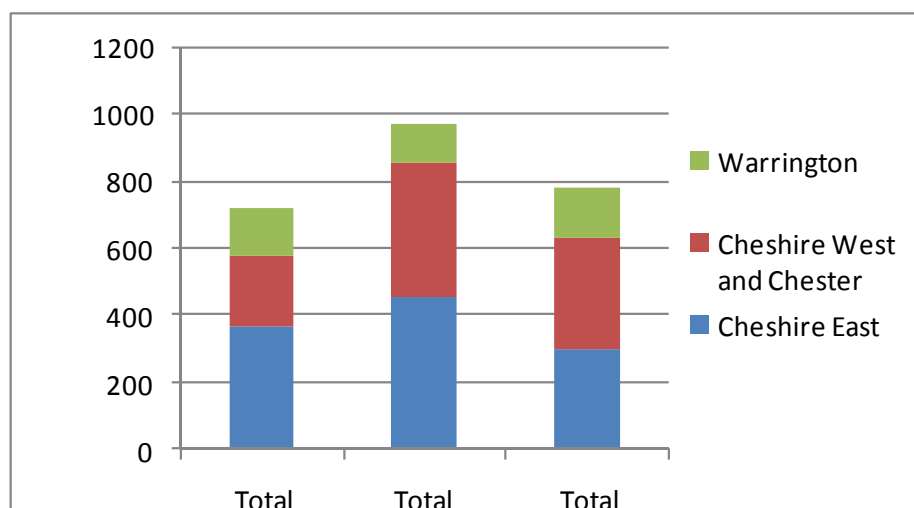


- 4.14 Our planning policies will seeks to achieve a balance of market housing provision that will reasonably meet future needs, in terms of the mix of property types, sizes and design. A particularly important issue will be to provide new market housing that will meet the needs of our rapidly growing numbers of older households as part of the overall mix of new provision.

## Affordable housing provision

- 4.15 Within this overall framework it is important to establish clear targets for affordable housing delivery. Each LA has been strengthening its evidence base through SHMA's and Economic Viability work to ensure that it has robust policies, including ones to ensure delivery of affordable housing through planning gain. Each LA has:
- Targets of 30-40% affordable provision either in saved policies or being considered for the emerging LDF
  - Set targets for significant levels of "Intermediate housing" provision that will form an important part of the overall requirement.
- 4.16 We have made good progress over recent years in driving up the overall numbers of affordable housing completions. A substantial pipeline of affordable housing is being delivered, with 721 completions in 2008/9, projected to increase to 972 in 2009/10 and numbers falling to 779 in 2010/11. There are substantial NAHP programmes in progress with major complementary outputs from planning gain, PFI and LA funding/assets. The overall figures have, especially in 2009/10 of course, benefited from the welcome HCA investment to keep development going during the recession.

**Table 3. Affordable Housing Completions 2008/9-2010/11**



Source: Figures from LA scheme monitoring records.

- 4.17 A detailed breakdown of these figures is given in Appendix A, showing the tenure split and rural housing delivery. The mix of funding being achieved is shown in the analysis below for the projected 2009/10 completions. This shows that, even in the recession, we are still achieving 10% of completions from planning gain. The PFI programmes and LA funding make a valuable contribution to the overall outputs. The average grant input for NAHP-funded affordable dwellings is approximately £47,700 per unit – with a mix of 74% social rent and 26% intermediate housing (mostly shared ownership/new-build HomeBuy or shared equity).

**Table 4. Funding of affordable housing completions 2009/10**

LA	NAHP		S106 units	Other units*	TOTAL Units
	£'000	units			
<b>Cheshire East</b>	11,604	278	27	150	455
<b>Cheshire West and Chester</b>	8862	185	74	141	400
<b>Warrington</b>	7,205	117	0	0	117
<b>TOTAL</b>	27,671	580	101	291	972
<b>% of units</b>		59.7	10.4	29.9	100

*\*Includes LA funding and PFI schemes.*

*Figures from LA scheme monitoring records.*

- 4.18 The immediate focus for sustaining delivery is the forthcoming programme of schemes to start in 2010/11. The projected potential numbers and funding position is shown on the table below and the detailed scheme listings are provided in Appendix B. The unit costs are higher than we are targeting for the longer term programme for 2011/12 and beyond. This is because there are some priority schemes for 2010/11 with relatively high costs that we have been working on, and they have a high level of commitment. For example, in Cheshire West and Chester there are:
- Schemes being promoted by Chester and District Housing Trust to re-provide elderly persons accommodation, which is a high priority given the growing older population and the shortage of quality accommodation. (Two projects are £62k and £71k grant requirement per unit);
  - A part-refurbishment scheme for Wolverham flats in Ellesmere Port with a £67K grant requirement per unit.
- 4.19 The balance of funding for 2010/11 is very dependent on the NAHP (which is still under consideration) and other HCA support through KickStart and LA Challenge. This is due to market conditions making it uncertain whether schemes relying on S106 funding will proceed. The numbers in the schedule below include a significant number of schemes that are still subject to bids to the HCA for 2010/11.

**Table 5. Projected potential 2010/11 affordable housing scheme starts**

LA	NAHP		S106 units	Kickstart- HBD units	Other units*	TOTAL Units
	£'000	units				
<b>Cheshire East</b>	14,266	293	8			301
<b>Cheshire West and Chester</b>	23,798	441	42	0	0	483
<b>Warrington</b>	17,460	291	138	100	51	580
<b>TOTAL</b>	55,524	1,025	188	100	51	1,364
<b>%</b>		75.1	13.8	7.3	3.7	100.0

**Note**  
: The other in Warrington includes LA challenge with HCA funding , and the Public Land Initiative.

The NAHP figures do not show Kickstart gap funding.

\* Figures compiled from LA scheme progress records.

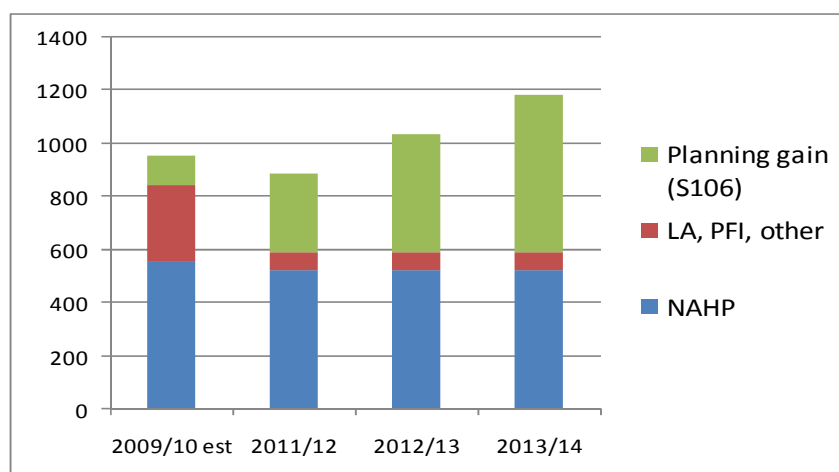
#### *Affordable housing targets for 2011/12-2013/14*

- 4.20 Looking beyond next year to the 3 years 2011/12 - 2013/14, we are planning for a position where significant supply of affordable homes will again be provided through planning gain (referred to as S106 in the table). It is difficult to know how quickly activity will revive in the private house building sector, but we see signs of renewed interest and we know – in particular from the comments of developers – that they will want to give priority to this area where underlying demand is strong. Even in recent months there has been a lot of interest in potential development and we have been encouraged by the strong interest, and enthusiasm to proceed with KickStart schemes.
- 4.21 This anticipated re-emergence of private sector development is reflected in the targets shown in the table below. The overall annual targets for affordable housing provision in the three years 2011/12-2013/14 is set on the basis that:
- We aim for 35% of all new housing provision to be affordable, as set out in our affordable housing policies, and for the balance of social rent and intermediate to be between 65/35% and 90/10%;
  - The overall numbers of housing completions is expected to recover and by 2013/14 to achieve the RSS target figures plus the growth point additions;
  - By 2013/14, we aim to achieve an overall output of 20% of housing completions as planning gain. This interim target recognises the well-known difficulties in achieving the 30-40% planning policy target figures

on all schemes<sup>7</sup>.

- 4.22 In practice, we recognise that there will be a build-up over the three year period to the projected levels of completions of market housing and therefore a similar build-up in the number of affordable homes provided through planning gain (S106). Work is in progress to assess the likely phasing of the major market housing developments, taking account of both market conditions and the practicalities of the planning and development processes.
- 4.23 The diagram illustrates how we expect the numbers of affordable homes delivered overall and through planning gain (S106) to build up. It also shows the level of HCA support we seek to help work towards the overall target.

**Table 6. Build-up to the 2013/14 affordable housing completions**



- 4.24 The support we will be seeking from the HCA for the affordable housing programme remains the same over the 3 years, in terms of numbers and costs. But the leverage for the finance provided by the HCA improves as the private sector input increases. The overall numbers of units for which we seek support from the HCA recognises that there will be constraints on the availability of funding and the overall proposed numbers are lower than the 2009/10 level. In practice we anticipate that for many schemes, the HCA role will actually be to supplement planning gain – the total numbers of affordable dwellings in schemes funded by the HCA is likely to be much higher than those shown.

<sup>7</sup> These include the issues that

- Some schemes reaching completion will have been granted permission before the policies were adopted;
- There will be schemes where delivery of the full target is not economically viable due to market conditions, the costs of site development or due to the cost of other priority planning obligations;
- For smaller schemes of all affordable housing (e.g. rural or specialist) the policies are not applicable.

- 4.25 The table below shows the targets for 2013/14 and the levels provided from each programme, with a summary of our aspirations for the outputs from the NAHP, together with an estimate of the costs.
- 4.26 The projected programme keeps the unit cost of HCA-funded schemes down to the levels targeted for the current year, in real terms. This is approximately £55k for a social rent scheme and about half that amount for intermediate tenures. We recognise that the HCA will be seeking maximum outputs for the available funding and we aim to actively manage the programme so we can deliver cost-effectively. It will be a challenging target to constrain costs given that standards have to rise to meet the Code for Sustainable Homes level 4. We are also finding that HAs have a reduced ability to cross-subsidise from housing for sale, or to provide grant from their reserves,
- 4.27 It is intended that the target will also include a significant proportion of rural schemes and accommodation for those with special needs – these are both usually more costly than the norm. We recognise we need to be innovative to achieve this level of unit costs for this type of scheme.

**Table 7. Proposed annual affordable targets for 2013/14**

LA	Targets for 2013/14 year		Affordable housing delivery (starts/allocations per year)				
	Total housing complns (1)	Affordable housing @ 35% of total	Planning gain (S106)	LA, PFI, other	NAHP		
					Numbers	Unit HCA input £k(2)	Total NAHP £k
<b>Cheshire East</b>	1150	403	201	23	178	48.12	8,577
<b>Cheshire West and Chester</b>	1580	553	277	31	246	48.12	11,813
<b>Warrington</b>	650	228	114	13	101	48.12	4,848
<b>TOTAL</b>	3380	1183	592	67	525	48.12	25,239
(1) including growth point uplifts for Warrington and Cheshire West and Chester							
(2) assumes £55k/unit for rent and £27.5 for Int. and av.75/25 tenure split in HCA funding							

- 4.28 The potential schemes for 2010/11 and then onwards 2011/12 -2013/14 are listed in Appendices B and C. This is effectively out current “pipeline” of potential schemes. We include this to illustrate the identified potential to deliver across all parts of the sub-region, and the varied types and costs of these pipeline schemes.

### *Rural housing*

- 4.29 Although there are important urban centres across the sub-region, there are extensive rural areas in both Cheshire East and Cheshire West and Chester, together with a small rural fringe to Warrington. The government’s rural and urban area classification defines Cheshire as “significantly rural”, with approximately 40% of Cheshire’s population living in rural areas, including the larger market towns.
- 4.30 We are about to prepare Rural Strategies for Cheshire West and Chester and for Cheshire East, with the aims of defining our overall requirements for sustainable rural communities, including the types and numbers of rural housing we need. We wish to explore creatively how we can use a variety of

policy and planning tools, including attracting private landowner and community support. We anticipate that HCA funding, especially for exception sites, will remain an important source of housing funding and will aim to at least maintain the average of 49 dwellings per year expected to be achieved during 2008/9 - 2010/11.

- 4.31 There are many rural schemes in the potential pipeline, highlighted in Appendices B and C, which can provide an on-going contribution to rural housing delivery.

#### *Partnerships for affordable housing delivery*

- 4.32 There will be greater potential for cost-effective delivery if we have effective partnering arrangements with registered housing providers. This should provide a firm basis for long-term planning, help make the best use of use of available land and other assets, encourage innovation and promote cost-effective procurement practices. We are reviewing our partnering arrangements with these aims in mind and will be exploring the potential for new partnership delivery models.

## Land in public ownership

### *LA land*

- 4.33 Land in public ownership can play an important role in promoting housing delivery, and especially in securing affordable housing with lower requirements for public expenditure. This is underlined by the HCA's public land initiative. Each of the LAs has been considering carefully its land resources and the opportunities for using this to support delivery of affordable housing. The position in each LA is as follows:

- **Cheshire West and Chester** housing officers are working on this with colleagues in Property with the aim that the Council will be able to identify pieces of land specifically for affordable housing and then consider whether it would take nil value or less than market value for the sites. The work is also examining, for larger sites that may go to the market, the extent to which the Council will require a % of affordable housing to be provided on these sites.
- In **Warrington** the Council considers each scheme on its merits. In the existing programme there are 3 current/planned schemes in which the land owned by the council is being sold at less than market value - these are Croft House, Cantilever Gardens and Churchill Avenue. All of the Local Authority Challenge Fund sites (30 council new build) are being made available at nil value.

For the future, the issue in Warrington is that there are now few council owned sites that might be suitable or come forward for development. There are planned regeneration schemes in Bewsey and Dallam – involving council land and 60-80 new homes – and these are being progressed with no expectation of the Council taking land value. But they will have high development costs. The New Town history results in the HCA owning substantial amounts of land with future development potential, and this presents the major opportunities.

- In **Cheshire East**, the officers have established the limited land that may be available and Members are to consider the next steps, which may be to assess a range of delivery options for making the best use of this land for delivery of affordable housing or other purposes. This will include direct disposal or disposal by a development agreement, gifting land to a HA, using the Public land Initiative and/or HCA Delivery Partner Panel, or deferred land receipts, possibly through a JV or SPV.

#### *HCA land and Public Land Initiative*

- 4.34 From this work, we will vigorously pursue the best opportunities to use public sector land assets to contribute to the overall programme of affordable housing delivery.
- 4.35 As mentioned above, a major land resource is held in Warrington by the HCA and this is expected to play a key role in the delivery programmes, possibly as part of the public land initiative. We would be keen to work with the HCA to maximise the value of this land, and other assets, to develop an on-going programme for high quality mixed tenure development.
- 4.36 The identification and application of the most effective models will need to be one of our main on-going work-streams to prepare for cost-effective delivery programmes that will make best use of these assets.
- 4.37 Elsewhere in the sub-region, the main strategic land-holdings are mainly in private sector ownership. We are strengthening our strategic housing and development roles so that innovative solutions and creative thinking are applied to the challenge of unlocking these sites and inspiring attractive new and extended communities that will be an asset for the area.

## **Enabling the development of key sites: Place based programmes**

- 4.38 In practical terms, it is critical to increasing housing completions that we support interventions to help bring major developments forward. Our work on strategic housing land availability shows that, to achieve the targets, the biggest gains will come from major sites. Many of these sites also have a good potential for securing affordable housing through planning gain – once they are under way.
- 4.39 The public sector will need to be pro-active to stimulate progress in many cases. Meeting our brownfield development targets – important to local people to protect our natural environment – means that the sites often have significant pre-development costs and long lead-in times. These factors increase risk and costs for developers and the public sector can help reduce both, where this will help to meet our objectives.
- 4.40 Support from the HCA, NWDA or direct Government funding to help with these infrastructure and remediation investments is a key part of our thinking. We will also welcome HCA technical assistance so that schemes are cost-effective and reduce risk for all partners. In particular, we anticipate that the HCA will be able to help supplement our skills and knowledge of recent delivery models, and to help “raise our game” to enhance sustainability standards and to respond to the

Carbon Challenge. These are key areas relating to our sub-regional objectives to move to a lower carbon economy.

- 4.41 We have been working on overall priorities for 2011/12 - 2013/14 and aligning these to the priorities for economic development, taking account of the emerging spatial framework.
- 4.42 We are also guided by our strategic overview about how we develop the Places in Cheshire and Warrington and the principles are:
- That investment and employment should be focused on locations with the best public transport connectivity;
  - To ensure public transport links to future growth priorities in the region are improved (including to the city centres of Manchester and Liverpool);
  - To ensure growth takes place in locations which will not damage the high quality parts of the environment, and preferably where it will complement regeneration;
  - To both retain and build on existing success where there is a strong presence of a particular business sector; where there is risk from over-reliance on individual companies, seek to diversify the local economy;
  - To continue to ensure the whole area, including market towns, can function as enterprise generators and that all segments of the community can benefit (including addressing housing affordability issues).
- 4.43 These principles mean that the locations for housing growth, and for action to improve the sustainability of existing communities, are aligned to the Spatial Framework described in Section 3. The emerging priorities for growth and regeneration are set out in the boxes below for each of the priority regional and sub-regional Place-based programmes.



## Chester, Ellesmere Port and Deeside Hub

### Regional Priority Growth Point location.

There is strong pressure for growth especially in Chester City, but limited capacity there. This means that unlocking the growth potential linked to regeneration in Ellesmere Port is a priority, as this location has the greatest capacity and yet the greatest challenges. Connectivity to the wider and pressurised Chester housing market needs to be strengthened through improved transport links and other vital components of the growth process including improved infrastructure with increased capacity together with environmental improvements. These investments need to be supported by practical pre-development works to unlock some difficult brownfield sites.

- The initial priority investments for **Ellesmere Port** are access improvements, utility improvements and public realm works. These would be important steps in unlocking the potential for up to 10,000 new homes. The estimate for initial priorities is £4.4m+ in the next 2-3 years.
- There is a longer-term priority to open up the Ellesmere Port Waterfront, which is part of the Atlantic Gateway proposals and offers major future capacity. This can only happen with improvements to the strategic highway network but also creating greater links with the primary urban area and its associated facilities/services.

In Chester City, the regeneration of **Blacon** is a high priority; this is a well located peripheral estate but one of the local concentrations of deprivation. We want to improve economic engagement in the area and enhance its image as a place to live. Detailed proposals have been prepared in the Blacon Vision and Action Plan in 2005. The Council is working closely with Chester and District Housing Trust and West Cheshire PCT on the proposals.

Key to this is transforming its centre - Blacon Parade. A £24m redevelopment scheme will provide an integrated Health and Community facility with the potential to become the base for a new Asset Management Company, improved retail provision and at least 54 new units of affordable and market housing. It would be a flagship environmental sustainability scheme, incorporating an energy micro-grid, generating power locally. The Council and partners are seeking to find £2.5m of the funding gap and we are looking to the HCA for £1.8m for site assembly/infrastructure in 2011/12-2012/13.



## Warrington

### Regional Priority Growth Point location

Warrington has traditionally provided aspirational homes for the region and development sites within Warrington's Mid-Mersey Growth Point will enable this role to carry on into the future. The location of the town at the heart of the Atlantic Gateway will mean that Warrington will provide aspirational homes to help drive the economic growth of this corridor.

Like any successful and prosperous place providing affordable homes for local people will still be critical. Developments at Chapelford Urban Village, Bruche Urban Village and an exemplar low carbon development at Omega together with housing opportunities in Warrington central will drive this housing growth. Priorities are:

- **Housing Growth Point:** identified and windfall sites which deliver the housing growth agenda
- **Warrington Town Centre Renaissance:** the Council has updated the Regeneration Framework and is taking forward masterplans for key sites
- **Riverside and Arpley Meadows** is a major long term priority: there is a masterplan but this will need to be worked up to develop final proposals for housing schemes. The Council is progressing, in partnership with NWDA and Network Rail, the business case for the Arpley Chord (railway relocation) which is a key enabling scheme for a comprehensive redevelopment of the Waterfront area. Funding has been secured for the early stages of business case development from NWDA which is being progressed by Network Rail.
- **Chapelford Urban Village:** to continue the development of 2,000 new homes
- To progress the substantial housing development (300 homes) on the HCA land at Bruche
- Following the **Kingswood 8** scheme currently being progressed with the HCA to develop **Omega** as an exemplar in low carbon development and lifestyles. This major development has the potential to comprise of a mixture of uses including an international business location, a focus for green and low carbon technology, low carbon homes with local community facilities developed and operated on eco-cycle and renewable energy principles.



New Housing Butts Green, Kingswood

## Crewe

### Regional Priority Growth Point location

Crewe represents a significant growth opportunity for the sub-region in its role as a strategic gateway to the rest of the NW and to North Wales. The NW RSS identifies Crewe as a spatial priority for development and we see potential for substantial growth of up to 25% over a period of 20 years. A high level Vision and Strategic Framework is in preparation which builds on Crewe's recent economic success - 6000 new jobs in 6 years (a 32% increase) and a greatly expanded university campus. The Strategic Framework will bring together several major projects planned or in train.

The major long-term opportunities are Crewe town centre and Basford – this requires master-planning and infrastructure investment to open up major development sites. The Vision underlines the importance of linking this to a fully fit strategic transport and ICT network, and enabling a first-class quality of life.

The major economic interventions are likely to be:

- Creating and attractive town centre with good corridor links to the station. with a long term cost in the order of £30m;
- Development of Crewe Science Park at Basford East, with investment of £8m;
- A preliminary estimate is £2.25m for 2011/12-2013/14.

This has to be complemented by a strengthened housing offer, and there is a good potential capacity in this area. The Strategic Framework will identify the key interventions necessary to unlock this housing potential and we will welcome the involvement of HCA in developing a preferred Delivery Plan for this major regional initiative.



**Pickmere Court in Crewe - an impressive new-build that will see 21st century accommodation offered to elderly residents**

# The Weaver Towns

## Sub-regional priority

### Part of Cheshire West and Chester Growth area

The aim here is to meet the growth requirements in the mid-Cheshire towns of Northwich, Winsford and Middlewich – which crosses the boundary of Cheshire East and West. Increasing the contribution of Northwich and Winsford towards growth will be an important component part of a borough wide approach, based on our key regeneration priorities of Ellesmere Port, Weaver Towns and rural areas. New housing will also support the major regeneration initiatives in these towns to create sustainable growth and a critical mass, previously missing, to enable ancillary development and town centre improvements become viable and contribute towards creating better places. Both Northwich and Winsford suffer from pockets of deprivation, with 8 LLSOAs (lower level super output areas) within the top 20% deprived nationally. The plans aim to address the legacy of the industrial past, bringing back into use areas of dereliction and contaminated land, as well as improving attractiveness of the area for residents, businesses and visitors.

An early priority will be to contribute towards the delivery of the Northwich Vision and unlock residential development. Abandoned mines below the town have starved Northwich town centre of new development for many years due to subsidence fears, but stabilization work, substantially supported by EP, now open the way for progress. The 15-year Vision will revive 10 key sites in the town, with the objective of creating 2,000 new jobs and significant new homes. However without strong public sector leadership and intervention, these objectives will be difficult to realise. Priorities are:

- Transport infrastructure and flood prevention with estimated costs £5m+;
- Major residential opportunities beyond the Northwich Vision area for the development of Wincham and Winnington Urban Villages with capacity for in excess of 2,200 homes. Investment is proposed to support the implementation of the schemes in a manner which creates better places and sustainable communities, at an estimated £3m;

**Winsford and Middlewich** have a relatively strong economy with several industrial estates, the largest employing over 4,000 people. A set of Winsford regeneration projects comprise the "Winning Winsford" brand, including the recently opened Lifestyle Centre, new learning zone and preservation work at Winsford Flash. Other activity includes the public sector bringing to the market the Town Park site for housing development together with major regeneration of the waterfront area. There are proposals for further private investment in residential, leisure and employment sites. However their viability is marginal so we are proposing that the Growth Programme should support:

- Feasibility costs and site assembly proposals for significant investment in new housing sites within the Winsford area £1m
- Infrastructure improvements in Winsford to unlock sites for up to 600-650 homes and assist town centre redevelopment. Schemes to a value of £3-4m have been identified for the next 3-4 years.

For Middlewich and Winsford, a key priority for unlocking development potential is to construct the Middlewich A54 by-pass. Congestion on this key access to the Motorway is a serious problem and is blocking the development of major employment and housing sites.

## Macclesfield

### Sub-regional priority

Macclesfield is an area of high house prices and the priority is for housing provision to sustain the current economy and diversification of the economic base. A Delivery Plan for Macclesfield is being developed to include the town centre and the South Macclesfield Development area. These plans aim to sustain Macclesfield's contribution to the economic growth of Cheshire East and the North West as a whole.

This is a key part of the sub-regional approach as Macclesfield is the home of high-value added sectors of the economy. The proposals are being developed with the intention that they will be viable with private finance, provided the Council takes the lead in assessing the options and setting the delivery framework.

## Delivering decent homes

### Social housing decency

- 4.44 Good progress has been made across the sub-region to achieve the decent homes standard in social rented housing, and this has been 100% (or nearly) achieved in most of the former Cheshire districts. It will remain important that social landlords sustain this standard and then go further to enhance standards, taking account of tenant's priorities. We will also be looking for social landlord to substantially enhance the energy-efficiency of their housing to help meet out object of moving towards a lower carbon economy. Increased dwelling standards and affordable warmth also have major benefits for the health of residents.
- 4.45 But there remains a serious shortfall from the Decent Homes Standard in the council housing in the former Ellesmere Port and Neston District, and the forecast is that the current ALMO arrangements in Warrington will not be able to sustain the Decent Homes Standard.

### *Ellesmere Port*

- 4.46 The social housing stock is still owned and in the direct management of the Council, following a failed stock transfer ballot. The condition of council housing in Ellesmere Port is poor; the percentage of homes that fail to comply with the requirement is increasing and recent estimates predict that some 2,300



homes will not meet the standard by March 2011<sup>8</sup>. Full achievement of the standard is only predicted to be in place after 2013 and is dependent on the outcome of a future options appraisal to determine the ownership and management of Council homes.

- 4.47 The new Council is beginning to address this long-standing matter. An independent survey of the Landlord Services has been carried out. This survey confirmed that services are poor and are unlikely to get better based on current arrangements. Therefore the Council has taken action to make some immediate improvements. It has responded to the independent report and adopted its recommendations. A new management team is in place and is developing an action plan to address short-term weaknesses.
- 4.48 The Council and its partners are clear that a medium to long-term approach is required to further improve the standard of homes and housing services in Ellesmere Port. This is being put in place and will include decisions on who will manage the housing stock in future years and how extra funding can be released for improvements. Following advice from the Council and its partners, a consultation exercise is planned to take place this year with tenants. After the tenants' consultation, a new approach to delivering housing in Ellesmere Port will be implemented within six to twelve months to support the required improvements.
- 4.49 This is a priority issue for the area and the Council is determined to explore all practical options to secure sustainable investment in these homes. The investment requirements to achieve and maintain the Decent Homes standard have been estimated, based on the recently completed stock condition survey. These figures, together with a comparison to the estimate of the resources likely to be available through the Council, are shown in the table below.

<b>Estimate on the amount of money that could be spent by Cheshire West and Chester Council</b>		<b>Actual amount needed to be spent to achieve and maintain decent homes (source 2010 Stock Condition Survey)</b>	
Years 1 to 5	£30m	Years 1 to 5	£103.3 m
Years 6 to 10	£30m	Years 6 to 10	£ 38.9 m
Total over 30 years	£200m (pwc figs dec 09)	Total over 30 years	£ 359.6m

### Warrington

- 4.50 Warrington established an ALMO called Golden Gates Housing (GGH) in February 2004. GGH, on behalf of Warrington Borough Council, started the decent homes programme in 2004 and made all the non-decent properties (5,521) decent by March 2008. Since then Warrington has been able to maintain decency on the small number of properties which have failed, but from March 2010 onwards a significant numbers of properties will begin to fail the decent homes standard.
- 4.51 In 2009 a comprehensive consultation on the future housing options for the management of the Council's housing stock was completed. The options appraisal recommended that all tenants should be consulted on the option to

<sup>8</sup> A full stock condition survey is in progress at March 2010.

transfer the housing stock to Golden Gates Housing Trust. Warrington Borough Council believes that the transfer would be the best way of providing tenants with good quality, well managed and well maintained homes at affordable rents in the future. In the first five years of the stock transfer £105 million would be invested to bring the properties up to the standard that tenants have said they want.

- 4.52 The Council has held a ballot to seek tenants' views and this ended on 7<sup>th</sup> April 2010. The turnout was 63% with 91.9% voting in favour of transferring the Council's housing stock to Golden Gates Housing. The Council will now begin work to transfer the housing stock in line with the wishes of tenants by the end of 2010.
- 4.53 The table below sets out the financial forecasts if the properties were transferred and how this compares with staying with the Council:

	<b>Staying with Warrington Borough Council</b>		<b>Transfer to Golden Gates Housing Trust</b>	
Estimate on the amount of money that could be spent	Years 1 to 5	£65m	Years 1 to 5	£105m
	Years 6 to 10	£57m	Years 6 to 10	£ 96m
	Total over 30 years	£348m	Total over 30 years	£530m

## Private housing decency

- 4.54 There is a substantial problem of poor quality private sector housing, and the incidence of this problem is strongly linked to the pockets of serious deprivation in the sub-region. In Warrington the 2008 House Condition Survey found there were 22,300 non-decent private sector homes (32% of the stock) and that 6,680 of these are occupied by vulnerable households – with a particular concern about older people. In Cheshire, it is estimated<sup>9</sup> that in 2008 there were 71,620 non-decent homes (28.5% of the private sector housing stock) and 37,126 were occupied by vulnerable households. The main reasons for non-decency are category 1 hazards and inadequate thermal comfort. The problems are most serious in the private rented sector.
- 4.55 These are both major health as well as housing issues, with national estimates showing that targeted investment to eliminate unhealthy housing shows major health gains<sup>10</sup>. We are working with the PCTs to target the most vulnerable and maximise health benefits. It is also very beneficial that efficient delivery of insulation and similar work has a good potential to generate local employment – and this is happening.

<sup>9</sup> This estimate is taken from the NW Region decency baseline report; Pennington 2008. The estimate is based on decency defined with reference to the HHSRS.

<sup>10</sup> For example, it is estimated that where the lack of thermal comfort in Cheshire East leads to a Category 1 hazard, spending just over £2million on improving housing would save the NHS in the region of £7.5 million (based on CIEH and BRE, 2008).

- 4.56 It should also be noted that poor thermal comfort also involves energy-inefficient homes that produce high levels of CO2 emissions. Residential property nationally is responsible for about 27% of all CO2 emissions. So we are determined to try to respond actively to this challenge.

#### *Empty Homes*

- 4.57 The Housing Strategies place emphasis on returning vacant homes into occupation. The level of vacant homes is below the regional average, but we must make the best use of stock and that there may be a rising problem of empty homes especially amongst new apartment developments. Working with the Housing Alliance, we propose a programme to acquire and return 100 empty homes to use over the 3 years 2011/12-2013/14, alongside our on-going private sector housing advice, grant support and enforcement.

#### *Private rented sector*

- 4.58 Whilst the problems of poor condition are most serious in the private rented sector, this sector also plays a vital role in meeting housing needs and in providing for mobility amongst key workers and others. It is a growing sector and important for the health of our economy. We are increasing our focus on promoting good standards of management and maintenance, on increasing opportunities for priority households to access the sector, and exploring whether there are opportunities for the provision of additional quality housing through development in this sector.
- 4.59 We anticipate that opportunities in the private rented sector will be a key issue to explore over the next few years, and will welcome working closely with the HCA to share the outcomes of the Private Rented Sector Initiative.

#### *Private sector housing funding*

- 4.60 The range of private sector housing issues are addressed by the LAs private sector housing teams through advice and enforcement, supported by various programmes of financial assistance tailored to local needs and the mandatory Disabled Facilities Grant. Energy Efficiency programmes are also supported by Warm Front and the energy companies. The levels of funding directed to each of the main programmes are shown in Appendix D.
- 4.61 The main source of grant for private sector housing programmes is the "Regional Housing Pot", financed by government and allocated by the Regional Housing Board. This funding is now under severe pressure from reduced levels of RHP allocation and, at the same time, LA receipts have been reduced by falling Council house (or former Council house) sales. As a result, we have serious concerns about our ability to bring significant numbers of empty homes back into use or to sustain standards for vulnerable people in the private sector.
- 4.62 The projected support from the RHP for private sector housing investment has fallen in 2010/11 to just 40% of the 2009/10 level. This will severely curtail programmes for improving decency and dealing with priority repair needs.



## Meeting needs for all sections of the community

### *Investing for older people's needs*

- 4.63 Both Warrington and the Cheshire authorities have substantial programmes to help meet the needs of the rapidly growing number of older people. Work with the health sector identifies the challenge of a large growth in the numbers of older people and our strategies are being reviewed in response. Thus, the Joint Strategic Needs Assessment for Cheshire East, reports that between 2006 and 2016, the 65+ age group will swell by 29%, an additional 18,500 people of pensionable age. From a service development point of view the increase of 41.5% (3,400 people) in the 85 and over is a huge concern. These represent the 'frail old', a potentially vulnerable group who will require more input from both social and health services. Many will be on low incomes and are more likely to struggle to access services. This pattern is similar across the sub-region.
- 4.64 Each Local Authority has been allocated an additional £20,000 within the Social Care Reform Grant in order to produce, or review, their extra care housing strategy with the aim of enhancing the housing with care option for older people, including people with dementia, across all tenures. Adult Social Care will be working with Strategic Housing to develop a comprehensive strategy to enhance the Older Persons Housing Strategies and Strategic Housing Market Assessments.
- 4.65 The former Cheshire County Council established a PFI programme for the provision of extra care schemes, and in parallel with this, Housing Associations and private providers have developed new schemes across Cheshire and Warrington. Warrington has remodelled 3 Council schemes converting bed-sits into flats to provide extra care housing with DoH funding. Recent approval has been given to decant tenants from the sheltered housing scheme at Penketh Court which consists mainly of bedsit accommodation and no longer meets the needs of an ageing population. Proposals will be prepared to redevelop the site with housing for older people.
- 4.66 Similar schemes are underway in Cheshire West and Chester alongside plans for a DoH funded Extra Care scheme.
- 4.67 The Round 5 PFI programme is still being implemented with the following numbers of extra care dwellings yet to be completed over the period 2010/11 - 2013/14:
- Cheshire East: 173 dwellings (2 schemes);
  - Cheshire West and Chester: 132 dwellings (2 schemes).
- 4.68 The future expenditure of PFI credits is estimated to be £66.1m, subject to successful negotiations with the HCA and approval of the Outline Business Case. This is a major investment programme that is expected to help to meet the anticipated growth in care needs in Cheshire for several years, although meeting the increase in needs will need continued priority attention.

- 4.69 The services and improvements that assist other older people, and people with disabilities, to remain at home, will continue to be vitally important and under pressure from the growing needs. An important element of the service is provided by the Housing Improvement Agencies (HIAs), as described in the box. Help for owners to deal with urgent repairs and improvements, thermal upgrading and assistance with necessary adaptations will be major demands on the shrinking private sector housing budgets.

#### **Home Improvement Agencies**

The Warrington Home Information and Improvement Agency (WHIA) has been established to provide a wide range of advice, support and develop new services. This service builds on the previous Care & Repair (Warrington) service which provided help and assistance to the elderly and disabled to maintain and repair their home. In addition to providing advice WHIA also run the handyperson and gardening service for older people or those with a disability.

HIAs in Cheshire support older people to access appropriate funding for decent homes and adaptations, select reputable contractors and carry out the work to a high standard. Handyperson services deliver low level preventative interventions such as small repairs or minor adaptations; every £1 spent adapting homes where a fall is likely to occur saves the NHS £69.37 over 10 years (CIEH and BRE, 2008).

Cheshire West and Chester, and Cheshire East Councils are currently reviewing their approach to HIA and handyperson services through the strategic housing, adult social care and health functions. This is with a view to re-specifying and jointly commissioning the service to target vulnerable people more efficiently and effectively.

#### *Other priority groups with special housing needs*

- 4.70 The affordable housing programme will also aim to take account of the needs of a wide range of other groups identified in our Supporting People Strategies, with particular attention to:
- Providing refuges for women fleeing domestic violence;
  - Severely Disabled people;
  - Move-on accommodation for young people.
  - Accommodation for homeless people
  - Socially excluded such as homeless and young people
- 4.71 The area has benefited from the “Places of Change” programme to improve hostel accommodation and other homelessness services. Crewe YMCA has received £2 million from this fund plus £3 million from the HCA towards the redevelopment of their project. There will be a complete refurbishment of the front building which will include a gym, learning centre and café. Modern accommodation will be provided in a new building at the back. There is also a scheme in Chester at Crispin House which is the direct access night-shelter

and needs replacing along with much of the other accommodation for homeless people.

### *Supporting People*

- 4.72 Supporting People is a national programme which involves Local Authorities, Primary Care Trusts and the National Probation Service. The programme focuses on the planning, commissioning and monitoring of housing related support services. The aim of Supporting People is to provide support to help develop a person's capacity to live independently or sustain their capacity to do so.
- 4.73 Over the last few years the programme in Warrington has re-focused existing services and funding so there is more emphasis for those with a learning disability, young people and generic services. For example, the provision of funding for Verve Place, a 38 unit supported housing scheme for 16 to 25 year olds. In addition to older people, the other main priorities are people with drug/alcohol problems, and black and ethnic minorities. In 2009/10 the funding for Supporting People in Warrington was £7m and this reduced to £6.65m in 2010/11. A key issue for the authority is the use of assistive technology and the personalisation agenda.
- 4.74 Cheshire West and Chester Council's Supporting People team is undertaking a comprehensive assessment of need, supply, and demand in 2010/11. The outcome from this market research will inform the priorities for a five-year commissioning plan to modernise housing-related support services for vulnerable people from all client groups and across all areas. Research will involve a wide range of stakeholders including service users, carers, referral agents, and service providers. The work is set in the context of a diminishing budget for the borough and changes to the method in which funding is allocated through the Area Based Grant. A refreshed vision and values has been established for Supporting People that emphasises the role of the programme in providing low-level preventative support to people and households falling below statutory thresholds.

### *Gypsies and Travellers*

- 4.75 There are Gypsy and Traveller groups across the sub-region and overcrowding is already common on existing sites, with frequent unauthorised encampments. There is a shortage of sites and the work by the sub-regional partnership<sup>11</sup> showed needs for both extra transit pitches and up to an additional 107 permanent pitches as follows :-

**Table 8. Gypsy and Traveller permanent pitch requirements**

LA	Req'd to 2011	Req'd to 2016
Cheshire West and Chester	31	45
Cheshire East	37	53

<sup>11</sup> Including Mid Mersey. Report published July 2007

Warrington	6	9
<b>TOTAL</b>	<b>74</b>	<b>107</b>

- 4.76 Cheshire West and Chester are pleased to have a £1.5m HCA allocation for 12 pitches from their 2009-10 funds – the site is being identified. The Council need to deliver a further 33 pitches by 2016, plus 10 transit pitches. Ideally the Council would like another £4 - 4.5m over the period 2010 - 2015.
- 4.77 Cheshire East is looking at possibly putting in bids for an increase in G+T sites and for a refurbishment of an existing site, but it is at a very early stage at present.
- 4.78 To meet the needs of the Gypsy and Travelling communities Warrington will be allocating sites as part of the preparation for adoption of the Core Strategy under the Local Development Framework. Warrington will then seek funding in the order of £1.5m to provide 15 pitches.

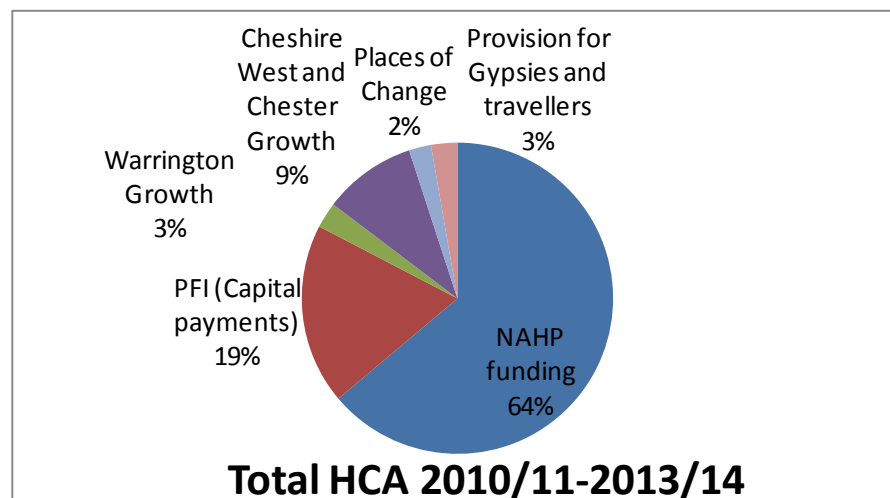
### Maximising employment and community development opportunities

- 4.79 The Councils and our partners are keen that investment in housing, across all sectors, should maximise the potential for creating employment and training opportunities, especially where this will complement regeneration priorities for areas of relative social and economic deprivation. The opportunities are huge, given the substantial levels of investment involved in housing provision, improvement and maintenance and the ability of social housing providers to make the connections with many of the people who need support to access employment opportunities.
- 4.80 We have been actively engaged in exploring opportunities to promote local employment and training in conjunction with housing and regeneration programmes. Cheshire East and West and Chester Councils, with our partners are delivering additional jobs through the DWP "Future Jobs Fund", linked to the enhanced housing option service. The housing options services also have an important role in signposting clients to these opportunities alongside helping with housing issues. We look to strengthen our work with partners in this area to increase the impact we can have as we emerge from the recession.

## 5. Delivering the investment Plans

### Investment delivery plans

- 5.1 This Plan focuses on the priority investments for Cheshire and Warrington. The projections of the resources required are set out in summaries below and in more detail in Appendix E.
- 5.2 As the document is prepared primarily for discussion with the HCA, the resources sought from HCA programmes are highlighted, but we also show the resources anticipated from other sources. These other resources complement the HCA programme – through the use of LA land, for example, and they deal with improvements to existing housing stock in the private sector. No investment from public funds is proposed at this point for the social housing stock of the sub-region – although there is major investment from HA sources and from the HRA for currently retained Council stock.
- 5.3 The figures in the table overleaf show a projected HCA investment of £203m over the four year period. This total does not reflect the leverage that HCA investment would achieve and does not include Kick Start gap funding expenditure.
- 5.4 The total public sector investment across the identified programmes is projected to be £316m, with the expenditure also being financed mainly from the Regional Housing Pot and from other LA capital expenditure. It is important to note that the Regional Housing Pot figures in this Plan are NOT a statement of the resources required; it is simply an assumption that the 2010/11 allocations will be continued in future years. This level of funding is massively short of the amounts that would be needed to achieve major reductions in the number of non-decent homes.
- 5.5 The programmes proposed for funding by the HCA are shown in the chart below. This underlines the importance to our sub-region of the Affordable Housing programme.



- 5.6 It is anticipated that the Local Investment Plan will evolve over the coming year and be reviewed after 12 months.
- 5.7 The details of outputs from this programme are shown in the Appendix E. The overall output from this programme is estimated at 12,890 additional dwellings (or pitches) over the four years. This is mainly affordable housing but also reflects the contribution of additional dwellings stimulated from growth point and other priority sites. These outputs will need to be worked up in more detail, in the final version, to provide a robust performance management framework.

**Table 9.**  
**Proposed HCA investment in Cheshire and Warrington 2010/11-2013/14**

Investment programme	2010/11	2011/12	2012/13	2013/14	Total
NAHP funding	55,524	25329	25329	25329	131511
PFI extra care hsg	0	0	16500	16500	33000
Warrington Growth	730	1500	3000	3000	8230
Cheshire West and Chester growth	1246	3250	6000	6500	16996
Empty homes- acq and repair		1050	1225	1225	3500
Places of Change	2050				2050
Provision for Gypsies and travellers	1500	2000	2000	2810	8310
<b>Totals</b>	<b>61,050</b>	<b>33,129</b>	<b>54,054</b>	<b>55,364</b>	<b>203597</b>

### Change and flexibility in HCA programmes

- 5.8 We anticipate that over the next year there may be significant changes in the range of programmes operated by the HCA and other agencies, and we are

ready to adapt to such changes, whilst hoping that transitional arrangements will ensure the continuity of important programmes. We look forward to a situation where the Sub-regional Partnership will have greater discretion and flexibility in delivering programmes, whilst accepting there will need to be clear targets and accountability. We envisage this could be introduced from 2011/12 onwards.

- 5.9 It would greatly assist delivery if there were greater devolution of responsibility for the delivery of certain of the programmes. In particular, it would be helpful to be able to locally manage the programme and to switch resources between schemes within the NAHP, and in particular to deal with:
- The rural housing programme
  - Intermediate housing allocations, especially low cost home ownership (including between different products, to respond to local housing market issues and needs)
  - Temporary or short-life social rent, as a useful tool for tackling vacant properties
- 5.10 In parallel with this, our skills for programme management will need refreshing, with a revision of our working arrangements. We will therefore welcome working with the HCA and others, in particular to ensure the cost-effectiveness and efficiency of the Plan, to help make the very best use of resources.
- 5.11 Our partner Housing Associations will have important roles in helping to deliver the programmes and we will be working with them over the coming months to help ensure that the right capacity, skills and resources are in place (on each side) to respond to the challenges ahead.

## Governance arrangements

- 5.12 The proposed sub-regional approach has a firm foundation. The sub-region has been working together since 2001 as the Cheshire & Warrington Economic Alliance (now Enterprise Commission), and the Cheshire housing authorities, with Housing Association partners, have worked for some time as the Cheshire Housing Alliance. There is experience of joint working, therefore, that we can apply for delivering the Cheshire and Warrington Local Investment Plan.
- 5.13 The new Enterprise Commission is partnership between Cheshire East Council, Cheshire West and Chester Council, Warrington Borough Council, the Northwest Regional Development Agency (NWDA) and the private sector. The Commission's role will be to enhance the prosperity of Cheshire and Warrington through co-ordinated economic development, regeneration, transport and housing investment.
- 5.14 This draft Local Investment Plan is to be submitted to each LA cabinet, or Executive member, and then to the Commission for their consideration prior to being finalised. We anticipate it will, as part of this process, also be considered with a view to endorsement, by each of the Local Strategic Partnerships.
- 5.15 We anticipate the Commission will establish an executive group to oversee the implementation and monitoring of the delivery of the LIP, with the authority to manage the programme, where necessary across the boundaries of the



three LAs. The overall programme will be subject to consultation with our partners and its progress will be regularly reviewed by the Cheshire and Warrington Housing Alliance. This will introduce external challenge to the programme alongside the accountability to the three Councils.

## Proposed work-streams

- 5.16 There is much to be done to prepare for implementation of a Local Investment Agreement for 2010/11 and for the continued development of this Plan so that it will form the basis of an Investment Agreement for 2011/12 - 2013/14. We welcome the opportunity to work closely with the HCA to prepare detailed proposals that reflect the priority needs and opportunities in Cheshire and Warrington.
- 5.17 This on-going work has to be organised to make the best use of our skills and capacity, so the following Cheshire and Warrington work-streams are proposed, reflecting our local priorities and being realistic about our capacity. These will each involve the three Local Authorities, HCA and appropriate partners.

### Proposed C&W workstreams

1. Affordable housing delivery programmes; including
  - Selecting priorities for available funding
  - Innovation in development, quality and delivery
  - Developing new/revised partnerships to maximise value in delivering affordable housing
  - Opportunities for maximising the leverage from public sector land (incl LA, HCA and other) through Public land Initiative or new delivery models.
2. Development of housing-linked programmes for increased energy efficiency and reduced carbon emissions
3. Developing LIP2 – the investment plan for 2011/12 onwards, including the implications of Total Place and changes in the funding regimes arising from the new government.
4. Development of performance framework and preparation of monitoring and review reports.

Alongside these sub-regional workstreams, each LA will be working with partners on the Place-making programmes described in this Plan. We will also join with regional work to ensure we keep abreast of best practice on policy development and market change in the private rented sector.

- 5.18 The workstreams will report to the Executive Group as described above.

## Performance Monitoring and Review

- 5.19 The initial Investment Plan includes a limited number of output measures, but we recognise that a much broader set of targets and indicators will be required to monitor the progress, achievements and impact of the intervention programmes. A workstream is proposed above to help ensure that effective arrangements are established that are efficient and minimise duplication.

These will integrate the performance monitoring commitments and reporting arrangements for

- The Cheshire and Warrington Housing Strategies
- The HSSA reports to CLG
- Monitoring report to regional bodies (e.g.4NW)
- Internal LA requirements, as far as practical, including reporting on LAA targets.

5.20 It is envisaged that there will be

- Exception reporting on a regular, probably quarterly, basis covering progress in implementation of investment plans, position compared to budgets/expenditure targets, key output indicators.
- Six-monthly reports on overall progress including main performance measures
- Annual report including all indicators.

5.21 The scope of the performance measures will include the topics listed in the box below; the detailed definitions and reporting frequencies will be established by the workstream.

#### **Proposed performance measures**

##### **Additional homes**

- New homes delivered
- Affordable homes delivered, social rent and intermediate

##### **Condition and performance of existing housing**

- Measures of conditions in social and private sectors
- Nos of homes refurbished and improved by sector
- Fuel Poverty and energy efficiency
- CO2 emissions
- Vacant dwellings by sector

##### **Housing needs and market**

- Nos in temporary accommodation
- Homelessness acceptances and preventions
- Repossession claims and orders
- House prices and affordability ratios
- Financial efficiency

##### **Cost effectiveness of investment**

- Investment by HCA/LA per affordable unit (by tenure)
- Investment by HCA/LA per renovated unit
- Leverage of private investment by programme
- Jobs and apprenticeships created through publicly supported programmes

##### **Brownfield land reclaimed**

## Appendix A. Affordable housing completions 2008/9-2010/11

Cheshire and Warrington Complns 2008/9-2010/11												
	2008/9				2009/10 est				2010/11 projected			
	Social rent	Intermed	Total	No of rural (incl in prev)	Social rent	Intermed	Total	No of rural	Social rent	Intermed	Total	No of rural
<b>Cheshire East</b>	297	66	363	8	329	126	455	0	240	61	301	34
<b>Cheshire West and Chester</b>	104	111	215	25	269	131	400	4	273	57	330	28
<b>Warrington</b>	59	84	143	0	104	29	133	0	145	77	222	37
<b>TOTAL</b>			<b>721</b>	<b>33</b>			<b>988</b>	<b>4</b>			<b>853</b>	<b>99</b>

## Appendix B. Potential 2010/11 affordable housing starts/allocations

### Chester West and Chester

Subject to available funding and to review of priorities

Year	Scheme Name	AH Units	Tenure / Mix	Client Group	NAHP Funding	Status	RSL	Rent / Price	Developer	Lead Officer
2010 / 11	Kingsley House, Chester	30	30 social rent	Elderly	£1,860k NAHP	SoS March 10/complete May 11	CDHT	Benchmark	CDHT	HW
2010 / 11	Wain House, Chester	37	37 social rent	Elderly	£2,294k NAHP	SoS March 10/Complete April 11	CDHT	Benchmark	CDHT	HW
2010 / 11	YMCA / Bus Depot	34	34 rent to Homebuy	General Needs	£870,400 NAHP	SoS March 10/Complete April 11	Plus Dane	Benchmark	Watkin Jones	HW
2010 / 11	Neston Town centre	14	14 social rent	General Needs	£840k NAHP	On site/completion April 11	Riverside	Benchmark		HW
2010 / 11	Waterbank Row. Northwich	35	25 social rent & 10 s/o	General needs	£1,090k NAHP	Planning Submitted	Muir	Benchmark	Muir	HW
2010 / 11	Tower Wharf	42	42 s/o	General Needs	£1,500K NAHP	On site	Arena	N/a	Morris Homes	HW
2010 / 11	Wolverham Flats phases 2 & 3)	16	16 social rent	General Needs	£1,120k NAHP bid submitted	Planning Application expected	Muir	Benchmark	Muir	HW
2010 / 11	Corn Depot, Malpas (Rural)	10	10 s/o	General Needs	NAHP bid submitted	Planning	Muir	N/a	Muir	DT

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2010 / 11	McCarthy & Stone Acquisitions	20	20 social rent	Elderly	NAHP bid expected	N/a	Alpha	Benchmark	McCarthy & Stone	HW
2010 / 11	Lightfoot Lodge/ Richmond Court/Hoole Lane Flats/Woodfield school	75		Elderly	NAHP Bid expected	Pre-app	CDHT	Benchmark	CDHT	HW
2010 / 11	Rossfield Park (Ph 3 & 4)	60	48 social rent & 12 s/o	General Needs	£3,699k NAHP bid	Pre App	Plus Dane	Benchmark	Countryside	HW
2010 / 11	Kingsley (Rural)	13	8 social rent, 5 s/o or R-t-H	General needs	NAHP bid expected	Planning	Plus Dane	Benchmark	McInerney Homes	DT
2010 / 11	Land off Station Lane, Delamere (Rural)	6	6 social rent	General needs	NAHP Bid Expected	Planning Appn	TBC	Benchmark		DT
2010 / 11	Lodge Lane (Rural)	16	10 social rent & 6 s/o	General needs	NAHP bid expected	CWaC Land	CDHT or Arena	Benchmark	CDHT or Arena	HW
2010 / 11	Ways Green, Winsford	24	12 social rent & 12 s/o	General Needs	NAHP bid expected	Planning App	Plus Dane	Benchmark	Anwyl Homes	HW
2010 / 11	Rossmore 2 (The Laurels)	30	18 Social rent. 6 s/o & 6 LCHO	General Needs	NAHP Bid expected		Arena		Wain Homes	HW
2010 / 11	The Cedars (Rural)	4	2 social rent & 2 s/o	General needs	£109k NAHP bid submitted	Planning Refused	Muir	Benchmark & intermediate	Muir	DT
2010 / 11	Broken Cross, Northwich	25	18 social rent & 7 s/o	General needs	NAHP bid expected	Pre Appn	Plus Dane		McInerney	HW
2010 / 11	Littleton (Rural)	9	5 social rent & 4 s/o	General Needs	NAHP bid expected	Pre-App	Plus Dane	Benchmark & intermediate	J10	DT
2010 / 11	Milton Green, Handley	13	Social rent/s/o/discounted omv	General Needs	No Subsidy	Planning submitted		Benchmark & intermediate	Morris	HW/LB
Total		513								

## Appendix B (cont)      Projected potential 2010/11 affordable housing starts/allocations.

### Cheshire East

Subject to available funding and to review of priorities

Scheme Name	AH Units	Tenure / Mix	Client Group	Funding	Source	Status	RSL
Doddington Rd Crewe	2	social rent	General Needs	£120,000	HCA (not secured)	RSL owns land pp approved	Wulvern
Wyche Lane Bunbury	10	Social Rent	General Needs	£750,000	HCA	<b>s106 Agreed - Bid expected</b>	<b>Muir</b>
The Old School House, Church Lawton	8	Social Rent	General needs	£480,000	HCA		Plus Dane Housing Group
Jasmine Park, Macclesfield	12	Discount for sale	General Needs	section 106	section 106		
West Ave, Crewe	18	Social Rent	General Needs	£810,000	HCA	currently applying for planning permission Regenda own land	Regenda
West Street, Crewe	9	Social Rented	Supported	£0	section 106		Plus Dane Housing Group
Glegg Street macclesfield	7	Social rent	Supported	£1	RCGF	PP to be submitted	Places for People transfer to DANE
Leonard Cheshire home Sandbach	11	Social rent	Supported	£0	PFI	Planning being prepared	Plus Dane
Pickmere Phase 5	25	Social Rent /HomeBuy	Extra care	£1,400,000	HCA	land owned by RSL - CME req pp approved	Wulvern / Arena Housing Group Ltd
Wrenbury, Sandfield Court NB	8	Social Rent	Over 55s	£320,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Wrenbury, Sandfield Court Remodelling - Refurb	6	Social Rent	Over 55s	£300,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Nantwich Town Centre	35	Social Rent/HomeBuy	Over 55s	£1,500,000	HCA		Wulvern / Arena Housing Group Ltd
Middlewich Rd Crewe extra phase 1	1	social rent	General Needs	£55,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Silk Mill, Congleton	29	Social Rented	General Needs	£1,885,000	HCA (not secured)	Planning Secured	Plus Dane Housing Group
Silk Mill, Congleton	15	RTH	General Needs	£700,000	HCA (not secured)	Planning Secured	Plus Dane Housing Group
Boothbed Lane, Goostrey	18	Social rent	General Needs	£990,000	HCA (not secured)	Offer made. Awaiting revised planning (mid Dec 09)	Plus Dane Housing Group
Chestnut Grove	14	social rent	general Needs	£840,000	HCA		Wulvern/Arena Housing Groups Ltd

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Heathfield Avenue Crewe	14	social rent	General Needs	£495,000	HCA		Wulvern/Arena Housing Groups Ltd
Nova Court	18	social rent	General Needs	£990,000	HCA (not secured)	RSL owns land	Wulvern
Leonard Cheshire Home, Sandbach	11	Social Rent	Supported	not secured	unknown at this stage	DIF refused Feb 09	Plus Dane Housing Group
St Stephens Court, Congleton	6	Social Rented	General Needs	not secured	Dane's funds	Dane Asst Mgmt Approval reqd	Plus Dane Housing Group
Jordengate Macclesfield	8	Social rent	general needs	£350,000	HCA (not secured)		
Middlewich Road, Cranage	10	Shared Ownership	General Needs	not secured	HCA (not secured)	Awaiting resolution to sell from Parish Council	Plus Dane Housing Group
Tall Ash Farm, Congleton	20	Social Rent	General Needs	£1,000,000	HCA (not secured)	Planning appeal lodged (non determination)	Plus Dane Housing Group
	315						



## Appendix B (cont)      Projected potential 2010/11 affordable housing starts/allocations Warrington

Subject to available funding and to review of priorities

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Year	Scheme Name	AH Units	Tenure / Mix	Client Group	NAHP Funding	Status	RSL	Rent / Price	Developer
2010/11	St Johns Mission	7	7 social rent	Elderly	NAHP £385k	Acquire & works	Warrington	Benchmark	
2010/11	Penketh Court	TBC	TBC	Elderly	NAHP bid	Pre App	TBC	Benchmark	
2010/11	Chapelford	31	31 social rent	General Needs	NAHP bid £2,105k	Planning	Plus Dane	Benchmark	Barratts
			41 social rent					Benchmark	
2010/11	Saxon Park	75	34 Home buy	General Needs	NAHP £3.284m	Planning	Plus Dane	N/A	Countryside
2010/11	HOLD scheme	2	HOLD	Learning Disability	NAHP bid		TBC	N/A	N/A
2010/11	Manor Lock	18	18 social rent	General Needs	NAHP bid	Planning	Muir	Benchmark	BWF Holdings
			19 HBD					N/A	
2010/11	Brook Place	49	30 social rent	General Needs	NAHP bid	Planning	Plus Dane	Benchmark	Countryside
2010/11	Kingswood 8	20	20 social rent	General Needs	PLI	Planning	TBC	Benchmark	TBC
2010/11	Walton Lock Ph1	39	39 social rent	General Needs	£2,498k Equity	Kickstart round 1	TBC	Benchmark	Barratts
2010/11	Chapelford Ph 10	19	19 HBD	General Needs	£466k HBD	Kickstart round 1	TBC	N/A	Barratts
2010/11	Urban Space 50	29	29 HBD	General Needs	£1,509k Gap £381k HBD	Kickstart round 1		N/A	Miller Homes
			19 HBD					N/A	
2010/11	Edgewater Park	43	24 social rent	General Needs	£3,699 Equity £507k HBD £995k NAHP	Kickstart round 1	TBC	Benchmark	Morris Homes
2010/11	Chapelford Ph11	50	50 social rent	Elderly	£1,221k HBD	Kickstart round 2	TBC	Benchmark	Barratts
			33 HBD						
2010/11	Farrell Street	54	21 social rent	General Needs	£546k HBD £840k NAHP	Kickstart round 2	TBC	Benchmark	Persimmon
2010/11	Various sites	30	30 social rent	Elderly	£1,950k	LA Challenge	Council	Benchmark	
			57 social rent						
2010/11	Chapelford	113	56 shared ownership	Elderly			Harvest		Barratts
2010/11	St. Mary's Court	1	1 intermediate rent	Elderly	N/A	Pre App	N/A	N/A	Land Owner
Total		580							

## Appendix C Provisional Affordable Housing schemes 2011/12 onwards

### Cheshire West and Chester

Subject to available funding and to review of priorities

Year	Scheme Name	AH Units	Tenure / Mix	Client Group	NAHP Funding	Status	RSL	Rent / Price	Developer	Lead Officer
2011 / 12	Northgate Extra Care	75	38 social rent & 37 s/o	Elderly	£6,510k DoH + £1,440k NAHP	Procurement delay	Arena	Benchmark & intermediate	Arena	AA
2011 / 12	Blacon Parade	65	65 social rent	General Needs & Elderly	NAHP bid expected	Pre Appn	CDHT	Benchmark	CDHT	AA
2011 / 12	Cheshire Warehousing	15	7 social rent & 8 s/o	General Needs	NAHP bid expected	Outline	TBC			DT
2011 / 12	Highfield Extra Care	45	30 social rent & 15 s/o	General Needs	PFI	CWaC Land	TBC			N/A
2011 / 12	Gorstills Extra Care	87	50 social rent & 37 s/o	General Needs	PFI	CWaC Land	TBC			N/A
2011 / 12	Milton Green (Rural)	15	8 social rent & 7 s/o	General Needs	NAHP bid expected	Pre Appn	TBC		Morris Homes	DT
2011 / 12	Winnington Urban Village (Phase 1)	30	S/o & LCHO & Homebuy Direct	General Needs		Outline	TBC		Morris Homes	DT/HW
2011 / 12	Norley (Rural)	4	4 social rent	General Needs	NAHP bid expected	WVHT Land	WVHT		WVHT	DT
2011 / 12	Fairford & Oxford Roads, Chester	9	9 social rent	General needs	NAHP Bid expected	CDHT Land	CDHT		CDHT	HW
2011 / 12	Durham Road, Blacon	8	8 social rent	General Needs	NAHP Bid	CDHT Land	CDHT		CDHT	HW

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					expected					
2011 / 12	Saltworks Farm, Frodsham	8	8 social rent	General needs	NAHP Bid Expected	Planning				DT
2011 / 12	Former Council House, Northwich	10	10 social rent	Move ON	NAHP Bid Expected	Muir Owned site	Muir		Muir	N/A
2011 / 12	4 Ways, Oakmere (Rural)	11	6 social rent & 5 s/o	General needs	NAHP Bid expected	Planning Appn	Plus Dane		Wain Homes	DT
2011 / 12	Tarvin (Rural)	14	8 social rent & 6 s/o	General Needs	NAHP Bid expected	Pre Appn	Muir			DT
2011 / 12	Town Park, Winsford	60	40 social rent 20 shared ownership						CWaC Land	DT/HW
2011/12	Upton	15	To be determined				CDHT		CDHT	AA
2011 / 12	Not yet identified			Homeless Provision						N/A

2012 / 20	Winnington Urban Village	220	Social rent, s/o & LCHO	General needs	NAHP bids expected	Outline	TBC		Morris, Taylor Wimpy	DT/HW
2012 / 15	Luton Road, EP	8	Social rent	Move on	Landbank. NAHP switched to Waterbank Row		Muir			HW
2012/ 15	Ashton Court, Frodsham	8	Social rent	General needs	Landbank. NAHP switched to Waterbank Row		Muir			On hold
2012 / 20	Wincham Urban Village	300	Social rent, s/o & LCHO	General needs	NAHP bids expected	Outline	TBC			DT/HW
2012 / 15	Former PZ Cussons Site	18	LCHO	General Needs		Pre Appn	TBC			

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2012 / 15	Harrow Estates site, Cromwell Road	50 +	Social rent, s/o & LCHO	General needs	NAHP bids expected	Pre Appn	TBC		Harrow Estates	
2012 / 20	Ellesmere Port, Waterfront	Up to 1,750	Social rent, s/o & LCHO	General needs	NAHP bids expected		TBC		Peel	
2012 / 15	Middlewich Road, Northwich (Phase 1)	92	Social rent, s/o & LCHO	General needs	NAHP bids expected	Outline	TBC		NPL Estates	
2012 / 15	McAlpines Phase 2 (E. Port)		Social rent, s/o & LCHO	General needs	NAHP bids expected		TBC		MacBryde Homes	
2012 / 15	Stanney Lane Social Club	16	16 s/o	General Needs		Planning	TBC			
2012 / 15	Meadow Lane, E. Port	45	23 social rent & 22 s/o	General needs	NAHP Bid expected	Outline	TBC			
2012 / 15	Rossfield Park (Phase 5)	30		General needs		Pre Appn	TBC		Peel	
2012 / 18	Rossfield Park (Phase 6)	30		General needs		Pre Appn	TBC		Peel	
2012 / 20	Ellesmere Port Stadium	40	Mixed	General Needs		CWaC Freehold	TBC			
2012 / 15	Land at Heatherways, Tarporey	40		General needs	Pre Appn		TBC		Taylor Wimpy	
2012 / 15	Flatt Lane, Sutton Way	27		General Needs		Outline submitted	TBC		Barkin Developments	
2012 / 15	Former Fina Depot	12		General Needs		Outline submitted	TBC		Castlegate Homes	

## Appendix C (cont) Potential AH schemes 2011/12 onwards

## Cheshire East

Subject to available funding and to review of priorities

Scheme Name	AH Units	Tenure / Mix	Client Group	Funding	Source	Status	RSL
Church Row, Bunbury	5	Social Rent	General Needs	£250,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Shavington	19	Social Rent	General Needs	£950,000	HCA		Wulvern / Arena Housing Group Ltd
Aston	25	Social Rent	General Needs	£1,250,000	HCA		Wulvern / Arena Housing Group Ltd
Worleston	8	Social Rent	General Needs	£400,000	HCA		Wulvern / Arena Housing Group Ltd
Audlem	8	Social Rent	General Needs	£400,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Nantwich	10	Social Rent	General Needs	£600,000	HCA		Wulvern / Arena Housing Group Ltd
Middlewich Rd Crewe 2 Phases 2&3 plus extra phase 1	30	Social Rent / LCHO	General Needs	£1,260,000	HCA	land owned by RSL PP approved	Wulvern / Arena Housing Group Ltd
Underwood Court	10	social rent	General Needs	£560,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Linden Court	15	Social Rent / LCHO	General Needs		HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Manor Court site Nantwich	20	social rent	General Needs	£1,100,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
crewe buy backs (Pickmere Court)	6	social rent and homebuy	genral needs	£210,000	HCA		Wulvern/Arena Housing Groups Ltd
Canal Fields, Rookery Bridge	36	not agreed	General Needs	section 106	section 106	Outline permission subject to S106	none involved
Kettle Lane, Chapel End, Buerton	3	social rent and shared ownership	General Needs	section 106	section 106	S106 Drafted but not yet signed	Plus Dane Housing Group
Brooklands House Crewe-Refurb	14	Social Rent / LCHO	General Needs	£840,000	HCA	land owned by RSL	Wulvern / Arena Housing Group Ltd
Havannah Mill, Eaton (Rural)	12	Social Rent	General Needs	£780,000	section 106	Planning appeal won 15.4.10	Plus Dane Housing Group
Brunswick St, Congleton (Sutherland Works)	28	social rent and LCHO	General Needs		section 106		
Marsh Farm, Astbury	15	social rent and LCHO	General Needs	section 106	section 106		
Bathvale Works, Congleton	6		General Needs	section 106	section 106		
Victoria Mills, Holmes Chapel	24	DFS	General Needs	section 106	section 106	Outline permission subject to S106	
Trouthall Lane Nursery,	14				HCA	No Planning Consent	Sanctuary Housing Association

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Plumley							
Lodmore Lane, Burleydam, Dodcott - Cum - Wilkesley	16				HCA	Start on site is not known	Sanctuary Housing Association
Marthall Lane, Ollerton	10				HCA	Early Stages	Cheshire Peaks & Plains
Thorn trees Bungalows, Lower Withington	7				HCA	Bid not submitted yet, ready for planning and bid	Cheshire Peaks & Plains
Gunco Lane	28	social rent and LCHO			section 106	Planning submitted	
Heathfield Rd, Audlem	2				section 106	Start on site is not known	
Police House, Alpraham	1				section 106	Start on site is not known	
London Road, Nantwich (phase 3)	6				section 106	Start on site is not known	
Gutterscroft, Haslington	13				section 106	Start on site is not known	
Dane Bank Ave, Crewe	3				section 106	Start on site is not known	
Greenacres, Crewe	9				section 106	Start on site is not known	
Mill St, Crewe	21	social rent and LCHO			section 106	will be a reduction of AH units. S106 still not signed off	
Stapeley Water Gardens	50	social rent and LCHO			section 106	Start on site is not known	PP agreed Apr - 10
Bombadier, Crewe	50	social rent and LCHO			section 106	Start on site is not known	
Birtles Rd, Macclesfield	20				council owned land	Sale may have fallen through	
Oakdene, Wilmslow	30				council owned land	Planning consent expires Dec 09. Sale fell through so unlikely at present	
Chelford	70				section 106	number of AH units may change	
Alderley Edge	60				HCA	To be confirmed	
Dystelega Court Disley	20	social rent			HCA	early stages	Cheshire Peaks & Plains
Disley Autos	18	social rent	elderly	£900,00	HCA	feasability	Cheshire Peaks and Plains
Brook Street Macclesfield	30	social rent	supported	£1,500,00	HCA	feasability	Cheshire Peaks and Plains
CPPHT owned sites A + B	50	social rent	elderly	£2,500	HCA	pre-application	Cheshire Peaks and Plains
Various in fill sites inc rural	60	social rent	general needs	£3,000,00	HCA	pre-application	Cheshire Peaks and Plains
Chelford Road Siddington	16	tbc	genral needs	£1,120	HCA	pre-application	Cheshire Peaks and Plains
Vernon Court Poynton	30	social rent			HCA	early stages	Cheshire Peaks & Plains
Albion Chemicals, Moston	120	social rent and LCHO			section 106	Application potentially to be refused	



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South Cheshire College, Crewe	32				section 106	No S106 agreed. AH would have to be agreed following the opening of the college from Sep 10	
Kuntsford Road, Chelford	33	Social Rent	General Needs	£1,800,000	HCA	Offer made. Parish Council discussions/approval awaited prior to submitting planning	Plus Dane Housing Group
Newhall Ave, Sandbach. PFI - extra care	80	50% social rent, 25% shared ownership	Extra care		PFI	Outline planning permission granted	
Bulkeley Rd, Poynton. PFI - extra care	54	50% social rent, 25% shared ownership	Extra care		PFI	Outline planning permission granted	
Land off Jersey Way, Portland Drive, Sandbach	24					original permission but subject to s106	
Land at Old Mill Road, Sandbach	17				section 106	original permission but subject to further planning application and possible kickstart	
Crewe Rd/Zan Drive, Wheelock	12	4 social rent, 8 DFS	General Needs		section 106	Appeal pending	
Fibrestar, Disley	40	DFS	General Needs		section 106	Outline planning permission granted	
West End	179	Social Rent / LCHO/ market		£6,200,000	HCA plus land holdings		Wulvern major land holder
Crewe town centre	200	Social Rent / LCHO/ market					
Macclesfield town centre & South Macc dev area	100	Social Rent / LCHO/ market					

## .Projected AH schemes 2011/12 onwards

### Warrington

Subject to available funding and to review of priorities

Year	Scheme Name	AH Units	Tenure / Mix	Client Group	NAHP Funding	Status	RSL	Rent / Price	Developer
2011/12	Chester Road	51	51 social rent	General Needs	NAHP bid expected	Planning	Warrington	Benchmark	Warrington
2011/12	Bruche	150	TBC	General Needs	NAHP bid expected	Pre App	TBC		TBC
2011/12	Bewsey/Dallam	TBC	TBC	General Needs	NAHP bid expected	Pre App	Arena		
2011/12	Loushers Lane	17	17 social rent	General Needs		Planning	TBC		
2011/12	Farrell Street Ph2	21	21 social rent	General Needs		Planning	TBC		Persimmon
2010/11	Wellfield Street	12	12 social rent	General Needs			TBC		
2011/12	George Howard	TBC	TBC			Replan	Arena		
2011/12	Helsby Street	4	4 social rent	Elderly	NAHP bid	Pre App	TBC	Benchmark	
2011/12	Walton Locks	9	9 social rent	General Needs		Planning	TBC		Barratts
2011/12	Eagle Ottawa	4	TBC	General Needs	TBC	Pre App	TBC	TBC	TBC
2011/12	Church Street	23	23 social rent	General Needs	NAHP bid				
Total		291							

Year	Scheme Name	AH Units	Tenure / Mix	Client Group	NAHP Funding	Status	RSL	Rent / Price	Developer
2012+	Omega	TBC	TBC	TBC	TBC		TBC	TBC	
2012+	New World	97	39 social rent 58 shared ownership	General Needs	N/A	Planning	TBC	Benchmark N/A	Morris Homes
2012 +	Eagle Ottawa	19	TBC	General Needs	TBC	Pre App	TBC	TBC	TBC

## Appendix D. Private sector housing programmes

### Cheshire East

Private Sector Housing Programme		
Programme	2009/10	2010/11
Disabled Facilities Grants	£ 1,070,000	£ 1,000,000
Renewals Assistance / empty properties	£ 1,199,000	£ 800,000
Affordable housing/empty properties	£ 600,000	£ 300,000
<b>Total</b>	<b>£ 2,869,000</b>	<b>£ 2,100,000</b>
Funding		
Specified Capital Grant	£ 478,000	£ 478,000*
Regional Housing Board	£2,391,000	£ 849,000**
Capital Receipts	£ 0	£ 773,000
<b>Total</b>	<b>£2,869,000</b>	<b>£2,100,000</b>

### Cheshire West and Chester

Private Sector Housing Programme		
Programme	2009/10	2010/11
Disabled Facilities Grants	£1,485,000	£ 1,600,000
Renewals Assistance/Private Sector Housing projects	£1,781,000	£ 1,300,000
Affordable housing/Growth Points	£ 402,000	£ 200,000
Other projects and research	£ 719,000	£ 910,000
<b>Total</b>	<b>£4,385,000</b>	<b>£ 4,010,000</b>
Funding		
Specified Capital Grant	£1,000,000	£ 1,098,000
Regional Housing Board	£2,983,000	£ 1,312,000
Capital Receipts	£ 402,000	£ 1,600,000
<b>Total</b>	<b>£4,385,000</b>	<b>£ 4,010,000</b>

## Warrington

Private Sector Housing Programme		
Programme	2009/10	2010/11
Disabled Facilities Grants	£1,240,000	£ 996,000
Renewals Assistance	£ 700,000	£ 400,000
Affordable housing/empty properties	£ 360,000	£ 0
<b>Total</b>	<b>£2,300,000</b>	<b>£1,396,000</b>
<b>Funding</b>		
Specified Capital Grant	£ 637,000	£ 670,000*
Regional Housing Board	£1,563,000	£ 606,000*
Capital Receipts	£ 100,000	£ 120,000
<b>Total</b>	<b>£2,300,000</b>	<b>£1,396,000</b>

## Appendix E. Full Investment schedule

Summary of proposed investment streams 2010/11 -2013/14: Cheshire and Warrington Totals

**All the investment streams proposed for HCA funding are highlighted in the table**

Investment programme	Public investment £'000				Outputs					Notes
	2010/11	2011/12	2012/13	2013/14	Definition	2010/11	2011/12	2012/13	2013/14	
<b>Affordable housing</b>										
NAHP funding	55,524	25329	25329	25329	Starts	up to 1364	888	1036	1183	Shows all aff hsg outputs as HCA prog is to maximise leverage PFI proposals incl £18,5m CWaC, £14.5m CE.
LA and other funding, incl public land	1500	1060	1240	1420						
PFI			16500	16500				142	142	
<b>Major place shaping initiatives</b>										
Support for key strategic sites and regen schemes:										Currently either Growth fund or Property and Regeneration programme
Warrington	730	1500	3000	3000	Dwelling starts	11	25	50	60	Comprises approx £11m Weaver Towns, £4.4m Ellesmere Port, Blacon
Cheshire West and Chester	1246	3250	6000	6500	Dwelling starts	0	130	200	250	

Cheshire East (programmes being developed)		Dwelling starts	£1.8m.  Cheshire East may seek support for the Crewe development programme, but cannot define at present.
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Investment schedule (cont)

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Improvement of existing housing and neighbourhoods										
Council housing decent homes; Ellesmere Port	6,000	6,000	6,000	6,000	Homes brought to DHS	tbd	tbd	tbd	tbd	
Council housing decent homes; Warrington ALMO	13000	13000	13000	13000	Homes brought to DHS	tbd	tbd	tbd	tbd	The figures show the potential for Council Investment. This would not meet DHS
Private sector housing repairs, imp't and energy eff. Funded by	7,863	7,863	7,863	7,863	No of dwellings imp'd/rep aired	1787	1787	1787	1787	Also projected Council spending. It is hoped that further works will be financed privately after stock
<i>RHP and Specific grants</i>	4,870	4,870	4,870	4,870						Proposed 200/11 spend assumed to cont. Indicative output figures based on regional average.
<i>LA expenditure</i>	2,993	2,993	2,993	2,993						
Empty Homes programmes										
<i>enforcement</i>						95	95	95	95	Finance incl above
<i>Acq and repair by HAs</i>	0	1,050	1,225	1,225	dws ret'd to use	0	30	35	35	HCA finance sought
<b>People and communities</b>										
Places of Change	2050	0	0	0						prog operates 2010/11 only
Support for employment/training										Programmes in preparation
Provision for Gypsies and travellers	1500	2000	2000	2810	Sites sprovided	12	18	18	27	Programmes based on identified needs.
<b>Totals</b>	<b>89,413</b>	<b>61,052</b>	<b>82,157</b>	<b>83,647</b>						
<b>Of which HCA</b>	<b>61,050</b>	<b>33,129</b>	<b>54,054</b>	<b>55,364</b>						