

Committee:	Tenants and Leaseholders' Consultative Forum
Date:	22 July 2008
Subject:	INFORMATION REPORT – Mill Farm Close Regeneration Proposal
Responsible Officer:	Divisional Director of Housing – Gwyneth Allen
Portfolio Holder:	Portfolio Holder Adults and Housing – Councillor Barry Macleod - Cullinane
Exempt:	No
Enclosures:	Appendix 1 – Project timetable

Section 1 – Summary

This is an information report setting out progress to date in taking forward proposals to improve and regenerate the Mill Farm Close estate, Pinner.

FOR INFORMATION

Section 2 – Report

2.1 Cabinet agreed the following on the 14 February 2008:

- 2.2 To authorise officers to progress a comprehensive redevelopment proposal for the Mill Farm Close estate by formally inviting Registered Social Landlords to submit proposals on a competitive basis for consideration and;
- 2.3 That a resident steering group be set up to work with the Council in taking this project forward and that reports on progress be submitted to the Tenant and Leaseholder Consultative Forum.
- 2.4 The resident steering group was set up in April 2008 following a public meeting to which all estate residents were invited. The Steering group includes both tenant and leaseholder representatives from Mill Farm Close as well as members of the Pinner Hill TRA.
- 2.5 Residents have made it clear that they want to progress the proposals as fast as possible and a challenging timescale for selection and appointment of a preferred housing association (RSL) was therefore agreed (Attached at Appendix 1). This requires dedicated commitment from all members of the Steering Group. The fact that the selection process is on track against its planned timetable is due to this dedication from the Steering Group.
- 2.6 Stage 1 of the selection process has been to invite expressions of interest from a variety of RSL's. 6 expressions of interest were received. These were evaluated and ranked independently by the Council and its advisors, Tribal Consulting and also by the Residents Independent Advisor, Firstcall against the following criteria: Financial strength, Resources available for this project, Management and Maintenance functions and performance, Experience of regeneration and stock transfer schemes. All of the RSL's were considered to have the required financial capacity. The Steering Group also evaluated the bids and it was agreed unanimously to invite the following RSL's to the second stage of the selection process:

Catalyst Housing Group

Dominion Housing Group

Network Housing Group

Paradigm Housing Group

- 2.7 Stage 2 requires the RSL's to work up outline plans and submit a business delivery model that will enable the comprehensive redevelopment of the estate to the standards and timescales required by residents and the Council. RSL's must return their Stage 2 submissions by the 18th July. These will be evaluated over the summer and a recommendation made on the appointment of a preferred RSL to Cabinet in October 2008.

2.8 Firstcall has also run a number of training sessions for the Steering group on the following topics: Housing Associations – what are they and how do they differ from the Council, Understanding a financial business plan.

2.9 Consultation

Consultation with residents on this stage of the project is taking place as follows:

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| 1. Meeting with all residents to explain selection process | April 08 |
| 2. Steering Group meetings | April –
Sept 08 |
| 3. Newsletter to residents | June 08 |
| 4. Presentation by RSLs to all residents (Drop in event) | 12 July 08 |
| 5. Interviews by Resident Steering Group | W/C 28 July 08 |

Section 3 – Further Information

3.1 A full Equality Impact assessment is being undertaken on the proposals. This will be discussed with and agreed by the Resident Steering Group and other stakeholders.

3.2 A further update report will be submitted to the next meeting of the TLCF.

Section 4 - Contact Details and Background Papers

Contact: Alison Pegg, Housing Enabling Manager, 020 8424 1933

Background Papers: Cabinet report 14 February 2008, Information provided to residents

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