

NOTES ON THE VISIT TO RV HOMES AND HOUSING SITES – 25 APRIL 2012

Present: Cllrs S Hirst, B Hilton, S Bibby, S Brunskill, J Holgate, L Rimmer, M Robinson, C Ross, and Olwen Heap
Christine Grimshaw and Tony Dunn – Ribble Valley Homes

Christine did a brief presentation on where RV Homes are up to with the promises that were made to tenants at the time of stock transfer. She reminded the members that stock transfer took place against a background of high satisfaction levels and it was only because the Council could not afford to bring the properties up to 'Decent Homes Standard' that the transfer had been deemed necessary. She outlined the works that had been carried out; most of which had been completed more than 12 months early.

With regard to the delivery of 60 additional affordable units, 34 of these were in the pipeline with land earmarked and planning permission applied for or already granted. Often it can take 4/5 years from starting to talk about a development to houses actually being built. £600k had been set aside in this financial year to buy additional properties – probably 6 but hopefully 10. Ex council houses that had been bought under 'Right to Buy' and are now on the market were being targeted as these were in areas where RVH have existing properties. RHV now operate a surgery process when looking at a new site so that they can converse with both elected members and 'locals' to ascertain the 'feeling'.

Members asked questions regarding the system for grants and about being kept better informed on progress with developments/acquisitions.

Visits took place to the following sites

- Manor Road, Clitheroe – environmental scheme – insulated rendering and improvements to walls / rails. Bedsits are also being re-configured to become 1 bed units.
- Henthorn garage site, Clitheroe – new build of 8 houses – intend to be on-site by June 2012
- Chipping
 - Kirk Cottages – 7/10 purchased
 - Church Raike site – 6 x 3bed properties – due to resubmit planning permission following requested exclusion zone by UU
 - Old village hall site – working with Brabins Trust to provide 7 affordable apartments as a Community Land Trust Model
 - 1 – 4 The Grove – purchased from Berry's
- Thornley Old School – possible 2 houses as a Community Land Trust Model
- Towneley House, Longridge – reconfigured so that there are no bedsits.
- Bleasdale Court, Longridge – 6 blocks x 4 flats – environmental scheme = £1m
- Fairsnape Ave, Longridge – Compulsory purchased property

Following the day out, Christine has been in touch to say how useful she and Tony had found it and to ask whether the Health & Housing committee would be interested in holding a similar event on an annual basis, and in addition, for RVH to set up a quarterly news bulletin that would be emailed to all Housing Committee members to keep them informed of developments. They are also interested in any other suggestions for keeping a healthy dialogue going between RVH and the Health and Housing Committee.