



## Democratic Services

**Location:** Phase II  
**Ext:** 0833  
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**Ref:** CMD 244

**To: COUNCILLOR EDDIE LAVERY  
CABINET MEMBER FOR ENVIRONMENT,  
HOUSING AND REGENERATION**

c.c. All Members of the Environment, Housing & Regeneration Select Committee  
c.c. Ward Councillors for Botwell, Ickenham, Northwood Hills, Townfield, Uxbridge North, Uxbridge South, West Drayton, Heathrow Villages & Yeading.  
c.c. Perry Scott, Corporate Director for Infrastructure, Transport and Building Services.  
c.c. Helena Webster, Infrastructure, Transport and Building Services.  
c.c. Conservative and Labour Group Offices (inspection copy)

**Date:** 5 August 2021

**Non-Key Decision request**

**Form D**

### NEW ALLOCATIONS FOR THE BETTER NEIGHBOURHOOD FUND 2021/22 PROGRAMME (APPROVAL NO. 2) - AUGUST 2021

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Friday 13 August 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Jack Roberts  
Democratic Services Apprentice

**Title of Report:** New Allocations for the Better Neighbourhood Fund 2021/22 Programme (Approval No. 2) - August 2021

**Decision made:**

**Reasons for your decision:** (e.g. as stated in report)

**Alternatives considered and rejected:** (e.g. as stated in report)

Signed .....Date.....

*Cabinet Member for Environment, Housing And Regeneration*

## NEW ALLOCATIONS FOR THE BETTER NEIGHBOURHOOD FUND 2021/22 PROGRAMME (APPROVAL NO. 2) - AUGUST 2021

Cabinet Member(s)	Councillor Eddie Lavery
Cabinet Portfolio(s)	Cabinet Member for Environment, Housing & Regeneration
Officer Contact(s)	Helena Webster, Infrastructure, Transport and Building Services
Papers with report	None.

### HEADLINES

<b>Summary</b>	To seek Cabinet Member approval for the allocation of funds for 11 new project schemes under the Better Neighbourhood Fund 2021/22 Programme.
<b>Putting our Residents First</b>	This report supports the following Council objectives of: <i>Our People; Our Built Environment and Strong Financial Management.</i>
<b>Financial Cost</b>	This report seeks the approval of £92,509 from the Housing Revenue Account (HRA) Better Neighbourhood Fund 2021/22 budget to fund 11 new projects improving Council owned housing estates, helping to instil a sense of pride in the community. The works will commence upon approval of the funds and are due for completion by 31 March 2022.
<b>Relevant Select Committee</b>	Environment, Housing and Regeneration Select Committee.
<b>Relevant Ward(s)</b>	Botwell, Ickenham, Northwood Hills, Townfield, Uxbridge North, Uxbridge South, West Drayton, Heathrow Villages & Yeading.

### RECOMMENDATIONS

**That the Cabinet Member for Environment, Housing & Regeneration approves the allocation of £92,509 from the 2021/22 HRA Better Neighbourhood Fund Programme for the following 11 projects improving Council owned housing estates:**

Ward	Project	Total Cost
Botwell	Lilac Gardens, to install fencing and improve security for residents experiencing anti-social behaviour.	£ 7,300
Ickenham	Wallis House, installing a patio providing residents with a safe, dedicated outside seating area.	£ 3,301

Ward	Project	Total Cost
Northwood Hills	Haydon Drive drainage improvements to mitigate against flooding risk. Match funding with the Environment Agency.	£17,000
Townfield	Addison Way playground to upgrade the existing toddler play area.	£30,000
Townfield	Kelf Grove to install a secure bicycle storage unit for residents to safely store their bicycles.	£ 6,600
Townfield	Kelf Grove to create a patio providing a safe, dedicated outdoor seating area.	£12,000
Uxbridge North	Darrell Charles Court to install a secure bicycle storage unit for residents to safely store their bicycles.	£ 8,600
Uxbridge South	Station Road (off Cowley Road) to install vehicle access gating to reduce incidents of anti-social behaviour.	£ 2,300
West Drayton	Scribe Place, 'No Parking' hatched line markings to prevent drivers blocking the entrance access.	£ 350
Heathrow Villages	Drayton Court, to refurbish existing benches and purchase new seating for residents to be able to enjoy the outside seating area.	£ 3,200
Yeading	Hobart Road to install vehicle access gating to reduce incidents of anti-social behaviour.	£ 1,858
Total requested to approve		£92,509

### Reasons for recommendation

Each year £156k from the Housing Revenue Account budget is earmarked to facilitate Council tenants and leaseholders suggesting improvements to their housing estate helping to instil a sense of pride in the community. This local Hillingdon Council initiative is known as the Better Neighbourhood Fund.

11 new proposals for delivery within the 2021-22 programme with a total value of £92,509 have been informally approved by the Cabinet Member for Environment, Housing & Regeneration on 12 July 2021, to be taken forward for implementation by 31 March 2022.

### Alternative options considered

The Cabinet Member could decide not to support the recommendations and/or to defer any of the recommended projects to a later date.

If the allocation of funds is not approved, delivery of the 11 new proposals cannot be effectively and efficiently progressed as intended and the contribution towards improvements on Council housing land and estates would not be fully realised.

### Select Committee comments

None at this stage.

## SUPPORTING INFORMATION

- 1.1 Each year £156,000 from the Housing Revenue Account budget is earmarked to facilitate improvements to Council owned housing estate helping to instil a sense of pride in the community. This local Hillingdon Council initiative is known as the Better Neighbourhood Fund.
- 1.2 Anyone aged 18 or over living in Hillingdon Council owned accommodation can propose an improvement. Ward Councillors and Council Officers are also welcome to submit a suggestion. The proposal should be for 'one-off' funding of up to £12k without creating any additional ongoing financial commitment from the Council.
- 1.3 Proposals must clearly demonstrate an improvement or benefit to the residents on the estate and support the Council's four broad themes which are: 'Our People', 'Our Natural and Built Environment', 'Our Heritage and Civic Pride' and 'Strong Financial Management.' Examples include gating and security improvements, bringing redundant spaces back into use and protecting or enhancing green spaces.
- 1.4 Exceptional proposals, exceeding the £12k limit, in particular those which demonstrate a significant improvement in the wellbeing of residents of all tenures within a particular estate or community area, may also be considered.
- 1.5 Two proposals with an accumulative value of £23,190 including contingency were formally approved by the Cabinet Member for Environment, Housing & Regeneration on 24 May 2021.
- 1.6 A further 11 proposals with an accumulative value of £92,509 including contingency have been submitted by residents and officers and, following informal approval by the Cabinet Member on 12 July 2021, are recommended for support under the Better Neighbourhood Funding 2021/22 programme.
- 1.7 All project cost estimates have been calculated using the schedule of rates contained in the Council's Highways and fencing/gating term contracts which include project contingencies.

### Financial Implications

#### **2021/22 Budget £156k, Previously Approved £23.2k, New Approvals requested £92.5k**

This report is seeking the approval of £92.5k from the 2021/22 HRA Better Neighbourhood fund budget of £156k, for the 11 new projects as detailed within the recommendations.

The remaining budget is £40.3k and this is subject to further Cabinet Member approval reports during 2021/22.

## RESIDENT BENEFIT & CONSULTATION

### **The benefit or impact upon residents, service users and communities**

The projects will contribute a notable difference to residents' neighbourhoods in terms of improving community safety, enhancing the environment of the housing estates, and increasing community cohesion and civic pride.

Vehicle access gates have been requested at Hobart Road and Station Road to address incidents of anti-social behaviour and improve the quality of life for residents. Similarly, the new fencing proposed at Lilac Gardens has been requested by residents to improve their personal security.

The proposals include new bicycle storage capacity at both Kelf Grove and Darrell Charles Court in direct response to more residents taking up cycling. New patios and outdoor seating at Wallis House, Kelf Grove and Drayton Court will provide much improved outdoor seating for residents to enjoy.

Addison Way will benefit from a greatly improved play area for pre-school children.

### **Consultation carried out or required**

Proposals have either been put forward by residents themselves or tenancy officers on behalf of residents.

All gating proposals have been subject to consultation as have the location and style of new bicycle storage facilities.

## CORPORATE CONSIDERATIONS

### **Corporate Finance**

Corporate Finance has reviewed this report and confirms the budgetary position above, noting that the recommended budget allocation of £92.5k will support investment on Council-owned housing land which is financed from rental income.

### **Legal**

The Borough Solicitor confirms that the Council has power to fund these improvements under sections 12 and 13 of the Housing Act 1985.

### **Infrastructure / Asset Management**

There are no Infrastructure / Asset Management implications arising from the recommendation in respect of the 11 projects proposed in this report.

## BACKGROUND PAPERS

NIL.