AREA BASED REGENERATION

The report summarises and draws together the different areas of direct support and assistance to a number of regeneration programmes, successor bodies, projects and partner organisations.

1.0 RECOMMENDATION
1.1 Members are invited to note the contents of the report and comment on the current and likely future areas for “intervention”.

2.0 EQUALITIES IMPACT ASSESSMENT
2.1 Given the high demand for assistance and interventions, and areas of great need - some priority has been given to some the most disadvantaged communities, and to the development of the organisations that assist them.

2.2 For many years there has been recognition that Hounslow borough has areas and pockets of long-term estate based deprivation where the most disadvantaged communities are likely to reside.

2.3 Intervention to halt further deprivation and decline, through major funding bids, for example Single Regeneration Budget in Brentford and Feltham, have been successful in bringing about changes through capital works programmes, training initiatives to address skills shortages and environmental improvement schemes.

2.4 At the cessation of these major regeneration programmes, community led successor bodies (known for example, as Community Development Trusts) have been established to continue with longer-term area based regeneration through further funding bids and initiatives.

2.5 Empowerment of communities has commenced with direct investment in community ownership of new buildings and the local workforce.

2.6 The white paper “Strong and Prosperous Communities” published on 26th October 2006 proposes many of the community development approaches and strategies for intervention, that are already adopted and put in practice in Hounslow.
3.0 AREA BASED REGENERATION INITIATIVES

3.1 BRENTFORD
3.2 The economic and environmental decline that blighted the Brentford Area for decades was addressed through the formation of a Brentford Regeneration Partnership and the successful bid for £13.6m Single Regeneration Budget. The bid delivered major successful regeneration outputs including;

- Improvements to 2,500 council homes,
- Quality of life and community safety improvements
- The Brentford voluntary sector resource centre,
- Community training for over 600 residents,
- Reduced levels of unemployment
- IT schemes in local schools and adult education centres
- Support for new local business start-ups,
- New affordable housing through partnership with six housing associations,
- Strengthened community and voluntary sectors.

3.3 At the cessation of the SRB programme, the delivery of regeneration in the Brentford Area was taken forward with the creation of Grand Union Community Development Trust, a permanent community led body that promotes regeneration in the area. Their recent activities include assisting the Ivybridge Community in gaining support for estate-based activities.

3.4 ISLEWORTH
3.5 The Isleworth area was the successful recipient of £10M Capital Challenge Funding. The community came together through the “Isleworth Network” to influence how capital expenditure should be delivered in the area:

- The Isleworth Public Hall was extended to give an improved public access to the main entrance and the first floor.
- Traffic management schemes,
- Environmental improvements to Redlees Park,
- Refurbishment works at the Isleworth Recreation Centre.
- Contribution towards the Refurbishment of the Redlees Studios
- Major Works to the low rise blocks on the Ivybridge estate and a new community facility.

3.6 A new community resource centre was built on the Ivybridge estate. Funding was secured to employ a part time development worker, who established the management committee and secured further funds from the then National lottery Charities Board for a part time centre manager / caretaker. New pitched roofs and window replacement on the estate were funded through the programme plus new facilities in the local primary school and the creation of the Isleworth multi agency health centre. Recently a successful application by Hounslow Homes has secured funds to provide a neighbourhood Housing office plus the potential for organised community activities.
3.7 FELTHAM

3.8 Feltham, like Brentford has benefited from SRB funding. A £9.9m comprehensive programme of regeneration delivered many improvements including;

- Improved levels of educational attainment in local schools and in adult literacy and numeracy,
- IT and other skills and training initiatives, New business starts,
- New health centre within the town centre development, and environmental improvements.

3.9 At the conclusion of the programme Feltham Area Renewal, (FAR) hosted by Green Corridor, was created to take forward the benefits of SRB, and seek new ways of involving the community in area-based regeneration. The FAR Steering Group has representatives from the local community including residents, councillors and businesses. Green Corridor is working in partnership with the London Borough of Hounslow and BAA Heathrow to develop a community led regeneration strategy for the seven wards at the west end of the Borough. We believe that improving the environment and quality of life for local people can lead to wider social and economic regeneration. An "Environmental Audit" prepared in consultation with local people was published in June 2006. This is the first step in developing a community-led area regeneration strategy. It is hoped that the audit will provide the platform for achieving environmental improvements that local people want.

3.10 WESTMACOTT

3.11 In September 2003 CIP were commissioned by Hounslow Council to coordinate a multi-agency project to address a number of environmental and social issues arising from the handover of the Westmacott estate. The Westmacott Action Partnership (WAP) including the environmental charity Groundwork Thames Valley, and Green Corridor was set up to deliver a five-year programme to bring about sustainable change in the area. In October a conference reviewed the five-year WAP programme, now in its third year, which aims to bring about sustainable change to the Westmacott Estate by addressing the community and environmental issues. The key outcomes were

- To continue to support the master plan to improve open spaces, safety and security, Bedfont Pits and the Southville Centre. The master plan has been developed following consultation with local residents - a process that will continue.
- Subject to planning permission and funding, further development of the Southville Centre has been agreed in principle by partners to improve the building and provide more activities and services for the community.
- More events for young people are planned as well as better junior play facilities focused around the mound on Bedfont Pits.
- The improved maintenance of open spaces will continue and the question of ownership of land that has resulted in neglect will be addressed.
- Strategies were also discussed for improving the health and well being of residents. These included better provision to enable exercise such as cycling through the 'Safe Routes to School' programme and more health related programmes for residents, run from the Southville Centre.
- Resourcing was also an important consideration discussed at the conference and WAP will continue to actively pursue all possibilities in this regard and is investigating grants via the Big Lottery Fund.
3.12 CHISWICK

3.13 Much of Hounslow’s heritage in terms of landscape and built environment lies in the east of the borough and the Chiswick area contains the highest concentration of historically important buildings and communities, reflected in the designation of most of its residential areas as Conservation areas.

3.14 The Chiswick Area Committee has been engaged with local communities in commissioning and producing clear plans and securing funding for the implementation of a Heritage Regeneration Area. This will provide restoration and conservation of key community and cultural assets such as Chiswick House and Gardens, Chiswick Cemetery, Dukes Meadow and the Thames Corridor. The Chiswick House and Gardens Trust have recently been established to play a pivotal role in the future management and development and marketing of the site for the benefit of the borough.

3.15 There are several examples of ongoing Chiswick community based regeneration projects; The Chiswick Parish Church Graveyard is submitting an approx £50-70k bid to the Heritage Lottery Fund for Conservation Management.

3.16 The Chiswick House and Gardens Trust are preparing a Stage 2 Submission of a £12m Heritage Lottery Fund bid, the trust brings together for the first time the future conservation management of the Historic 16th Century Palladian style house owned by English Heritage, and the 66 acres of landscape gardens owned by Hounslow Council. The final bid submission date is March 2007.

3.17 The most deprived area in Chiswick can be found in the Chiswick Homefields Ward. The Friends of Dukes Meadows were established several years ago with the aim of restoring the meadows for the benefit of the community. At Hogarth House, a £286K Heritage Lottery Fund bid for educational development by the Friends of Hogarth House.

3.18 HOUNSLOW WEST AREA

3.19 Regeneration of the Beavers estates area in Hounslow West is a good example of neighbourhood renewal, working across a wide range of responsibilities to tackle the issues with local partners, agencies, community organisations and residents, involved at all stages, from consultation and conception into practical action. The area is a mixture of local authority and housing association dwellings in an area once historically characterised by high deprivation, crime, vandalism, racism and neglect. Achievements to date have included:

- The development of a new library, youth facility and Sure Start dedicated premises (known as The Hub, opened in April 2006)
- Community Development Trust Established
- A Social Enterprise delivering the Sure Start Local Programme
- A children’s centre on the school grounds, and a new 80-place neighbourhood nursery with some limited discounted places for children in low-income households.
- A New Medical Centre.
- Practical Projects including a clean up of the beavers estate with local residents pupils, companies and council staff.
3.20 The new premises at Salisbury Road are held on lease by the Sure Start social enterprise, on behalf of the community. The Hounslow SureStart Programme is a key ingredient in the regeneration of the area. It was designed to improve the life chances of children, aged 0-4 years, and has run since 2001 with funding in place until 2007/8.

3.21 The programme is quite rightly targeted, and applies to parts of the two wards of Cranford and Hounslow Heath, where a few hundred households in one of the most deprived parts of the borough, live mainly in social housing. In 2002 the local primary school had 36% of children on Free School Meals, 38% on the Special Needs Register, and 59% with English as an additional language. The SureStart Programme has operated across a wide range of issues including child based and adult education programmes, health and welfare projects.

3.22 It is expected to continue to operate with some of these services under the banner of a sustainable community enterprise. The local population and a range of partner agencies has developed its response to the longer term regeneration of the area and in developing future community based initiatives by leading the creation of the TW4 community development trust.

3.23 CRANFORD - MEADOWBANK

3.24 Regeneration opportunities exist at Meadowbank with a proposal being developed to refurbish this former community centre and reopen as a centre of excellence for community training. Consultation with the community on the proposals is at an advanced stage and will be subject of a further report to the Heston Cranford Area Committee.

3.25 HANWORTH, BUTTS FARM

3.26 Similar to the situation at Meadowbank in Cranford, the potential exists to bring back into use a former community centre through the development of a community owned enterprise in an area where high deprivation exists.

4.0 COMMENTS OF THE DIRECTOR OF FINANCE

4.1 This report from the Assistant Chief Executive Policy and Regeneration describes the work of the department. No financial comment is therefore made.

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**Background Papers:**

This report has been or is due to be considered by:

This report is relevant to the following wards/areas: