

additional papers 1



Overview and Scrutiny Committee

Thu 8 Jul
2021
6.30 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

**If you have any queries on this Agenda please contact
Joe Galkowski and Jo Gresham**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 ext 3146 / ext 3031**

**e.mail: josef.galkowski@bromsgroveandredditch.gov.uk
joanne.gresham@bromsgroveandredditch.gov.uk**



Overview and Scrutiny

Thursday, 8th July, 2021

6.30 pm

Committee Room 2 Town Hall

Agenda

Membership:

Cllrs:

Jennifer Wheeler
(Vice-Chair)
Salman Akbar
Michael Chalk
Karen Ashley
Joanne Beecham

Alex Fogg
Julian Grubb
Lucy Harrison
Debbie Chance (Chair)

- 8.** Executive Committee Minutes and Scrutiny of the Executive Committee's Work Programme - Selecting Items for Scrutiny (Pages 1 - 10)

- 13.** Land at Upper Norgrove, Webheath - Pre-Scrutiny. (Pages 11 - 22)

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EXECUTIVE COMMITTEE LEADER'S WORK PROGRAMME

1 August 2021 to 30 November 2021

(published as at 1st July 2021)



This Work Programme gives details of items on which key decisions are likely to be taken by the Borough Council's Executive Committee, or full Council, in the coming four months. "Key Decisions" are ones which are likely to:

- (i) result in the Council incurring expenditure, foregoing income or the making of savings in excess of £50,000 or which are otherwise significant having regard to the Council's budget for the service or function to which the decision relates; or
- (ii) be significant in terms of its effect on communities living or working in the area comprising two or more wards in the Borough;
- (iii) involve any proposal to cease to provide a Council service (other than a temporary cessation of service of not more than 6 months).

If you wish to make representations on the proposed decision you are encouraged to get in touch with the relevant report author as soon as possible before the proposed date of the decision. Contact details are provided. Alternatively, you may write to the Head of Legal, Equalities and Democratic Services, The Town Hall, Walter Stranz Square, Redditch, B98 8AH or e-mail: democratic@bromsgroveandredditch.gov.uk

The Executive Committee's meetings are normally held at 6.30pm on Tuesday evenings at the Town Hall. They are open to the public, except when confidential information is being discussed. If you wish to attend for a particular matter, it is advisable to check with the Democratic Services Team on (01527) 64252, ext: 3268 to make sure it is going ahead as planned. If you have any other queries, Democratic Services Officers will be happy to advise you. The full Council meets in accordance the Council's Calendar of Meetings. Meetings commence at 7.00pm.

EXECUTIVE COMMITTEE MEMBERSHIP

Councillor Matthew Dormer, Leader and Portfolio Holder for Planning, Economic Development, Commercialism and Partnerships
Councillor Gemma Monaco, Deputy Leader without portfolio
Councillor Brandon Clayton, Portfolio Holder for Environmental Services
Councillor Anthony Lovell, Portfolio Holder for Climate Change
Councillor Nyear Nazir, Community Services and Regulatory Services
Councillor Mike Rouse, Portfolio Holder for Leisure
Councillor David Thain, Portfolio Holder for Finance and Enabling
Councillor Craig Warhurst, Portfolio Holder for Housing and Procurement
Councillor Peter Fleming

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Budget Framework Report Key: No	Executive 7 Sep 2021		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205
Community Survey Results Key: No	Executive 7 Sep 2021		Report of the Head of Business Transformation, Organisational Development and Digital Strategy	Rebecca Green, Policy Manager Tel: 01527 881616
Dementia Task Group - Final Report Key: No	Executive 7 Sep 2021		Report of the Overview and Scrutiny Committee	Joanne Gresham, Democratic Services Officer Tel: 01527 64252 Ext: 3031 Councillor Michael Chalk

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 Key: Yes	Executive 7 Sep 2021		Report of the Private Sector Housing Manager	Steve Shammon, Private Sector Housing Team Leader, Haroon Chaudhry, Environmental Health Practitioner Tel: 01527 64252 ext 3630, Tel: 01527 64252
Finance Monitoring Report 2021/22 Key: No	Executive 7 Sep 2021 Council 20 Sep 2021		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205
Financial Outturn 2020/21 Report Key: No	Executive 7 Sep 2021 Council 20 Sep 2021		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Housing Policies Key: No	Executive 7 Sep 2021 Council 20 Sep 2021		Report of the Head of Community and Housing Services	Judith Willis, Head of Community and Housing Services Tel: 01527 64252 ext 3284
Local Development Scheme Key: No	Executive Not before 7th Sep 2021 Council Not before 20th Sep 2021		Report of the Head of Planning, Regeneration and Leisure Services	Ruth Bamford, Head of Planning, Regeneration and Leisure Services Tel: 01527 64252
Matchborough and Winyates Regeneration Proposals Key: Yes	Executive Not before 7th Sep 2021		Report of the Head of Planning, Regeneration and Leisure Services	Ostap Paparega, Head of North Worcestershire Economic Development and Regeneration Tel: 01562 732192
Parking on Unicorn Hill Short Sharp Review Key: No	Executive 7 Sep 2021		Report of the Head of Legal, Democratic and Property Services	Joanne Gresham, Democratic Services Officer Tel: 01527 64252 Ext: 3031 Councillor Peter Fleming

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Redditch Borough Council's Duty to Co-operate Statements with South Worcestershire Authorities Key: No	Executive Not before 7th Sep 2021 Council Not before 20th Sep 2021		Report of the Head of Planning, Regeneration and Leisure Services	Ruth Bamford, Head of Planning, Regeneration and Leisure Services Tel: 01527 64252
St David's House Extra Care Scheme - Business Case Key: No	Executive 7 Sep 2021 Council 20 Sep 2021		Report of the Head of Community and Housing Services	Judith Willis, Head of Community and Housing Services Tel: 01527 64252 ext 3284
Asset Management Strategy and investment programme for council housing stock Key: No	Executive 26 Oct 2021 Council 15 Nov 2021		Report of the Head of Environmental and Housing Property Services	Simon Parry, Housing Property Services Manager Tel: 01527 64252
Church Green Conservation Area Adoption Key: No	Executive 26 Oct 2021 Council 15 Nov 2021		Report of the Head of Planning, Regeneration and Leisure Services	Mike Dunphy, Strategic Planning and Conservation Manager Tel: (01527) 881325

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Future Plans for Auxerre House Key: No	Executive Not before 26th Oct 2021 Council Not before 15th Nov 2021	This report may contain exempt information which would need to be discussed by the Executive Committee in private session.	Report of the Head of Environmental and Housing Property Services	Simon Parry, Housing Property Services Manager Tel: 01527 64252
Growth Options for Garden Waste Service Key: No	Executive 26 Oct 2021		Report of the Head of Environmental and Housing Property Services	Matthew Austin, Environmental Services Manager Tel: 01527 64252
New Cemetery Provision Key: No	Executive Not before 26th Oct 2021 Council Not before 15th Nov 2021		Report of the Head of Environmental and Housing Property Services	Michael Birkinshaw, Bereavement Services Manager Tel: 01527 62174
Fees and Charges 2022/23 Key: No	Executive 26 Oct 2021 Council 15 Nov 2021		Report of the Head of Finance and Customer Services	Chris Forrester, Head of Financial and Customer Services Tel: 01527 881673

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Medium Term Financial Plan 2022/23 to 2024/25 Update Key: No	Executive 26 Oct 2021		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205
Redditch Town Investment Plan Business Cases Key: No	Executive 26 Oct 2021 Council 15 Nov 2021	The presentation of this report will be subject to confirmation of a successful Town Investment Plan bid.	Report of the Head of Planning, Regeneration and Leisure Services	Ostap Paparega, Head of North Worcestershire Economic Development and Regeneration Tel: 01562 732192
Ash Die Back Action Plan Key: No	Executive 7 Dec 2021		Report of the Head of Environmental and Housing Property Services	Carl Walker, Environmental Services Manager Tel: 01527 64252 ext 3421
Decarbonisation of the Council Fleet Key: No	Executive 7 Dec 2021 Council 31 Jan 2022		Report of the Head of Environmental and Housing Property Services	Kevin Hirons, Environmental Services Manager Tel: 01527 881705

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Finance Monitoring Quarter 2 2021/22 Key: No	Executive Not before 7th Dec 2021 Council Not before 7th Dec 2021		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205
Medium Term Financial Plan 2022/23 to 2024/25 Update Key: No	Executive 7 Dec 2021		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205
Council Tax Base 2022/23 Key: No	Executive 11 Jan 2022 Council 31 Jan 2022		Report of the Head of Finance and Customer Services	Chris Forrester, Head of Financial and Customer Services Tel: 01527 881673

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Flexible Homelessness Support Grant and Homelessness Reduction Grant 202/23 Key: No	Executive 11 Jan 2022		Report of the Head of Community and Housing Services	Judith Willis, Head of Community and Housing Services Tel: 01527 64252 ext 3284
Housing Revenue Account (HRA) Initial Estimate 2022/23 Key: Yes	Executive 11 Jan 2022 Council 31 Jan 2022		Report of the Head of Finance and Customer Services	Chris Forrester, Head of Financial and Customer Services Tel: 01527 881673
Independent Remuneration Panel 2022/23 Key: No	Executive 11 Jan 2022 Council 31 Jan 2022		Report of the Head of Legal, Democratic and Property Services	Darren Whitney, Electoral Services Manager Tel: 01527 882547
Medium Term Financial Plan 2022/23 to 2024/25 Update Key: No	Executive 11 Jan 2022		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and any additional information for noting	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Council Tax Resolutions 2022/23 Key: No	Executive 8 Feb 2022 Council 21 Feb 2022		Report of the Head of Finance and Customer Services	Chris Forrester, Head of Financial and Customer Services Tel: 01527 881673
Medium Term Financial Plan 2022/23 to 2024/25 (including Capital Programme) Key: No	Executive 8 Feb 2022 Council 21 Feb 2022		Report of the Executive Director, Finance and Resources	Chris Forrester, Head of Financial and Customer Services, James Howse, Executive Director Finance Tel: 01527 881673, Tel: 01527 881205
Pay Policy Statement 2022/23 Key: No	Executive 8 Feb 2022 Council 21 Feb 2022		Report of the Human Resources and Development Manager	Becky Talbot, Human Resources and Development Manager Tel: 01527 64252 ext 3385
Overview and Scrutiny Annual Report 2021/22 Key: No	Council 11 Apr 2022		Report of the Chair of the Overview and Scrutiny Committee	Joanne Gresham, Democratic Services Officer Tel: 01527 64252 Ext: 3031

Executive Committee
2021

13th July

Report title: Upper Norgrove House

Relevant Portfolio Holder	Councillor M. Dormer
Portfolio Holder Consulted	Yes
Relevant Head of Service	Claire Felton
Report Author	Job Title: Head of Legal, Democratic and Property Services Contact email:c.felton@bromsgroveandredditch.gov.uk Contact Tel:
Wards Affected	West
Ward Councillor(s) consulted	Yes – The ward councillors both serve on the Executive Committee
Relevant Strategic Purpose(s)	Finding Somewhere to Live
Non-Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, as amended	

1. RECOMMENDATIONS**The Executive Committee RESOLVE that:-**

- 1) The advice document at appendix 1 to this report is noted;**
- 2) Approval is given to a joint marketing exercise of the site known as Upper Norgrove Webheath with the adjacent landowner; and**
- 3) Authority is delegated to the Head of Legal Democratic and Property Services and the Executive Director of Resources following consultation with the Leader of the Council to market and dispose of the site**

2. BACKGROUND

2.1 On 23 July 2008, Executive Committee resolved that:

- 1) Upper Norgrove House be declared surplus and disposed of at Market Value;
- 2) the Property Services Manager be permitted to enter into negotiations with third parties to consider joint

Executive Committee
2021

13th July

disposal/development; and

- 3) the Property Services Manager to work up a scheme to be recommended to Members at a future Executive Committee.
- 2.2 The site was allocated for housing in the Redditch Borough Council Local Plan adopted on 30 January 2017 and to deliver 400 - 600 houses within the Plan period to 2030. Some housing development has already taken place.
- 2.3 In 2019 there was a further report to update Members on proposals for the development of the Council's site at Upper Norgrove House. This sought approval for the proposed development of the site in partnership with adjacent land owners, who have expressed interest in developing their sites with the Council and also sought delegated authority to enter into partnership agreements with them to implement the proposal as approved.

It was resolved that:

- 1) The Council-owned site at Upper Norgrove House be developed for the provision of housing, in co-operation with adjoining land owners who wish to develop their land in collaboration with the Council;
 - 2) Authority be delegated to the Head of Legal Equalities & Democratic Services to negotiate and enter into collaboration agreements with those adjacent owners (and third parties identified as necessary), to deliver the proposal if approved;
 - 3) That the Head of Legal, Equalities and Democratic Services be delegated authority to agree the appointment of an external legal advisor as a member of the development group, and an independent legal advisor to advise the Council in relation to the implementation of the decision and the legal arrangements required to deliver it.
- 2.4 In the context of that delegation members are advised that initial discussions with all landowners became problematic and that as a result a more productive dialogue has continued with the adjacent landowner who is currently at pre application stage for a development of circa 165 houses to be served by a single access via Crumpfields Lane
- 2.5 The Council is also in pre application discussions with regard to its own land and as a result further discussions with the adjacent land owner have taken place to explore the extent to which the site and the access

Executive Committee
2021

13th July

thereto can be improved with the benefit of a joint scheme over the two sites.

- 2.6 In this regard the Council has received advice from Savills supporting this proposal and this is included at appendix 1 to this report.
- 2.7 It is clear that the history of this site is complex and that in planning terms the provision of an access over the Council owned land would enable a more acceptable scheme in planning terms.
- 2.8 It is also clear that historically the complexity of the site has been exaggerated by the lack of foresight in planning for future phases of the site to be enabled.
- 2.9 That said the negotiations to date appear able to offer a solution to this problem and the Council will continue to work to enable a sustainable and developable site in accordance with its local plan provisions.

3. FINANCIAL IMPLICATIONS

- 3.1 It should be noted that advice has been obtained from Savilles in order to ensure that the Council can secure best value for money. Further information about this can be found in appendices 1 and 2.
- 3.2 Members are asked to note that any proceeds (as detailed in Appendix 1) will be a capital receipt which will be allocated to an earmarked reserve in the capital budget for future use in meeting the Council's capital commitments (and asset management requirements). While this will help reduce the Council's future borrowing requirement (and hence borrowing cost position) such capital receipts cannot be used for revenue purposes, and therefore the Council's need to identify further recurring revenue budget savings as part of its Medium Term Financial Plan remains.

4. LEGAL IMPLICATIONS

- 4.1 The terms of sale have been validated by Savills to ensure that the Council meets its requirements under the provisions of Section 123 of the Local Government Act 1972 not to dispose of land for a consideration less than can be reasonably obtained.

5. STRATEGIC PURPOSES - IMPLICATIONS**Relevant Strategic Purpose**

Executive Committee
202113th July

- 5.1 The proposals detailed in this report support the strategic purpose Finding Somewhere to Live, as there is the potential in the long-term that the proposed action will result in much needed housing development within the Borough.

Climate Change Implications

- 5.2 None as a direct result of this report

6. OTHER IMPLICATIONS**Equalities and Diversity Implications**

- 6.1 None as a direct result of this report

**Executive Committee
2021**

13th July

Operational Implications

6.2 None have been identified.

7. RISK MANAGEMENT

7.1 Members will be aware that this site has been vacant for some considerable time and that the local plan identifies it as being an appropriate development site for the provisions of housing. It has taken a considerable time to reach a position where the site can progress to the development stage and the adjoining owner has confirmed that in the absence of an agreement to market jointly they will proceed with their individual application.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 – Advice Received from Savilles (This advice is exempt as it relates to the financial or business affairs of any particular person (including the authority holding that information)).

Appendix 2 – summary of additional advice received from Savilles (This advice is exempt as it relates to the financial or business affairs of any particular person (including the authority holding that information)).

Background Papers:

Upper Norgrove House – Initial Options Appraisal – report to the Executive Committee considered at a meeting held on 23rd July 2008.

Upper Norgrove Site, Webheath – Development of Land – report to the Executive Committee considered at a meeting held on 11th June 2019.

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder		
Lead Director / Head of Service		

Executive Committee
2021

13th July

Financial Services		
Legal Services		

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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