

Overview and Scrutiny Committee

Thursday, 2nd
September, 2021
6.30 pm

Committee Room Two
Town Hall
Redditch



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- (Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:
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If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact

**Jess Bayley and Michael Craggs
Democratic Services Officers**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: 01527 64252 (Ext. 3268 / 3267) Fax: (01527) 65216
e.mail: jess.bayley@bromsgroveandredditch.gov.uk /
michael.craggs@bromsgroveandredditch.gov.uk**

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

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Overview AND SCRUTINY

Committee

Thursday, 2nd September, 2021

6.30 pm

Committee Room 2 Town Hall

Agenda

Membership:

Cllrs:

Debbie Chance
(Chair)
Jennifer Wheeler
(Vice-Chair)
Salman Akbar
Karen Ashley
Joanne Beecham

Michael Chalk
Alex Fogg
Julian Grubb
Lucy Harrison

6. Pre-Scrutiny - Homes England Asset Transfer (to follow)

(Pages 1 - 12)

14. Pre-Scrutiny - St David's House Extra Care Scheme Business Case (to follow)

(Pages 13 - 32)

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REDDITCH BOROUGH COUNCIL**Executive Committee
2021**7th September**Report title: Homes England Asset Transfer**

Relevant Portfolio Holder	Councillor 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@bromsgrove.gov.uk Contact Tel: 01527 881429
Wards Affected	All
Ward Councillor(s) consulted	N/A
Relevant Strategic Purpose(s)	Finding somewhere to live and An effective and sustainable Council
Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	

1. RECOMMENDATIONS**The Executive Committee RESOLVE that:-****Approval is given to the transfer of the following assets from Homes England to the Council.**

- 1) Land at Auxerre Avenue;**
- 2) The Anchorage;**
- 3) Land adjacent to Crossgates Depot, Crossgates Road, Park Farm ; and**
- 4) Matchborough West Meeting Rooms**

2. BACKGROUND

- 2.1 In 1964, with the formation of the then Redditch Development Corporation, one of their first main tasks was to undertake necessary land acquisition to ensure that new major developments and associated infrastructure for the New Town could be provided, within their designated programme.
- 2.2 On completion of their functions, the Redditch Development Corporation was wound up, with all assets then being transferred to the Commission for New Towns. This latter organisation was then replaced by English Partnerships, which in turn was then replaced by Homes and Communities Agency and ultimately was then replaced by Homes England.

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- 2.3 The Commission for New Towns, before their decommission, commenced transferring assets to this Council, but in a piecemeal manner, which has progressed over time involving the succeeding organisations, finally to where currently there just remains a collection of land areas of varying sizes, spread across the Borough.
- 2.4 Back in 2019, Homes England suggested that the remaining land areas could be transferred to the Council in one process. These land areas as previously stated, range from small individual areas that are only sub-soil elements (lie beneath adopted highways), up to more significant land parcels.
- 2.5 Regrettably, this process is taking longer than originally anticipated and as a result officers have been working with Homes England to identify a first stage transfer of four land parcels that would enable the council to proceed with projects that could benefit the Town in the short term.
- 2.6 The site at Auxerre Avenue adjoins a site in the Council's Housing Revenue Account (HRA) ownership that was approved to form part of the Housing development programme. The transfer of this site will enable the Council to increase the number of properties delivered.
- 2.7 The site known as the Anchorage is situated on the same site as the Sandycroft Centre and has been vacant for a number of years and is part of the Council's HRA portfolio. It was previously used to house vulnerable young women through a partner. This arrangement ended following a cut in funding to provide the support service. Homes England previously had an interest in Sandycroft & Arden House and when completing land registry of their holdings mistakenly registered the Anchorage as their property. The transfer of this site would therefore regularise the current position in terms of ownership.
- 2.8 The site known as Matchborough Meeting rooms has again been registered to Homes England in error and this proposed transfer will enable that position to be regularised.
- 2.9 The site adjacent to the Councils Depot site at Crossgates House will be a useful addition to the existing footprint of the Depot.

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3. FINANCIAL IMPLICATIONS

- 3.1 At this moment in time the revenue implications are unclear on the land being transferred to council ownership. The property services department are confident that the value in the land is greater than the potential revenue implications of maintaining and securing the land. The revenue costs for maintaining the land will be determined post transfer and a pressure will be included in the medium term financial plan if the costs cannot be met from existing budgets. Any plans to utilise the land post transfer will require business cases to be developed and presented which will have fully costed financial models in them.
- 3.2 The two sites mistakenly registered by Homes England and being transferred back to the council are currently on the council asset registers so there are no financial implications.

4. LEGAL IMPLICATIONS

- 4.1 There are no legal implications arising from the regularisation of these sites into council ownership, as they should have been already transferred and two sites were registered to Homes England in error.
- 4.2 Once the sites are in Council ownership, they will be added to the Asset Register. They can then be used or developed as the Council may decide.

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

- 5.1 The addition of these sites will enable the Council to extend the delivery of much needed affordable homes.

Climate Change Implications

- 5.2 The green thread runs through the Council plan. The transfer of the Crossgates site will enable the Council to look at the way in which it delivers services through the depot and the extent to which additional space will enable the Council to achieve this.

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

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2021**7th September

- 6.1 There are no Equality and Diversity implications arising as a result of the proposals in this report.

Operational Implications

- 6.2 Once transferred the assets will be included in the Councils asset register and the Council will assume responsibility for the same.

7. RISK MANAGEMENT

- 7.1 Any risks associated with the acquisition of these sites have been balanced in the context of the benefit that the asset affords.

8. APPENDICES

Appendix 1 – Site plan for land at Auxerre Avenue

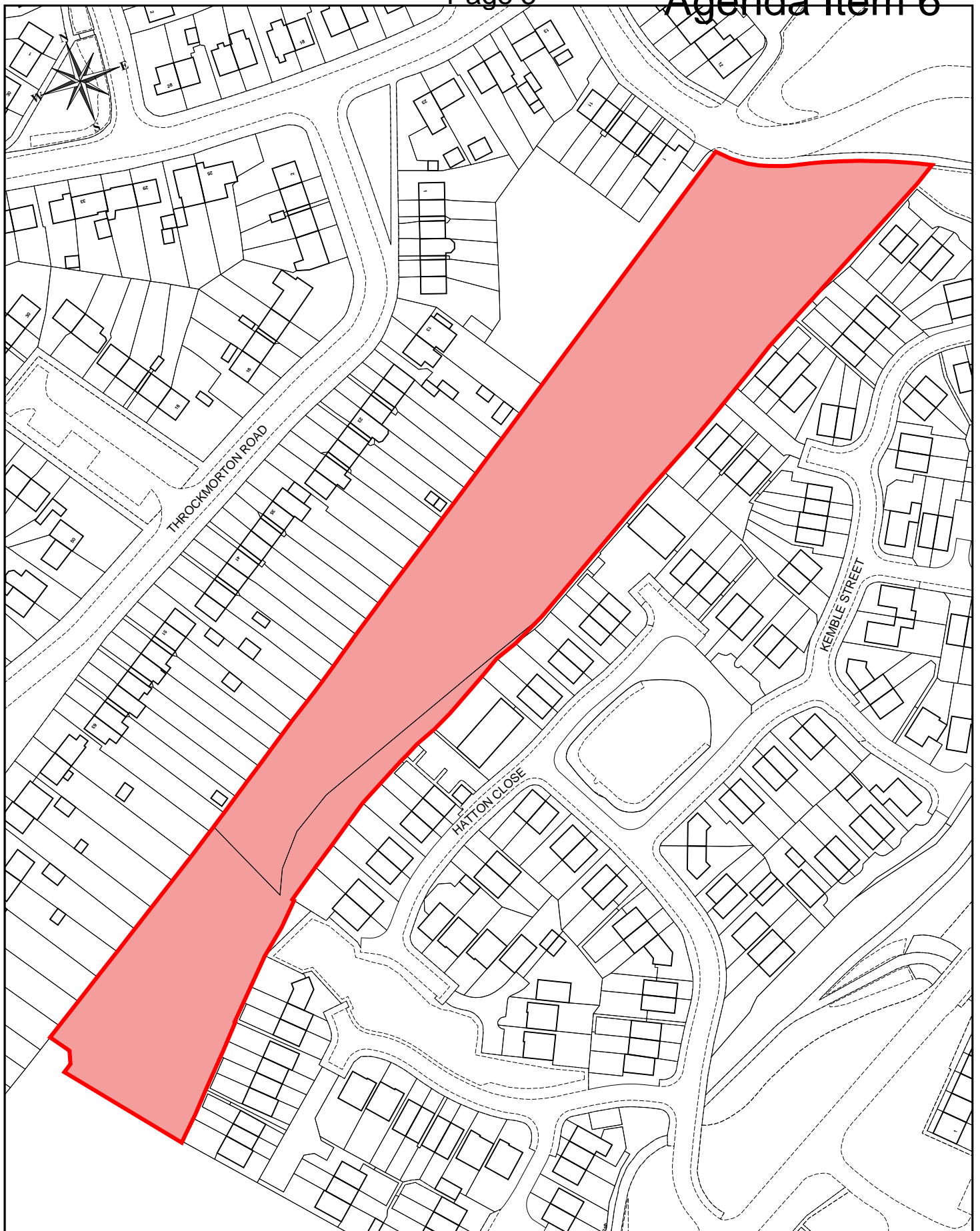
Appendix 2 – Site plan for land at The Anchorage

Appendix 3 – Site plan for land adjacent to Crossgates Depot

Appendix 4 – Site plan for the Matchborough West Meeting Rooms

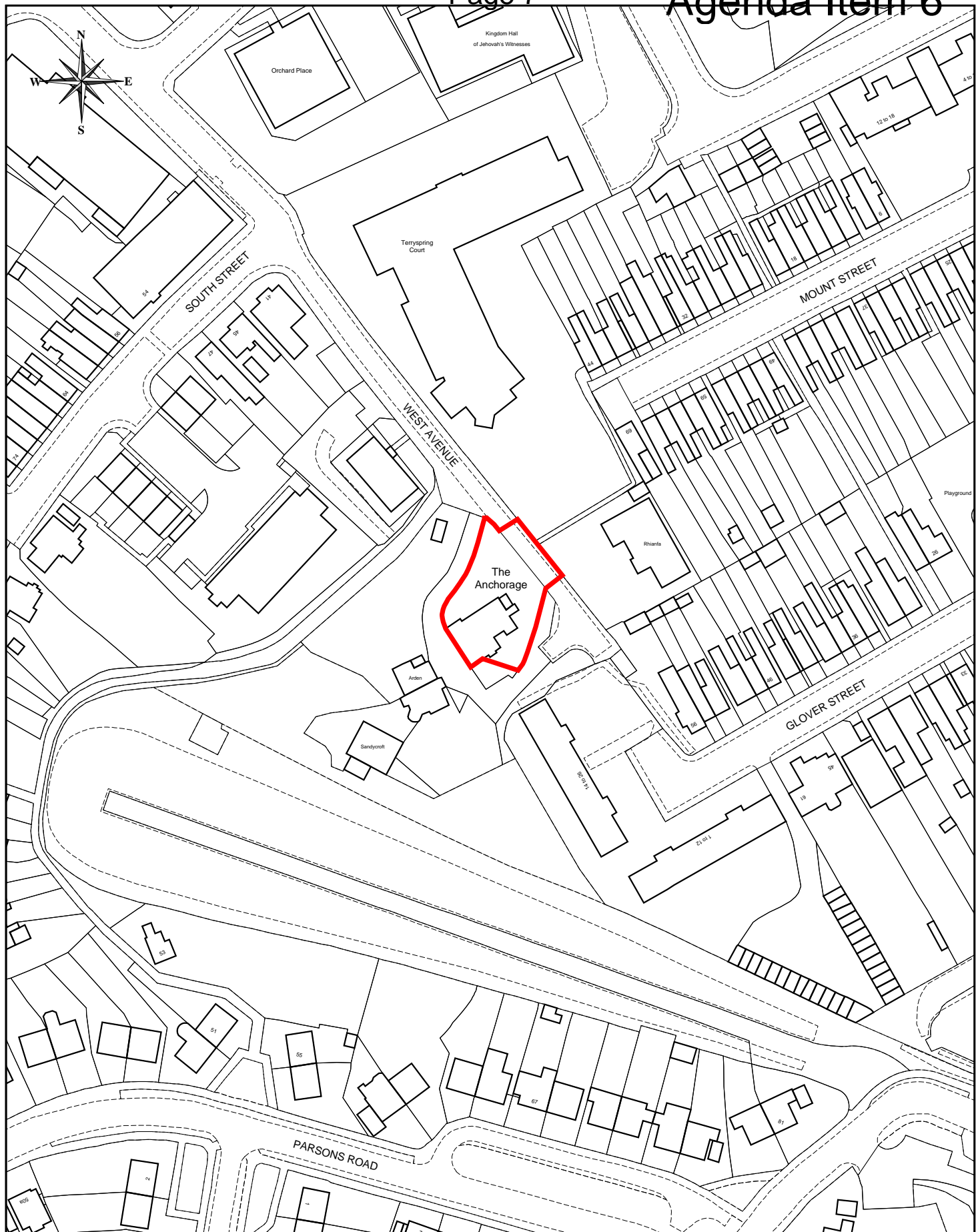
9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Cllr Dormer	17/08/21
Lead Director / Head of Service	James House Director of Resources	17/08/21
Financial Services	Chris Forrester	17/08/21
Legal Services	Clare Flanagan	17/08/21



Project:	Land Transfer from Homes England	Drawn:	PTL	Engineering and Design Services Town Hall Walter Stranz Square Redditch Worcs B98 8AH
Drawing:	Land at Auxerre Avenue Woodrow	Scale:	1/1500 @ A4	
Drawing No:	P2245/20	Date:	Aug 2021	© Crown Copyright and database rights 2021 Ordnance Survey 100024252

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Project: **Land Transfer
from Homes England**

Drawing: **The Anchorage
West Avenue, Smallwood**

Drawing No: **P2245/19**

Drawn: PTL

Scale: 1/1250
@ A4

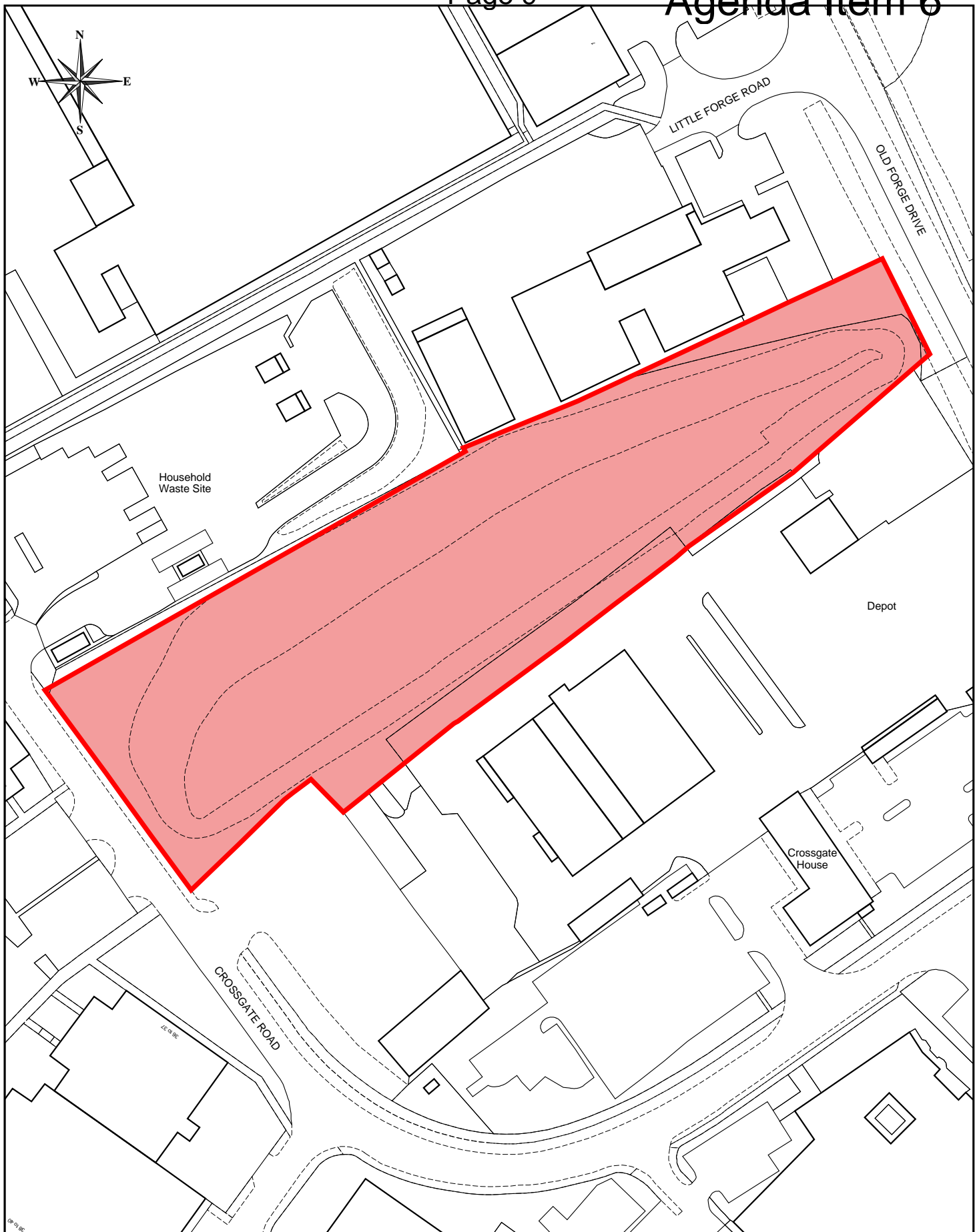
Date: Aug 2021

Engineering and Design Services

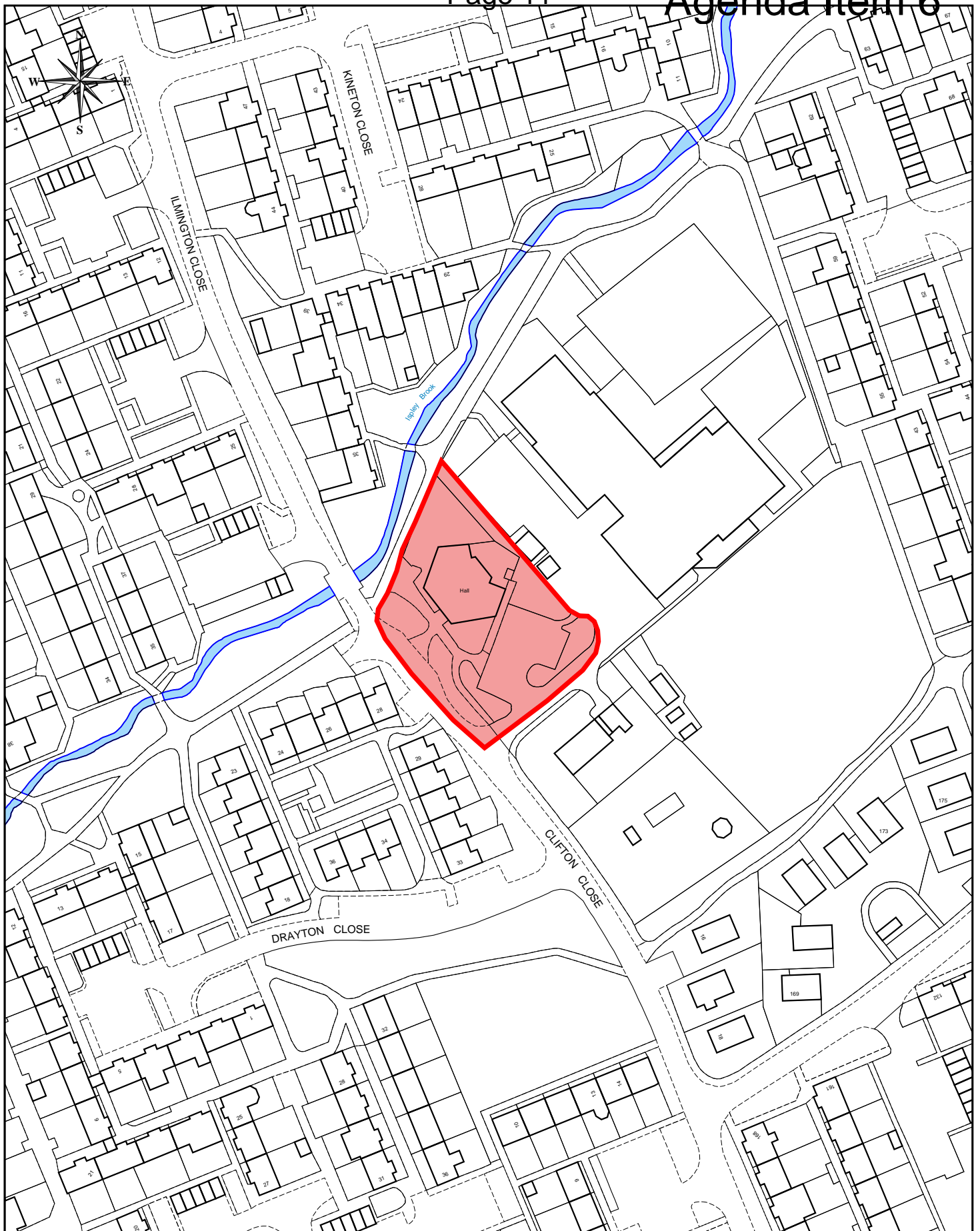
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Project:	Land Transfer from Homes England	Drawn:	PTL	Engineering and Design Services Town Hall Walter Stranz Square Redditch Worcs B98 8AH
Drawing:	Matchborough West Meeting Rooms, Clifton Close	Scale:	1/1250 @ A4	
Drawing No:	P2245/21	Date:	Aug 2021	© Crown Copyright and database rights 2021 Ordnance Survey 100024252

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Executive Committee

7 September 2021

St David's House Extra Care Scheme – Future delivery model

Relevant Portfolio Holder	Councillor Warhurst
Portfolio Holder Consulted	Yes
Relevant Head of Service	Head of Community & Housing Services
Report Author	Job Title: Head of Community & Housing Services Contact email: Judith.willis@bromsgroveandredditch.gov.uk Contact Tel: 01527 64252 ext 3348
Wards Affected	All
Ward Councillor(s) consulted	N/A
Relevant Strategic Purpose(s)	Finding somewhere to live Living independent, active and healthy lives
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 Paragraphs 3 and 4 of Part I of Schedule 12A to the Local Government Act 1972, as amended	

1. RECOMMENDATIONS

Executive Committee RESOLVE that the delivery of the Personal Domiciliary Care, Core Services and Kitchen services at St David's House Extra Care Scheme be procured in accordance with the Business Case attached to the report.

2. BACKGROUND

- 2.1 St David's House Extra Care Scheme is part of the Council's housing stock and it serves a purpose of enabling tenants with care needs to live independently in an extra care scheme. Every tenant lives in a self-contained flat, with their own front door, but with staff available 24 hours a day to provide personal care and support services.
- 2.2 The extra care scheme is located in Batchley and comprises of 35 flats within St David's House and 19 bungalows, known as Queens Cottages. The allocation of housing is done in consultation with Social Services and predominantly serves existing Council tenants who need this type of supported living accommodation

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- 2.3 Through a contract with Worcestershire County Council, the Council delivers three services:
- Domiciliary Care. This care is provided to each individual in their own home and will promote their independence and wellbeing as in any other community setting. Personal care packages are delivered with an ongoing assessment of need.
 - Core Services. This comprises of the provision of support, activities & entertainment, 24/7 response including on-site staff overnight and access to a care provision.
 - Kitchen provision. This comprises a full catering kitchen providing hot lunches to residents and their guests.
- 2.4 Delivery of the above three services is not a statutory responsibility of the Council and many stock holding local authorities and housing associations contract out the care element of an extra care scheme to a specialist provider.

3. FINANCIAL IMPLICATIONS

- 3.1 Historically and up until 2014 the Council received around £200k per annum of Supporting People funding to deliver these services. Since this funding was removed a contract has been in place which has provided funding of £58k p.a. As a consequence of this reduction in funding the Council's Housing Revenue Account has been subsidising the services to tenants.
- 3.2 The current costs and income generated from the scheme are contained within section 5 of the Business Case, attached as an Appendix.
- 3.3 In procuring the care element of the extra care scheme the income generated in respect of the Worcestershire County Council contract funding and that from the personal care packages, support charges and meals would be transferred to the new provider. In return the provider would deliver the services detailed in section 2.3.
- 3.4 The HRA only has reserves of around £800k which is just above the minimum allowed. In procuring this service this will bring about a significant saving and therefore a positive impact on the HRA finances over the next 3 years and support its sustainability.

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4. LEGAL IMPLICATIONS

- 4.1 The service will be procured in accordance with the Council's procurement contract procedure rules. It is proposed that it would be a contract of 3 years with the option to extend to 5 years. Consequently, the costs of a potential 5-year contract exceed current EU procurement limits.
- 4.2 The Council receives funding for the Extra Care service via a contract with Worcestershire County Council. In order to continue to receive this funding, the provider would have to meet the requirements of the Worcestershire County Council Selective List, this would therefore be a requirement set out in the tender documentation.

5. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 5.1 This business case supports the Housing Services work to deliver to the Council's agreed vision and strategic purposes to enrich lives and aspirations through the provision of efficiently run and high quality services, ensuring that all in need receive appropriate help, support and opportunities.
- 5.2 It supports the Council's following strategic purposes of:
- Finding somewhere to live
 - Living independent, active and healthy lives
- 5.3 In addition it supports the Council's organisational priority of Financial Stability by delivering a sustainable financial plan and managing our assets to get the best outcomes for our residents.

Climate Change Implications

- 5.2 The Business Case is in respect of the care element of the delivery of the Extra Care Scheme, consequently there are no direct climate change implications. The Council would continue to retain ownership of the St David's flats and Queens Cottages. Therefore, it will retain its landlord responsibilities to implement initiatives to support climate change through property initiatives e.g. energy efficiency.

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6. OTHER IMPLICATIONS

Equalities and Diversity Implications

- 6.1 The commissioning of the care and catering provision at St David's House will ensure the future sustainability of this extra care scheme in the Borough and the quality of service to existing and future tenants. This scheme provides the opportunity for older existing and new Council tenants with care needs to move into a domiciliary care scheme at a social rent. This allows them to still retain their independence whilst also receiving the necessary care packages as appropriate to their needs.

Operational Implications

- 6.2 The Council would continue to be the landlord for St David's House and the Queens Cottages. Consequently, the responsibility for maintaining the flats, bungalow and communal areas would remain with the Council. The Council would continue to receive the income from the tenants' rents and the associated service charges.

7. RISK MANAGEMENT

- 7.1 The risks of this proposal have been considered and are set out in a table in Section 6 of the attached Business Case. Actions to mitigate the risks are also identified.

8. APPENDICES and BACKGROUND PAPERS

The Business Case is attached as an Appendix to this report. The content of this Business Case is exempt.

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9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Craig Warhurst	12.8.21
Lead Director / Head of Service	Sue Hanley, Deputy Chief Executive and Director of	9.8.21
Financial Services	Chris Forrester, Head of Financial Services	9.8.21
Legal Services	Clare Flanagan, Legal Services Manager	11.8.21

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

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