

Additional papers 1



Overview and Scrutiny Committee

Thu 17 Mar
2022
6.30 pm

Council Chamber
Town Hall
Redditch



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**If you have any queries on this Agenda please contact
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Overview and Scrutiny

Thursday, 17th March, 2022

6.30 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Debbie Chance
(Chair)
Salman Akbar
Karen Ashley
Michael Chalk

Brandon Clayton
Alex Fogg
Julian Grubb
Lucy Harrison

5. Declaration of Land Surplus to Requirement at Lodge Road/Union Street, Smallwood and Available for Disposal (Pages 1 - 8)

11. External Scrutiny Bodies - Update Reports (Pages 9 - 12)

- a) West Midlands Combined Authority (WMCA) Overview and Scrutiny Committee – Council representative, Councillor Chalk; and
- b) Worcestershire Health Overview and Scrutiny Committee (HOSC) – Council representative, Councillor Chalk.

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Executive Committee

22 March 2022

DECLARATION OF LAND SURPLUS TO REQUIREMENT AT LODGE ROAD/UNION STREET, SMALLWOOD

Relevant Portfolio Holder	Councillor Matthew Dormer
Portfolio Holder Consulted	Yes
Relevant Head of Service	Claire Felton - Head of Legal, Equalities and Democratic Services
Report Author	Job Title: Engineering Team Leader Contact email: pete.liddington@bromsgroveandredditch.gov.uk Contact Tel: 534108
Wards Affected	Central
Ward Councillor(s) consulted	No
Relevant Strategic Purpose(s)	Communities which are safe, well maintained and green
Non-Key Decision	

1. RECOMMENDATIONS

The Executive Committee RESOLVE that:-

the land adjacent to Nos. 140 - 144 Lodge Road, Smallwood, be declared surplus to Council requirements and disposed of at market value.

2. BACKGROUND

Appendix 1 (Drawing Nos. P2049/182 and P2049/185 refers). This site has been vacant for many years and was presumably converted to a small informal amenity area at some stage. However, it has now regrettably become, at times, a depository for unwanted scrap items and the like. Consequently, the proposed development consisting of 2 No. 3-bed houses will provide a much improved visual improvement to the locality.

3. FINANCIAL IMPLICATIONS

- 3.1 The sale of this land will generate capital receipts to the General Fund, and all capital receipts from disposals are deemed to be a Corporate capital resource available for allocation in line with Corporate priorities.
- 3.2 The Secretary of State for Communities and Local Government issued guidance in giving Local Authorities greater freedoms with how capital receipts can be used to finance expenditure. This Direction allows for

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the following expenditure to be treated as Capital, 'expenditure on any project that is designed to generate ongoing revenue savings in the delivery of public services, and/or transform service delivery to reduce costs, and/or transform service delivery in a way that reduces costs or demand for services in future years, for any of the public sector delivery partners.'

4. LEGAL IMPLICATIONS

- 4.1 Although the Council may dispose of its land or property in any manner it wishes, the Council is required to dispose of any interest in land at Best Value in accordance with Section 123 of the Local Government Act 1972. To achieve this requirement, it is normal for the Council to market the sites for sale to achieve the highest capital receipts possible.

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

- 5.1 **Communities which are safe, well maintained and green** – As highlighted within the report, this former small amenity area is now regarded at times, as a depository for unwanted scrap items and the like. In addition, for an amenity area as such, it offers little in visual delights as it overlooks a popular super store.
- 5.2 The proposal will provide a development, which with careful design will integrate well with the existing dwellings, and provide a much improved visual appearance to the well-established residential area.

Climate Change Implications

- 5.3 As part of the land sale, Officers recommend that it will be stipulated, that the proposed housing development will not include any on-site fossil fuelled installations, and will also obtain the highest Energy Performance Certificate rating possible (to be agreed with Council).

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

- 6.1 There are no equality impacts arising from this report.

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Operational Implications

- 6.2 Currently, there exists a Residents' Parking Scheme within this locality, and this new proposal, particularly at the vehicular access location to the new parking spaces in Union Street, will result in the loss of 3 No. on-street car parking spaces. However, the County Council has raised no objection to this, except of course that an amendment will have to be made to the existing Traffic Regulation Order, the cost being £4,500, which will have to be borne by the land purchaser/developer.

7. RISK MANAGEMENT

- 7.1 Failure to achieve best value for the land is mitigated through the process for selling at market value.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 - Indicative Layout and Site Location Plan.

Pre-application advice received from Worcestershire County Council – Highways.

Executive Committee

22 March 2022

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Matthew Dormer	11 January 2022
Lead Director/Head of Service	Claire Felton - Head of Legal, Equalities and Democratic Services	21 February 2022
Financial Services	Peter Carpenter Interim Deputy S151 Finance	22 February 2022
Legal Services	Clare Flanagan Principal Solicitor	21 February 2022
Policy Team	Emily Payne Engagement and Equalities Advisor	16 February 2022
Climate Change Officers	Kath Manning - Climate Change and Energy Support Officer Anna Wardell-Hill Environmental Policy and Awareness Officer	09 March 2022

Appendix 1



Notes:
Proposed Layout Schedule
 Site Area - 0.046 ha (0.113 acres)
 Dwelling Types
 2 No. 3 bed houses
 Density - 43.5 No.dwellings/ha
 4 No. car parking spaces
 [Red box] Site application area

Date	Rev	Details

Project:
Proposed Residential Development
Lodge Road/Union Street
Smallwood, Redditch

Drawing:
Indicative Layout

Drawn:	PTL	Scale:	1/500 @ A3
Surveyed:	OS	Date:	Nov 2021

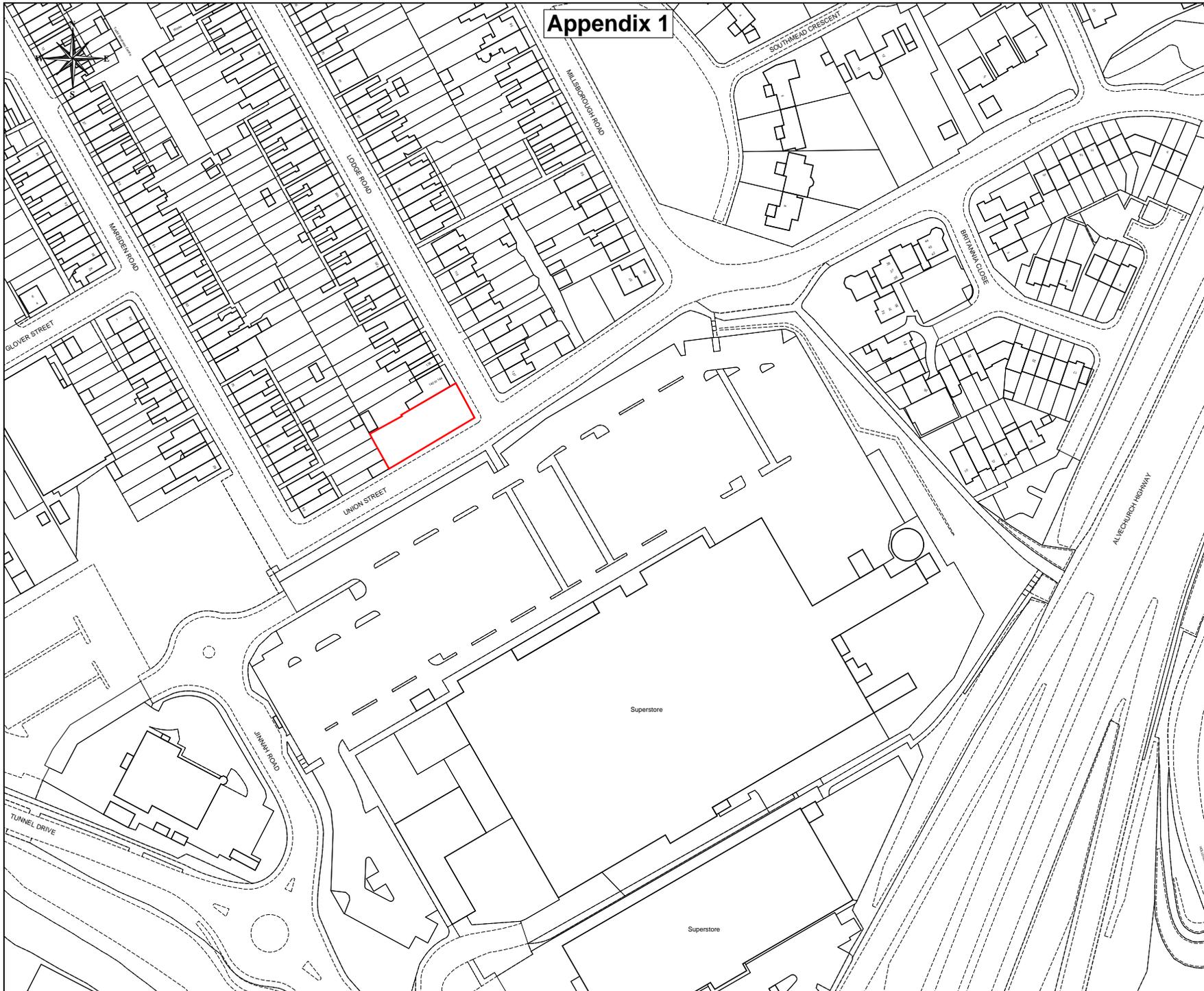
Drawing No: **P2049/182**

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 Walter Stranz Square
 Redditch
 Worcs B98 8AH



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Appendix 1



Notes:

Date	Rev	Details

Project:
**Proposed Residential Development
 Lodge Road/Union Street
 Smallwood, Redditch**

Drawing:
Location Plan

Drawn:	PTL	Scale:	1/1250 @ A3
Surveyed:	OS	Date:	Feb 2022

Drawing No: **P2049/185**

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West Midlands Combined Authority
Overview & Scrutiny Committee
7th March 2022

This meeting had a 138-page agenda.

The first was a report from the portfolio holder for Housing. With additions from officers, he explained that the WMCA does not build houses only makes it possible for housing associations and others to do so. Also, they have no direct impact on how many social houses are built. It is expected that a minimum of 20/25% of the houses built with the help of the WMCA will be social housing.

There were comments on the report from several members most of whom welcomed the work done.

The Members remuneration panel is to report to the board in June. At present only the Mayor and Deputy Mayor have an allowance but consideration was being given to others with responsibilities. There is an anomaly that members of the Transport Delivery Committee also get a left-over allowance, as it was formed before the combined authority.

WMCA has been offered “Trailblazing Devolution Deal” to run by the side of the ‘Levelling up white paper’. This will enable the CA to promote different models for the next devolution deal. The officers explained their vision and showed their 12-point mission. This can be made available if required. A major point is the open conversations with HMG.

On the ‘Plan for Growth’ various aspects were discussed as was the allocation of grants where money was coming in and going out to a range of activities. There are 12 major areas and 16 smaller areas that are being considered.

The Annual business Plan is designed to work alongside the aims and objectives of the authority and ensure they work.

Finally the forward plan was accepted without debate.

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The trust has introduced a scheme of interdisciplinary Discharge Cells that aim to discharge patients the same day or where possible the next day before 12am. At present the Alex is discharging 30% pre 12:00, the Alex is performing better than the Royal.

Ambulance service is dealing with fewer patients as 111 is getting better at directing caller to alternative facilities and there are less 999 calls. A Patient Tracker system is showing strong benefits but there are still time differences between areas.

The WCC Intermediate Care Team is being made permanent to help with patient discharge but there are problems with recruiting staff.

The time a patient is in care starts with the first contact, this may be the ambulance paramedic but then all departments are involved up to the time the patient is discharged home with or without assistance.

When asked about the night-time economy it was suggested that there was no real evidence of an increase in drink related admissions to A&E, the concern was mental health concerns as this appeared to be on the increase.

The Ring-fenced Grant for 2022/23 was showing a small percentage increase to £30,364,907 that was being spent on a range of 26 items from sexual health to birth defect prevention. *The full list can be made available.* The reserves of £8M need to be spent on improving health. There is a 3 year plan.

The debate on Dental Health revolved around the relation or non-relation between NHS and private. The NHS contract was introduced in 2006 and most dentists can not survive on the payments from the NHS so are going totally private. It was not common knowledge that there is free dentistry with some benefits. *May be worth making this known to our eligible constituents.*

This was a three hour meeting so this can only be a snap shot of what was said but as always if more detail is required the official minutes are published on the county website.

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