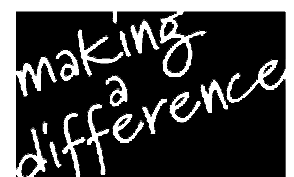


Overview and Scrutiny Committee

Tuesday, 14th June,
2011
7.00 pm

Committee Room Two
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agenda and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees (or summaries of business undertaken in private) for up to six years following a meeting.
- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, upon request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.
- A reasonable number of copies of agenda and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its Committees etc.
- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, all items of business before the Executive Committee are Key Decisions.
- (Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:
www.redditchbc.gov.uk

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
Overview and Scrutiny Support 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
Minicom: 595528**

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.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.

Declaration of Interests: Guidance for Councillors

DO I HAVE A "PERSONAL INTEREST" ?

- Where the item relates or is likely to affect your **registered interests** (what you have declared on the formal Register of Interests)

OR

- Where a decision in relation to the item might reasonably be regarded as affecting **your own** well-being or financial position, or that of your **family**, or your **close associates** more than most other people affected by the issue,

you have a personal interest.

WHAT MUST I DO? **Declare the existence, and nature, of your interest and stay**

- The declaration must relate to specific business being decided - a general scattergun approach is not needed
- **Exception** - where interest arises only because of your membership of another **public body**, there is no need to declare unless you **speak** on the matter.
- You **can vote** on the matter.

IS IT A "PREJUDICIAL INTEREST" ?

In general only if:-

- It is a personal interest **and**
 - The item affects your **financial position** (or conveys other benefits), or the position of your **family, close associates** or bodies through which you have a **registered interest** (or relates to the exercise of **regulatory functions** in relation to these groups)
- and**
- A member of public, with knowledge of the relevant facts, would reasonably believe the interest was likely to **prejudice** your judgement of the public interest.

WHAT MUST I DO? **Declare and Withdraw**

BUT you may make representations to the meeting before withdrawing, **if** the public have similar rights (such as the right to speak at Planning Committee).



Overview and Scrutiny

Committee

Tuesday, 14th June, 2011

7.00 pm

Committee Room 2 Town Hall

Agenda

Membership:

Cllrs:	P Mould (Chair)	Andrew Fry
	Mark Shurmer	Bill Hartnett
	(Vice-Chair)	Gay Hopkins
	Peter Anderson	Luke Stephens
	Andrew Brazier	One vacant seat at the time of
	Michael Chalk	publication

<p>1. Apologies and named substitutes</p>	<p>To receive apologies for absence and details of any Councillor (or co-optee substitute) nominated to attend this meeting in place of a member of this Committee.</p>
<p>2. Declarations of interest and of Party Whip</p>	<p>To invite Councillors to declare any interest they may have in items on the Agenda and any Party Whip.</p>
<p>3. Minutes</p>	<p>To confirm the minutes of the most recent meeting of the Overview and Scrutiny Committee as a correct record.</p> <p>(Minutes to follow)</p> <p>All Wards;</p>
<p>4. Actions List (Pages 1 - 2)</p>	<p>To note the contents of the Overview and Scrutiny Actions List.</p> <p>(Report attached)</p> <p>All Wards;</p>
<p>5. Consideration of Executive Committee minutes and Scrutiny of the Forward Plan (Pages 3 - 10)</p>	<p>To consider the content of the draft minutes from the most recent meeting of the Executive Committee and also to consider whether any items on the Forward Plan are suitable for scrutiny.</p> <p>(Minutes attached).</p> <p>All Wards;</p>

Overview and Scrutiny

Committee

Tuesday, 14th June, 2011

<p>6. Task & Finish Reviews - Draft Scoping Documents</p>	<p>To consider any scoping documents provided for possible Overview and Scrutiny review.</p> <p>(No reports attached)</p> <p>(No Specific Ward Relevance);</p>
<p>7. Crime and Disorder Scrutiny Panel - Update (Pages 11 - 12) Councillor Bill Hartnett</p>	<p>To receive an update from the Chair of the Panel regarding alcohol related hospital admissions and to determine whether any further action is required in response to this letter by either the Overview and Scrutiny Committee or Crime and Disorder Scrutiny Panel.</p> <p>(Report attached).</p> <p>(No Specific Ward Relevance);</p>
<p>8. Health Overview and Scrutiny Committee Update Councillor Brenda Quinney</p>	<p>To receive an update on any work undertaken by the Council's representative on the Health Overview and Scrutiny Committee.</p> <p>(Oral report).</p> <p>All Wards;</p>
<p>9. External Refurbishment of Housing Stock - Action Update Report (Pages 13 - 26) L Tompkin, Head of Housing</p>	<p>To consider an Action Update report concerning a number of additional actions requested by the Executive Committee in relation to the work of the External Refurbishment of Housing Stock Short, Sharp Review Group.</p> <p>(Report attached).</p> <p>(Greenlands Ward);</p>
<p>10. Scrutiny Topics - Brainstorm</p>	<p>To brainstorm topics for scrutiny by the Overview and Scrutiny Committee, Task and Finish Groups and / or Short, Sharp Review Groups during the year.</p> <p>(Oral report)</p> <p>All Wards;</p>

Overview and Scrutiny

Committee

Tuesday, 14th June, 2011

11. Referrals	<p>To consider any referrals to the Overview & Scrutiny Committee direct, or arising from:</p> <ul style="list-style-type: none">• The Executive Committee or full Council• Other sources. <p>(No separate report).</p> <p>All Wards;</p>
12. Work Programme (Pages 27 - 32)	<p>To consider the Committee's current Work Programme, and potential items for addition to the list arising from:</p> <ul style="list-style-type: none">• The Forward Plan / Committee agendas• External publications• Other sources. <p>(Report attached)</p> <p>(No Specific Ward Relevance);</p>
13. Exclusion of the Press and Public	<p>Should it be necessary, in the opinion of the Borough Director, during the course of the meeting to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged, it may be necessary to move the following resolution:</p> <p>"That, under S.100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs (to be specified) of Part 1 of Schedule 12 (A) of the said Act".</p> <p>All Wards;</p>

Actions requested by the Overview and Scrutiny Committee

Date Action Requested	Action to be Taken	Response
8th December 2011 1	Members requested that the Joint Worcestershire Hub review be raised for discussion at the next following Joint Chairs and Vice Scrutiny Network Meeting.	TO BE DONE (next Joint Chair and Vice Chairs meeting postponed until June/July) Lead Officers, Overview and Scrutiny Support Officers.
2nd March 2011 2	Members requested that the Joint Worcestershire Scrutiny Framework be considered at the following meeting of the Joint Worcestershire Chairs and Vice Chairs Network	TO BE DONE (next Joint Chair and Vice Chairs meeting postponed until June/July) Lead Officers, Overview and Scrutiny Support Officers.
13th April 2011 3	Officers to discuss the subject of presenting information about service performance to the public with members of the Budget Jury.	TO BE DONE (Budget Jury members to be consulted during a forthcoming meeting in July). Lead Officer, Director of Policy, Performance and Partnerships.
13th April 2011 4	Members requested that performance in relation to savings made through landfill charges should be incorporated into the quarterly reports. It was noted that the Council would need to liaise with Worcestershire County Council in order to obtain this information.	TO BE DONE Officers are investigating the potential to incorporate this item into the quarterly performance reports for 2011/12. Lead Officer, Director of Policy Performance and Partnerships.

<p>24th May 2011</p> <p>5</p>	<p>Members expressed concerns about amendments to substitution arrangements on the Overview and Scrutiny Committee and recommended that the issue be considered further by the Constitutional Review Working Party.</p>	<p>The issue has been reconsidered and it has been noted that the substitution arrangements still apply to the Overview and Scrutiny Committee. Therefore no further action is required. DONE.</p>
<p>24th May 2011</p> <p>6</p>	<p>Members requested that a further report on the subject of a staff volunteering policy be presented for the consideration of the Overview and Scrutiny once Bromsgrove District Council has monitored implementation of their scheme.</p>	<p>The Committee's Work Programme has been altered accordingly. DONE.</p>
<p>24th May 2011</p> <p>7</p>	<p>Members noted that the Members' ICT Facilities – Policy had been considered at the previous meeting of the Executive Committee on 12th April. They requested that all members be consulted regarding the policy and their ICT needs prior to the Council meeting on 6th June when a decision about the policy will be made.</p>	<p>Officers are in the process of consulting with all councillors and anticipate that this action will have been completed by 6th June. WILL BE DONE BY THE DATE OF THE MEETING.</p>



Executive Committee

31st May 2011

MINUTES

Present:

Councillor Carole Gandy (Chair), Councillor Michael Braley (Vice-Chair) and Councillors Juliet Brunner, Greg Chance, Malcolm Hall, Jinny Pearce, Debbie Taylor and Derek Taylor

Also Present:

Councillors Simon Chalk and Robin King

Officers:

J Bayley, K Dicks, C Flanagan, S Hanley, T Kristunas and J Pickering

Committee Services Officer:

D Sunman

1. APOLOGIES

Apologies for absence were received on behalf of Councillor Brandon Clayton.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. LEADER'S ANNOUNCEMENTS

There were no Leader's Announcements.

At this point in the meeting Councillor Chance raised the following:

- whether Councillor Gandy had completed the compulsory Chair's training prior to the meeting. The Chief Executive confirmed that the Chair's training was in the process of being arranged and that in these circumstances Councillor Gandy could continue to chair the meeting.
- Proposed a motion that Item 7 and 8 be discussed in public session on the grounds that an important principle regarding

.....
Chair

support of third sector organisations was involved. The motion was seconded and a vote taken. The motion was defeated.

4. MINUTES

RESOLVED that

the minutes of the meeting of the Executive Committee held on 12th April 2011 be confirmed as a correct record and signed by the Chair.

5. ROAD GRITTING SHORT, SHARP REVIEW - FINAL REPORT

Councillors Robin King and Simon Chalk attended the meeting to present the final report of the Gritting Short, Sharp Review Group.

Members were informed that the Group had made 13 recommendations that had been designed to help improve road gritting and winter service arrangements in Redditch during periods of inclement weather.

The Group recognised that Worcestershire County Council (WCC), as the responsible authority for gritting and highways maintenance, had worked hard during December 2010 to minimise the impact of unprecedented weather conditions on the highways in the County.

The aim of the review had been to help WCC to continue to improve winter service arrangements by contributing a local perspective about actions that could be taken to improve conditions in Redditch for the future.

The Committee were informed that the Group had made a number of recommendations about relevant sections of the County Council's website. It was noted that following presentation of the report for the consideration at the Overview and Scrutiny Committee in April alterations had been made to the County Council's website. These alterations had addressed some, though not all, of the Group's concerns.

Councillor King thanked all members of the Group and, in particular, former Councillor Graham Vickery who had initially chaired the Group. He also thanked the Head of Environmental Services and his team, and the Overview and Scrutiny Support Officer for their support in the production of the final report.

The Chair informed members that a meeting had been arranged for the beginning of July with WCC's Cabinet Member with Responsibility for Highways and Transport. She reported that it

was her intention to take a copy of the final report to the meeting for discussion.

RESOLVED that

- 1) **the report be noted;**
- 2) **the Executive Committee receive an update following the meeting with WCC's Cabinet Member with Responsibility for Highways and Transport.**

6. REDDITCH COUNCIL PLAN 2011-14

The Committee received a report on and copy of the draft Redditch Council Plan 2011-14 for approval.

Officers reported that the Council Plan, and associated Action Plan, had been developed to reflect the Council's vision as 'an enterprising community, which is safe, clean and green' as well as a fourth overarching priority to be a well-managed organisation.

Members noted the comments of the Overview and Scrutiny Committee from their meeting on 13th April when they considered the draft plan for pre-scrutiny.

RECOMMENDED that

The Council Plan 2011 – 2014, attached at Appendix 1 of the report, be approved.

7. REVIEW OF LEASE - 21 AND 21A SALTERS LANE

Members agreed a further 3 year lease with associated terms on 21 and 21a Salters Lane.

[During consideration of this item Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to exclude the press and public prior to any debate on the grounds that information would be revealed relating to the financial affairs of any particular body (including the authority holding that information.)]

8. REVIEW OF LEASE - UNIT 1, MATCHBOROUGH CENTRE

Members agreed the continuation of a concessionary rent agreement and the terms thereof in relation to Unit 1, Matchborough House.

[During consideration of this item Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to exclude the press and public prior to any debate on the grounds that information would be revealed relating to the financial affairs of any particular body (including the authority holding that information.)]

9. PARK HOUSE (150 EVESHAM ROAD)

Members considered a report requesting that the site of the former Park House (150 Evesham Street) be declared surplus to requirements and made available for disposal.

RESOLVED that

- 1) the site of the former Park House (150 Evesham Street) be declared surplus to requirements;**
- 2) Local Councillors consult residents and feedback ideas for the future use of the site; and**
- 3) a further report be submitted to the Executive Committee at the meeting scheduled for 2nd August 2011 regarding the disposal and future use of the site.**

10. OVERVIEW AND SCRUTINY COMMITTEE

The Committee received the minutes of the meeting of the Overview and Scrutiny Committee held on 13th April 2011. Members noted the recommendations regarding the pre-scrutiny of the Redditch Council Plan 2011 – 2014 as noted in Minute 6 above.

RESOLVED that

the minutes of the meeting of the Overview and Scrutiny Committee held on 13th April 2011 be received and noted.

11. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.

There were no minutes or referrals under this item.

12. ADVISORY PANELS - UPDATE REPORT

The Committee received an update on the work of the Executive Committee's Advisory Panels and similar bodies.

The following was noted:

- Procurement Steering Group – date to be arranged: and
- Planning Advisory Panel – next meeting – 28th June

RESOLVED that the report be noted.

13. ACTION MONITORING

RESOLVED that

the report be noted.

14. EXCLUSION OF THE PUBLIC

RESOLVED that

under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter on the grounds that it involves the likely disclosure of exempt information as defined in the relevant paragraph 3 of Part 1 of Schedule 12 (A) of the said Act, as amended:

- **Review of Lease – 21 and 21a Salters Lane (as detailed at Minute 6 above); and**
- **Review of Lease – Unit 1 Matchborough House (as detailed at Minute 7 above).**

The Meeting commenced at 7.27 pm
and closed at 9.05 pm

.....
Chair

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

Document is Restricted

Departmental officials have made enquiries with the local NHS in relation to the matters you raised. Worcestershire Acute Hospitals NHS Trust confirms that the decision to admit intoxicated young people into hospital overnight is made on a case-by-case basis depending on injury, level of consciousness, and issues associated with safeguarding. The Trust also confirms that there is no significant difference between how these patients are managed across its hospital sites.

However, no other national guidance or policy has been issued on this subject.

The National Poisons Information Service advises that all children with features of alcohol intoxication should be referred to hospital. Those who have ingested >0.4 ml/kg body weight of absolute alcohol should be observed for at least 4 hours.

The Medical Council on Alcohol is a charity concerned with the effects of alcohol on health. In its publication *Alcohol and Health* (2010), it states:

Thank you for your letter of 14 April about alcohol related hospital admissions.

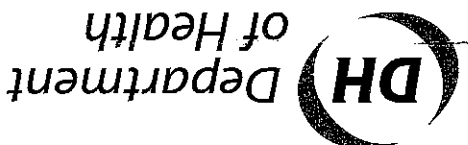
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23 MAY 2011

Councillor Bill Hartnett
 Chair, Redditch Crime and Disorder Scrutiny Panel
 Redditch Borough Council
 Town Hall
 Walter Stranz Square
 Redditch
 Worcestershire B98 8AH

P00000610902

Richmond House
 79 Whitehall
 London
 SW1A 2NS
 Tel: 020 7210 4850



From Anne Milton MP
 Parliamentary Under Secretary of State for Public Health

ANNE MILTON

Handwritten signature and initials

Please do contact me again if there are any further concerns.

Departmental officials also made enquiries with other NHS trusts across the UK to determine how widespread the practice of overnight admission is. Typically, trusts have a local policy to assess the need for admission based on safeguarding young people as well as on clinical thresholds. Approximately 50-60 per cent of emergency department attendances as a result of alcohol misuse in under-16s are admitted. It is the responsibility of the treating clinician to decide whether to admit the young person in question into hospital.

OVERVIEW AND SCRUTINY COMMITTEE

14th June 2011

External Refurbishment of Housing Stock Short, Sharp Review – Update Report

Relevant Portfolio Holder	Councillor Brandon Clayton, Portfolio Holder for Housing, Local Environment and Health
Portfolio Holder Consulted	Yes
Relevant Head of Service	Liz Tompkin, Head of Housing, and Guy Revans, Head of Environmental Services
Wards Affected	Greenlands ward
Non-Key Decision	

1. SUMMARY OF PROPOSALS

This report contains an update on actions that were requested by the Executive Committee in relation to a number of the recommendations proposed by the External Refurbishment of Housing Stock Short, Sharp Review Group in December 2010. Further implications, particularly with regards to the financial costs involved in delivering the recommended actions are provided to help inform further decision making on this subject.

2. RECOMMENDATIONS

The committee is asked to **RECOMMEND** that

- 1) **the costs involved in decorating the lintels featured on council properties in Ombersley Close and Rushock Close be incorporated into the Council's 30 year capital programme;**
- 2) **based on the costs involved, no further action be taken regarding repainting the pebbledash facades of properties located on Ombersley Close and Rushock Close;**
- 3) **if recommendation 2 is agreed then no consultation work is undertaken; and**

to **RESOLVE** that

the report be noted.

OVERVIEW AND SCRUTINY COMMITTEE

14th June 2011

3. KEY ISSUES

Background

- 3.1 The External Refurbishment of Housing Stock Short Sharp Review was completed in December 2010. Two members were appointed to this Group, former Councillor Graham Vickery (Chair) and Councillor William Norton. The Group focused in particular on conditions of Council housing stock in Woodrow, though many of the 12 recommended actions that they proposed were applicable to other parts of the Borough. These recommended actions were designed to improve the appearance of properties in the Council's housing stock and the surrounding environment.
- 3.2 The Executive Committee considered the Group's final report on 12th January 2011. Members of the Committee welcomed the report and largely endorsed both the analysis of the effect of a poor environment on the aspirations of people living in those areas and the measures that were being proposed.
- 3.3 However, concerns were expressed over several of the measures in respect of the possible cost and resource implications. Officers were requested to carry out further work on three of the proposals and to report their findings for the consideration of the Overview and Scrutiny Committee in due course. This report outlines the action that was requested and the outcomes of these further areas of work.

Recommendations – Updates

Recommendation 2: We recommend that the lintels featured on Council properties be decorated to improve the visual appearance of those properties.

- 3.4 The Executive Committee was advised that Redditch Borough Council did not have a budget for decorating the lintels featured on Council properties. Therefore whilst the Committee recognised the value of the proposed action Members felt that they could not approve the recommendation in January 2011.
- 3.5 Instead, further work was requested from Officers to enable the Executive Committee to reach an informed decision on the subject at a later date. Specifically, Members requested that Officers gather further information about the costs involved in decorating the lintels on Council buildings and how these costs could be met. Furthermore, Members requested that the ongoing maintenance implications for this proposed action should be identified.

OVERVIEW AND SCRUTINY COMMITTEE

14th June 2011

- 3.6 Following the 12th January 2011 Executive Committee meeting a trial of painting the lintels was carried out on a block of 12 garages in Rushock Close. Photographs of before and after the works had been carried out are in Appendix 1.
- 3.7 The cost of repairs to the lintel and the painting of the lintel and the garage doors in Rushock Close and Ombersley Close would be £8,499.00.
- 3.8 There is currently no budget set aside for this work. A 30 year Capital programme is currently being put together for 2012 onwards which will include all the capital works the council will be carrying out on its 6,053 stock.

Recommendation 4: We recommend that the Council assume responsibility for the maintenance of small strips of land located close to private properties and public spaces.

- 3.9 The need to maintain the local environment in a tidy and safe manner was recognised during the course of the Executive Committee meeting. However, concerns were expressed about the legal powers available to the Council to assume responsibility for these strips of land as well as the potential impact on Council resources. For these reasons the recommendation was not endorsed in January 2011.
- 3.10 To address these concerns the Executive Committee proposed that the implications of assuming responsibility for all such strips of land should be reviewed in Woodrow as an initial pilot area. Officers were tasked with considering the legal, financial and other resource implications for the Council as part of this process.
- 3.11 Officers undertook the requested review in spring 2011. During the course of this review Officers noted that the majority of strips of land in the area were already maintained by Redditch Borough Council to an appropriate standard. Some additional minor landscaping work was also identified in the area, including the need to lower some hedgerows and to grind out some tree stumps. A small amount of fly tipping was also observed, though each instance of fly tipping had been addressed by following established Council procedures.
- 3.12 In general however the surrounding landscape is maintained effectively. In recent years work has had a positive impact and has contributed to major improvements to the landscape in the area.

Recommendation 10: We recommend that consultation be undertaken with Council tenants and owner occupiers to find out whether they would support repainting of the pebbledash

OVERVIEW AND SCRUTINY COMMITTEE

14th June 2011

properties on Ombersley Close and Rushock Close using lighter colours and, if so, which colours they would prefer to use (it being made clear to owner occupiers that this service would only be made available to them at a cost).

- 3.13 The Executive Committee recognised the value of the action proposed in the recommendation. However concerns were expressed about the financial costs involved in both delivering the consultation process and in completing the suggested works.
- 3.14 During the course of the meeting the Executive Committee was advised that the tenant consultation process had been set for the following 12 month period. Whilst there were some concerns that consultation could raise expectations amongst tenants that it might not then be possible for the Council to meet Members requested that consideration should be given to extending the consultation programme to encompass a fifteen month timeframe. As part of the consultation process the Executive Committee also requested that the financial costs involved and potential sources of funding should be considered.
- 3.15 This consultation has been added to Housing Services' consultation planner, (see Appendix 2) to commence in March 2012. However, Housing Services currently only has one part time officer in the Tenant Involvement team due to sickness and a vacant post. All of Housing Services are about to commence a programme of transformation over the next six months and therefore currently do not have the capacity to carry out any consultation.
- 3.16 The total cost of repairing and painting the rough cast on properties in Ombersley Close and Rushock Close is £ 415,608.00. There are a total of 159 properties in Rushock Close and Ombersley Close with rough cast exteriors, 110 are council owned and 49 privately owned. The cost of the work to the council owned properties would be £284,580.00. The cost of the work to the privately owned properties would be £131,028.00. (See 3.18 for financial implications)

Financial Implications

- 3.17 The total cost of repairs and painting to the garage lintels is £8,499.00 and the total cost of works to repair the rough cast to properties in Rushock Close and Ombersley Close is £415,608.00. There is currently no budget for this work.
- 3.18 The council is waiting to hear how much debt they will have to take on as part of the review of the Housing Revenue Account changes . Officers have prepared a 30 year capital programme of work, however

OVERVIEW AND SCRUTINY COMMITTEE

14th June 2011

the amount of work which will be carried out over the next 10 years will depend on the amount of money the council will have to pay back to finance the debt payment. Current estimates show that the council's capital programme will be reduced dramatically. There are essential works that will be required to ensure the council's housing stock continues to meet the decent homes standard before external works are considered.

Legal Implications

There are no legal implications.

Service/Operational Implications

There are no service or operational implications.

Customer / Equalities and Diversity Implications

There are no customer, equalities or diversity implications.

4. RISK MANAGEMENT

There is a risk to the authority if we carry out the work and the privately owned properties do not pay the council for the work. There would also be cost incurred if the authority had to recover the costs through the courts.

5. APPENDICES

Appendix 1 - Photographs of work carried out on garage lintels.
Appendix 2 - Consultation planner

6. BACKGROUND PAPERS

There are no background papers.

AUTHOR OF REPORT

Name: Liz Tompkin, Head of Housing
E Mail: liz.tompkin@bromgroveandredditch.gov.uk
Tel: (01527) 64252 Ext: 3304

ITEM 9

APPENDIX 1 EXTERNAL REFURBISHMENT OF HOUSING STOCK UPDATE REPORT

COVER PAGE



Housing Services Involvement & Consultation Programme 2011-12

Consultation Project Name	Involvement/ Consultation target	Lead Officer	Timescales	Comments
<i>Service Standards</i>	<i>Borough Tenants Forum</i>	<i>J Bough</i>	<i>January 11 – March 11</i>	<i>Completed on target</i>
<i>Local Offers</i>	<i>Borough Tenants Forum</i>	<i>J Bough E Cartwright</i>	<i>February 11- March 11</i>	<i>Completed on target</i>
Home Support Service	Older Persons Forum	J Bough S Powell	March 11 – Sept 11	Review of the home support service
Winyates Enhancement project	Special interest group	Liz Williams C Smith	March 11 – March 12	Actively be involved in the consultation with tenants.
Photo voltaic cells St Davids House and Queens Cottages	Tenants in St Davids House and Queens Cottages	I Ranford E Wordley	March 11 – May 11	Photo voltaic cells installed on roofs to reduce energy costs.
HRA Implications to Tenants	All tenants BTF	L Tompkin	June 11 – March 12	Timescales may alter dependant on the outcome of the HRA review
30 Year Capital Programme/Business Plan	Borough Tenants Forum	L Tompkin I Ranford	April 11- Dec 11	Timescales may alter dependant on the outcome of the HRA review
Winslow Close heating boilers	Tenants in Winslow Close	I Ranford	April 11 – Oct 11	New heating system replacement
Tenant Involvement Strategy Review	Special Interest Group of tenants	J Bough	April 11 – March 12	Special interest group to review the strategy and action plan
RBC Annual Report 2010	Special Interest Group of tenants BTF	E Cartwright	June 11 – Sept 11	To be submitted to the Housing regulator by 1 st October 2010

Housing Services Involvement & Consultation Programme 2011-12

Consultation Project Name	Involvement/ Consultation target	Lead Officer	Timescales	Comments
Voids and Repairs Standards	Special Interest Group of tenants	J Bough C Smith K Lethbridge	Sept 11 – March 12	Review the current service standards of both voids and repairs
Car Parking Enhancement	Affected residents by area	Cllr B Clayton	March 10 – March 12	Capital budget TI Officers consulting as part of the Car Parking Programme
Rent cards and no collection weeks	Survey tenants	J Braithwaite V Caney	Sept 11 – Nov 11	Consult on use of rent cards and no collection weeks for new financial year
Leaseholders	Special interest group of Leaseholders	E Cartwright K Lethbridge	October 11 – Dec 11	Consult with leaseholders on service charging processes.
Housing Budget expenditure	Borough Tenants Forum	L Tompkin J Young	November 11 – Dec 11	In preparation for new financial year housing expenditure.
Service Standards and Local Offers	BTF PDRP	J Bough E Cartwright E Hopkins I Ranford	January 12 – March 12	Review Service standards and local offers in preparation for new financial year
Garage Strategy	BTF PDRP	J Bough C Smith	Dec 11 – March 12	Consult with Tenants on proposed garage strategy
Consult on any changes to tenure as a result of the Fairer Future for Council Housing	Tenants	J Bough	Dec 11- Dec 12	Dates are dependant on the outcome of the consultation.
External Refurbishment of Housing Stock –	Tenants	J Bough K Lethbridge	March 12 – May 12	As part of the O & S External Refurbishment Task and Finish group

Housing Services Involvement & Consultation Programme 2011-12

Consultation Project Name	Involvement/ Consultation target	Lead Officer	Timescales	Comments
Woodrow South properties with black pebble dash				recommendations.

NB: Timescales may change from time to time.



Overview and Scrutiny

No Direct Ward Relevance

Committee

14th June 2011

WORK PROGRAMME

(Report of the Chief Executive)

Date of Meeting	Subject Matter	Officer(s) Responsible for report
ALL MEETINGS	REGULAR ITEMS	(CHIEF EXECUTIVE)
	Minutes of previous meeting Consideration of the Forward Plan Consideration of Executive Committee key decisions Call-ins (if any) Pre-scrutiny (if any) Consideration of Overview and Scrutiny Actions List Referrals from Council or Executive Committee, etc. (if any) Task Groups / Short, Sharp Review Groups - feedback Committee Work Programme	Chief Executive Chief Executive Chief Executive Chief Executive Chief Executive Chief Executive Chief Executive Chief Executive
	REGULAR ITEMS Quarterly Performance Report Quarterly Budget Monitoring Report Annual Update on the Implementation of the Civil Parking Enforcement Scheme	Chief Executive Chief Executive Relevant Lead Heads of Service

Overview and Scrutiny

Committee

14th June 2011

	<p>REGULAR ITEMS</p> <p>Update on fly tipping and progress with the Worth It campaign</p> <p>Update on the work of the Crime and Disorder Scrutiny Panel.</p> <p>Updates on the work of the Worcestershire Health Overview and Scrutiny Committee</p> <p>Updates on the outcome of quarterly meetings of the Leader and Chair of the Overview and Scrutiny Committee</p> <p>Petitions (as and when received)</p> <p>Bi-Annual Recommendation Tracker Reports – Scrutiny Committee</p> <p>Bi-Annual Recommendation Tracker Reports - Petition Recommendations</p>	<p>Relevant Lead Head(s) of Service</p> <p>Chair of the Crime and Disorder Scrutiny Panel</p> <p>Redditch Borough Council representative on the Health Overview and Scrutiny Committee</p> <p>Relevant Lead Head(s) of Service</p> <p>Relevant Lead Head(s) of Service</p> <p>Relevant Lead Head(s) of Service</p> <p>Relevant Lead Head(s) of Service</p>
<p>OTHER ITEMS - DATE FIXED</p>		
<p>13th June 2011</p>	<p>Overview and Scrutiny Training – Frances Taylor</p>	<p>Relevant Lead Head of Service</p>
<p>14th June 2011</p>	<p>External Refurbishment of Housing Stock Short, Sharp Review – Action Report</p>	<p>Relevant Lead Head(s) of Service</p>
<p>14th June 2011</p>	<p>Scrutiny Topics - Brainstorm</p>	<p>Relevant Lead Head(s) of Service</p>

Overview and Scrutiny

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16th June 2011	Regional Scrutiny Members' Meeting – training session	Councillors Mould and Hopkins
5th July 2011	Council Flat Communal Cleaning Task and Finish Group – Update on Implementation of Recommendations Stage Two.	Relevant Lead Head of Service
5th July 2011	Feedback from the Regional Scrutiny Members Meeting	Councillors Mould and Hopkins
5th July 2011	Private Sector Home Support Service – Post Scrutiny	Relevant Lead Head of Service
5th July 2011	Quarterly Performance Report – Quarter 4 – January – March 2011	Relevant Lead Director
5th July 2011	Quarterly Budget Report – Quarter 4 – January – March 2011	Relevant Lead Head of Service
26th July 2011	Town Centre Landscape Improvements (including Church Green Improvements) – Pre-scrutiny	Relevant Lead Head of Service
26th July 2011	Youth Employment at Redditch Borough Council – Update Report	Relevant Lead Head of Service
6th September 2011	Update on fly tipping and progress with the Worth It campaign	Relevant Lead Head of Service
27th September 2011	Quarterly Performance Report – Quarter 1 – April – June 2011	Relevant Lead Director

Overview and Scrutiny

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27th September 2011	Quarterly Budget Report – Quarter 1 – April – June 2011	Relevant Lead Head of Service
24th January 2012	External Refurbishment of Housing Stock – Monitoring Update Report	Relevant Lead Head(s) of Service
August 2012	Update Report – Promoting Redditch Task and Finish Group	Relevant Lead Head of Service
OTHER ITEMS – DATE NOT FIXED		
	Feedback from Joint Worcestershire Scrutiny Chairs Network Meeting	Relevant Lead Head of Service
	Overview and Scrutiny Member Training on Pre-Scrutiny.	Relevant Lead Head of Service
	Monitoring Report – Scrutiny of the Sustainable Community Strategy	Relevant Lead Director
	Portfolio Holder Annual Reports – To be arranged	Relevant Lead Head of Service
	Staff Volunteering Policy – Scrutiny.	Relevant Lead Director
	Worcestershire Supporting People Strategy	Relevant Lead Head of Service

Overview and Scrutiny

Committee

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	LSP Task and Finish Group – Monitoring Update Report	Relevant Lead Director
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