

The Cabinet

19th April, 2017 at 3.30 pm
at the Sandwell Council House, Oldbury

- Present:** Councillor Eling (Chair);
Councillors Carmichael, Gill, Hackett, D Hosell,
Khatun, Marshall, Moore and Trow.
- Apology:** Councillor Shackleton.
- In attendance:** Councillors Ahmed, Crompton, P Hughes, S Jones
and Underhill.

78/17 **Minutes**

Resolved that the minutes of the meetings held on 22nd
March 2017 be confirmed as a correct record.

Strategic Items

79/17 **Day Services for Older People (Key Decision Ref. No. SMBC1621)**

The Leader of the Council, in the absence of the Cabinet Member for Social Care, reported that on 18th May 2016, Cabinet approved the commencement of formal consultation on the future delivery of day services for older people from Council provided extra care schemes; Holly Grange, Smethwick and Manifoldia Grange, West Bromwich (see Minute No. 77/16).

The options presented as part of the consultation were:

- option 1 - for the services to remain open and stay “as is”;
- option 2 - for service delivery to cease with existing users to be supported to suitable alternative placements within the independent sector.

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The results of the consultation process with users, stakeholders, the public, affected staff and trade unions now revealed that the preferred option was option 1. There had been a gradual decline in the number of people accessing the day services for several years. In total, seven people used the service at Manifoldia Grange and ten at Holly Grange. Given the relatively small client base and the under-utilised capacity, the unit cost for these day services was significantly higher than the average locally commissioned rate.

Having considered feedback from consultation, the views of the current day service users and their families and the availability of alternative options within the independent sector, an alternative option was recommended which would involve maintaining day support for all current attendees but relocating the services from Manifoldia and Holly Granges to Walker Grange, Central Avenue, Tipton. Walker Grange was the Council's third extra care scheme which also provided a seven-day borough wide specialist day service for older people with dementia. This would enable current access to day services to be continued and support friendship groups to be maintained.

This option recognised that the dependency of current users was increasing, in many instances due to the development of dementia. Walker Grange was well placed as a specialist dementia service to appropriately support these individuals. There were adequate facilities to accommodate the current users from Manifoldia and Holly Grange within this established day service. Minor capital investment would be required to ensure that those without dementia had access to separate space and activities.

The existing transport provision at Walker Grange would be used for the additional 17 service users. The travelling time spent on transport would remain within the recommended maximum of 45 minutes.

Should current day services users not choose to relocate, support would be provided for them to access suitable alternative placements.

This option would improve value for money by consolidating services on one site and provide current and future users with sustainable service options within in-house services. This option also supported the delivery of the Adult Social Care budget strategy realising annual savings of £128,000k.

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It was now proposed to delete seven vacant posts in the Day Care Services across all three Granges to deliver the required efficiency savings. It was proposed to transfer a carer/driver post from Holly Grange to Walker Grange. The remaining day care staff at Manifoldia and Holly Grange would be used to increase the care provision at both Granges thereby reducing the need for agency, temporary staff and overtime. This would also support the increased level of needs which were emerging at these schemes.

A formal 30-day consultation period would be undertaken with affected staff.

An equality impact assessment was undertaken for this proposal.

Resolved:-

- (1) that the consolidation of Day Services from Holly Grange, Smethwick and Manifoldia Grange, West Bromwich at Walker Grange, Tipton be approved;
- (2) that in connection with Resolution (1) above, the Executive Director - Adult Social Care, Health and Wellbeing be authorised to:
 - i. engage residents and family members on the proposal to relocate services to Walker Grange, Tipton and complete individual community care assessments of need for current service users;
 - ii. commence the statutory consultation process with all relevant employees and unions with regard to the selection process;
 - iii. implement proposed changes should no significant issues arise from this consultation;
 - iv. delete the vacant posts as set out below:

Job Title	Band	No of Posts	FTE
Carer/Driver	C	4	3.24
Day Care Assistant	B	1	0.49
Day Care Assistant	C	2	1.62
Total		7	5.35

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80/17

The Refurbishment of High Rise Blocks at Lion Farm, Oldbury (Key Decision Ref. No. SMBC16125)

The Cabinet Member for Housing sought approval to award a contract to Lovell Partnerships Ltd, in the sum of £9,767,803.00, for the external and minor internal refurbishment work at Hackwood, Harry Price and Wallace Houses, three twelve storey blocks of flats in Oldbury.

In response to a question raised by the Chair of the Housing Scrutiny Board relating to remodelling the housing units to include more affordable studio flats in view of the Welfare Reform, the Cabinet Member for Housing confirmed that with the impending impact of Welfare Reform on single people under 35, consideration was given to remodelling the ground floor area to provide studio or shared accommodation. The configuration of any such proposed accommodation was restricted by the need to retain the existing columns and load bearing walls within the high-rise blocks. Opportunities to provide accommodation for this client group would continue to be considered in similar projects.

Resolved:-

- (1) that the Interim Director - Neighbourhoods award the contract for the high-rise refurbishment of Hackwood, Harry Price and Wallace Houses, Oldbury to Lovell Partnerships Limited in the sum of £9,767,803;
- (2) that subject to Resolution (1) above, the Council enters into and sign and seal the necessary contract documents in relation to the award of the contract for these works with Lovell Partnerships Ltd.

81/17

Fountain Court - Future Delivery of Residential Services and Request for Council Funding to deliver a new care home in Rowley Regis (Key Decision Ref. No. SMBC1673)

The Leader of the Council, in the absence of the Cabinet Member for Social Care, reported that on 19th October 2016, Cabinet gave approval for officers to;

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- (a) work with our existing block contractual provider of residential care to explore opportunities to transfer the service at Fountain Court, Smethwick and undertake due diligence in relation to a Transfer Undertaking Protection Employees (TUPE) transfer. In the event that this was not achievable, a further paper detailing alternative options would be presented to Cabinet;
- (b) to enable the new provider to manage the service at Fountain Court prior to the transfer so as to support a successful transition, if feasible.

Approval was now sought to enable Sandwell Community Caring Trust (SCCT) to take forward both the interim and long-term alternate provision of Fountain Court.

As part of their existing block contract arrangement, SCCT were required to build a new care home, Knowle, at Harvest Road, Rowley Regis. This new unit would then be returned back to the Council at the end of the contract in 25 years' time.

Knowle would be able to provide capacity to accommodate the 16 residents from Fountain Court. However, in order to finance the build of the new home at Knowle, SCCT had asked the Council for a loan of £6.6 million to enable the alternate provision of Fountain Court to be provided at market rate. Moving to the market rate would deliver an annual efficiency saving to the Council of £400,000.

Such a loan would be repayable over 25 years at an interest rate which reflected the financial health of SCCT and the need to comply with state aid requirements.

It was anticipated that Knowle would be available from September 2018 and at that point, the residents of Fountain Court would transfer to the new build.

A full appraisal on the loan funding proposal had been undertaken by Strategic Finance with a number of action points recommended to mitigate those risks identified.

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An interim management arrangement was required with SCCT taking on the service from the Council before transfer to a new residential site. SCCT would take on the full costs of the service, which would involve a TUPE transfer of Council staff from Fountain Court.

In order to comply with procurement regulations, it was proposed that the Council advertised a Voluntary Ex-Ante Transparency (VEAT) notice for the interim arrangement under the procedure prescribed by the Public Contracts Regulations (2006). A VEAT would enable the advertising of intention to let a contract without opening it up to formal competition. SCCT would maintain their existing block contract for 80 beds and this would be increased to accommodate the additional 16 beds from Fountain Court. Following transfer of the service at Fountain Court to the new site at Knowle, the block would revert back to the original 80 beds.

An equality impact assessment was undertaken for this proposal.

In response to a question raised by the Chair of the Housing Scrutiny Board, the Leader of the Council confirmed that there were several opportunities for the future use of the accommodation at Fountain Court and currently, no providers or new models of care had been agreed. A further report would be submitted to the Cabinet on the future use of Fountain Court.

Resolved:-

- (1) that the Executive Director of Adult Social Care, Health and Wellbeing be authorised:
 - a) to advertise a Voluntary Ex Ante Transparency Notice (VEAT) for 10 days, identifying the letting of a contract to Sandwell Community Caring Trust for the transfer of the management of Fountain Court without formally opening it up to competition on the grounds that the change does not involve a substantial modification to the block contract;

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- b) if there is no challenge received during the observation of a standstill period after the VEAT is advertised, for the Council to enter into a variation of the block contract with SCCT for the additional management and care services at Fountain Court until such time that the service transfers to a new residential site when it will form part of the existing 80 bedded block contract;
 - c) to commence a procurement exercise should the VEAT be challenged;
 - d) subject to there being no challenge to the VEAT, to enter into a loan agreement with Sandwell Community Caring Trust for the construction of Knowle;
 - e) to agree the approval of a lease for the building at Fountain Court, Smethwick for Sandwell Community Caring Trust to enable delivery of the service and a smooth transition to the new scheme for the period until the transfer of residents to the new premises;
- (2) that the following action points identified within the appraisal report be implemented to reduce any risk to the Council:
- Legal Services to commission independent valuations to confirm sufficient “equity” in SCCT’s assets and assurance, that the Trust can offer second charges (where needed) and that all consents required, e.g. from other security holders are obtained;
 - undertake financial due diligence on Sandwell Community Caring Trust (SCCT) to confirm the affordability of the loan to SCCT;
 - review the risk register to ensure all risks are identified and can be adequately mitigated;
 - determine stage payments for the drawdown of funding;

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- review proposed outputs and outcomes to determine how these will be monitored, with estimated timescales;
- (3) that any necessary exemption be made to the Council's Procurement and Contract Procedure Rules to enable the course of action referred to in Resolution (1) above to proceed.

82/17

Acquisition of New Homes/Residential Units on Dudley Road Rowley Regis, Clifton Lane West Bromwich, Simpson Street Oldbury and Whitehall Road Tipton (Key Decision Ref. No. SMBC1615)

The Cabinet Member for Housing sought approval to purchase 74 new build residential properties "off plan" on four different sites across the borough. Once purchased, the properties would be rented as Council houses at an affordable rent.

The sites were all cleared, three of the sites were in the ownership of Warwick Homes with the remaining site (Clifton Lane) being in the ownership of Alpha Homes Ltd. A Special Purpose Vehicle Company (SPV) would be set up to deliver the project.

The SPV would solely consist of Metis Development (Property Company); it was proposed that the Council entered into one contract with the SPV for all of the dwellings at an agreed price.

An offer price for all 74 properties had been agreed and a deposit would be paid by the Council but held by the Developer's solicitors as stakeholders in their client account until the properties were completed. It was understood that the total development of the four sites would take approximately 18 months to complete. However, a proportion of the deposit would be released to the Developer upon completion of the purchase of each site or group of properties. The Council will have the benefit of insurances and Local Authority Building Control (LABC) warranties.

The proposed breakdown of accommodation by area and property type was as follows:

Dudley Road Rowley Regis– Rowley Ward
12 x 2 bedroom houses

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14 x 3 bedroom houses
4 x 1 bedroom apartment

Clifton Lane West Bromwich – Charlemont and Grove Ward
10 x 2 bedroom houses
4 x 3 bedroom houses

Simpson Street, Oldbury - Oldbury Ward
2 x 3 bedroom houses
4 x 1 bedroom apartments
2 x 2 bedroom houses

Whitehall Road – Great Bridge Ward
10 x 2 bedroom houses
12 x 3 bedroom houses

An appraisal had been undertaken by Strategic Finance and action points recommended to mitigate those risks identified.

An equality impact assessment had been carried out for this proposal.

In response to a number of questions from the Chair of the Housing Scrutiny Board, the Cabinet Member for Housing confirmed that:-

- the one bedroom units would be allocated in accordance with the Council's Housing Allocations Policy; whilst currently, the policy did not set any affordability criteria, where appropriate, at sign-up, households would be informed of the local housing allowance caps that were due to take effect from April 2019;
- the need for new homes was now being partly met through acquisition of properties off plan and through the allocation of Council owned sites for development with Council houses;
- it was not considered that the involvement of several parties would necessarily affect the timely delivery of the project or impact on the Council's future ownership of the freehold of the properties to be acquired;
- the use of an 'LABC Warranty' would ensure that the builder/developer could not try to use a private inspector company for the Building Regulations approvals and having the Council providing them was advantageous to the Council to ensure compliance was properly achieved.

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Resolved:-

- (1) that, subject to the implementation of the necessary action points outlined in the risk assessment report, the Council acquire, in consultation with the Interim Director – Neighbourhoods, 74 properties at Dudley Road, Rowley Regis, Clifton Lane, West Bromwich, Simpson Street, Oldbury and Whitehall Road, Tipton, shown for identification purposes only on the Plans attached as Appendix 1 from Special Purpose Vehicle on terms and conditions to be agreed by the Director – Regeneration and Planning;
- (2) that in connection with Resolution (1) above, the Council enter into or execute under seal any documentation in relation to the award of a purchase contract and any other agreements necessary with the special purpose vehicle as may be deemed necessary to facilitate the purchase of the houses on terms and conditions to be agreed by the Director - Regeneration and Planning;
- (3) that the Executive Director - Resources allocate a sum of money from the Housing Revenue Account capital investment programme and from uncommitted commuted sum receipts to acquire the 74 properties at Dudley Road, Rowley Regis, Clifton Lane, West Bromwich, Simpson Street, Oldbury and Whitehall Road, Tipton;
- (4) that following practical completion of each property referred to in Resolution (3) above, the Interim Director - Neighbourhoods be authorised to manage and let the premises in accordance with the Council's Housing Allocation Policy;
- (5) that in connection with Resolution (1) above, the following action points identified within the appraisal report undertaken by Strategic Finance be implemented in order to reduce any risk to the Council:-
 - review the build specifications of the developments to ensure that the strategic needs of the Council will be met through the delivery of the project;

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- seek specialist external advice in relation to the Stamp Duty Land Tax in order to minimise the level of tax payable by the Council;
- undertake due diligence on the Special Purpose Vehicle company once formed, in relation to the legal and financial structure;
- undertake due diligence on the proposed stakeholder solicitors to ensure the suitability to hold deposit monies on behalf of the Council;
- ensure that legal advice is sought and followed in relation to the completion of the purchase contract;
- ensure appropriate measures are taken to ensure compliance with State Aid regulations;
- ensure that interest accrued from the deposit paid for the properties is payable to the Council on completion of the purchase or deducted from the purchase price;
- review the Risk Register to ensure all areas of risk are identified and can be adequately mitigated;
- determine how proposed outcomes will be measured and reported;
- ensure that the final price paid for each property is in accordance with the price schedule for each type of property on each site, as provided by Metis Developments Ltd on 9th March 2017.

83/17

Provision of Electrical Components to Supplies Section at Roway Lane, Oldbury (Key Decision Ref. No. SMBC1663)

The Cabinet Member for Housing sought approval to award a contract for the provision of electrical components to supplies section at Roway Lane, Oldbury for a contract period of two years, from 1st May 2017 to 30th April 2019.

In accordance with the Council's Procurement and Contract Procedure Rules, Edmundson Electrical Ltd submitted the best value tender, based on price and quality.

The anticipated value of the contract was £760,000 (£380,000 per annum) for a period of two years.

An equality impact assessment was not required for this proposal.

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In response to a question raised by the Chair of the Housing Scrutiny Board, the Cabinet Member for Housing confirmed that as a supply contract, the social value benefits for this contract related to environmental considerations based upon energy efficiency such as LED lighting, occupancy sensing and voltage optimisation.

Resolved:-

- (1) that the Interim Director - Neighbourhoods award the contract for the provision of electrical components to supplies section at Roway Lane, Oldbury in the sum of £760,000 (£380,000 per annum) for the period 1st May 2017 to 30th April 2019;
- (2) that in connection with Resolution (1) above, the Council enter into an appropriate contract with Edmundson Electrical Ltd.

84/17

The Provision of Asbestos Surveying, Sampling, Air Testing and Consultancy Services (Key Decision Ref. No. SMBC1679)

The Cabinet Member for Core Council Services sought approval to award a framework agreement for the provision of asbestos surveying, sampling, air testing and consultancy services to the following contactors for the period 1st May 2017 to 30th April 2020 with the option to extend for a further twelve months until 30th April 2021, to the following organisations:

- Bradley Environmental Consultants Ltd;
- DMW Environmental Safety Ltd;
- Riverside Environmental Services Ltd;

Resolved:-

- (1) that the framework agreement for the provision of asbestos surveying, sampling, air testing and consultancy services be awarded to the following contactors for the period 1st May 2017 to 30th April 2020 with the option to extend for a further twelve months until 30th April 2021:
 - Bradley Environmental Consultants Ltd;

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- DMW Environmental Safety Ltd;
 - Riverside Environmental Services Ltd;
- (2) that the Council execute any documents necessary to give effect to the proposals referred to in Resolution (1) above.

85/17

Provision of Supply and Fit PVCu Doors and Windows (Key Decision Ref. No. SMBC1664)

The Cabinet Member for Housing sought approval to appoint a contractor for the supply and fit PVCu doors and windows, for a contract period of two years, from 1st May 2017 to 30th April 2019.

In accordance with the Council's Procurement and Contract Procedure Rules, A & B Glass submitted the best value tender, based on price and quality. The anticipated value of the contract was £400,000 (£200,000 per annum) for a period of two years.

An equality impact assessment was not required for this proposal.

Resolved:-

- (1) that the Interim Director - Neighbourhoods award the contract for the Supply and Fit PVCu doors and windows in the sum of £400,000 (£200,000 per annum) for the period 1st May 2017 to 30th April 2019;
- (2) that in connection with Resolution (1) above, the Council enter into an appropriate contract with A & B Glass.

86/17

Provision of Lift Maintenance Services (Key Decision Ref. No. SMBC104)

The Cabinet Member for Housing sought approval for the Council to access the Central Housing Investment Consortium (CHIC) for the provision of lift maintenance services for the period 1st May 2017 to 31st July 2019 at a cost of £634,000.

The Council was already a member of CHIC and therefore had access to all of their European Union compliant framework agreements.

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These had the advantage of attracting very competitive rates due to the number of participants which increased purchasing power.

The contractor available through the CHIC framework agreement was Lift Engineering Services who had provided maintenance services to the Council for several years. They had extensive records and experience of equipment installed throughout the Borough and were locally based to ensure continued continuity and quality of service for all customers.

Resolved:-

- (1) that the Council access the Central Housing Investment Consortium for the provision of Lift Maintenance Services for the period 1st May 2017 to 31st July 2019 at a cost of £634,000;
- (2) that the Council execute any documents necessary to give effect to the proposals referred to in Resolution (1) above.

87/17

Residential Care Home Fees model and rates 2017-18 **(Key Decision Ref. No. SMBC16118)**

The Leader of the Council, in the absence of the Cabinet Member for Social Care, reported that on 2nd September 2015, the Director - Adult Social Care was authorised to make an offer of a fee increase for 2015/16 of 1.5 % to care homes across all categories of care.

However, the West Midlands Care Association (WMCA) responded that the sector had not accepted the proposal and asked the Council to reconsider its position. Following mediation with the WMCA, the Council had agreed to consider fees for 2015/16, an interim payment for 2016/17 as a matter of urgency to cover new National Living Wage (NLW) changes and the implementation of a costing model for 2016/17 and future years' fees.

On 18th May 2016, the Cabinet gave approval for the Director - Adult Social Care, Health and Wellbeing to make an offer of a fee increase of £14.21 per bed per week in respect of the National Living Wage (see Minute No. 67/16).

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On 31st August 2016, following further communication with the care home sector and WMCA, the Cabinet gave approval to reaffirm the previous offer to the sector of a 1.5% uplift. This report established the base rate for Sandwell fees (see Minute No. 146/16).

The 1.5% uplift and payments were being made to care homes.

Consideration was now given to the implementation of a costing model for 2016/17 and future year fees and to request approval for care home fees for 2017-18.

Officers of the Council formed a Fee Working Group with the WMCA and representatives to establish the principle and detail of a proposed cost model. The implementation of a model, if agreed, would give the Council and providers an agreed start point for fee negotiation, based on agreed cost breakdown of services and known inflationary increases.

A proposed model was presented to providers at a WMCA meeting in February 2017. There was support for the model as a methodology for increases, however, some providers indicated that they considered the base fee to be inadequate. The Council did not support this view.

The WMCA has confirmed to the Council that they have spoken to over 80% of providers representing in excess of 95% of the beds in Sandwell, and that all agreed that the model was a good way to calculate a fair increase for care homes. However, the WMCA further stated that providers felt that the base rate was not at a realistic rate to allow business continuity and future investment.

The Leader of the Council now sought approval to the use of a cost model and its use in subsequent years and to the 2017/18 Care Home fees.

In response to a question raised by the Chair of the Housing Scrutiny Board, the Leader of the Council confirmed that the sector negotiated with the Council through the West Midlands Care Homes Association. As a sector, some residential and nursing care providers considered that the base rate was too low to turn an acceptable level of profit. The Council had asked the sector to identify its financial pressures, however, to date, they had been unwilling to do so.

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The Council had also offered to meet with any care/nursing home providers who believed their business was at risk of closure due to financial pressure but again no one had come forward. The Council wanted a robust residential and nursing care market in Sandwell and would therefore continue to engage in talks with the sector.

Resolved:-

- (1) that the use of a costing model to form the basis of discussion and fee setting for Care Home fees for older people in future years be approved;
- (2) that the following costing model be approved

Costing Model

	Residential Home Apportionment	Nursing Home Apportionment	Reference
Wages - Care Staff (Excluding payments listed below)	42%	21%	National Living wage implications
Wages - Nurses (Excluding payments listed below)	n/a	21%	Local Authority (LA) General Inflation
Wages – Management	5%	5%	LA General Inflation
Wages Ancillary / Support Staff	10%	10%	National Living wage implications
National Insurance	4%	4%	Government guidance
Pension	1%	1%	Increase in employers contribution to

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			Pension
Total Pay Costs			
			Consumer Price Index (CPI)
Electricity	2.0%	2.0%	CPI DKL6
Gas	2.0%	2.0%	CPI DKL6
Water	0.5%	0.5%	CPI DKM3
Insurance	1.0%	1.0%	CPI
CQC Registration costs	0.5%	0.5%	To be based upon Clinical Quality Commissioner forecast rates
Finance, HR, Payroll, IT, Legal. Admin	7.0%	7.0%	CPI
Training (cost of providing)	2.0%	2.0%	CPI
Phone	0.5%	0.5%	CPI
Hygiene Services/ Waste Disposal	2.0%	2.0%	CPI
Food	4.0%	4.0%	CPI DKK9
Repairs and Maintenance	7.0%	7.0%	CPI
Other	9.5%	9.5%	LA general inflation
LA Price	100%	100%	

- (3) that the proposed fees detailed below be approved based on the model above to be effective from 1st April 2017 and that the Executive Director - Adult Social Care, Health and Wellbeing be authorised to communicate this to the relevant providers and implement the fee increase;

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Revised Fees for 2017/18

	Residential	Residential EMI	Nursing	EMI Nursing
	£ /week	£ /week	£ /week	£ /week
2016/17 Fees	398.21	448.21	558.05	565.16
Increase in SMBC Fees	9.31	10.47	6.86	6.98
Change in NHS RNC			(1.20)	(1.20)
Proposed 2017/18 fee including RNC contribution*	407.52	458.68	563.71	570.94
Movement in Fees	9.31	10.47	5.66	5.78
% change in Council Fee**	2.34%	2.34%	1.71%	1.71%

* The NHS Registered Nursing Care (RNC) contribution towards the costs of a place in a care home are set nationally by NHS England, this figure is included in the stated fee level at the 2016-17 rate, the RNC fees has been reduced by £1.20 for 2017-18, this reduction is incorporated into the above figures.

** The council percentage increase calculation does not include the RNC element of the fee.

88/17

West Midlands Combined Authority Growth Company (Key Decision Ref. No. SMBC16133)

The Leader of the Council reported that the West Midlands Combined Authority (WMCA) Board gave approval to develop a Growth Company on 22nd July 2016 which would go live on 1st May 2017.

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Consideration was now given to the timescales, funding arrangements and governance structure in relation to the ownership of and Board of Directors to create a West Midlands Growth Company to facilitate the delivery of the WMCA Strategic Economic Plan.

The West Midlands Growth Company would be wholly owned by the WMCA and its seven Constituent Members (the “A” Members) plus three “B” members from Non-Constituent Districts (1) and Universities (2).

In response to a question raised by the Chair of the Housing Scrutiny Board, the Leader of the Council confirmed that a Member Non-Executive Board Director appointment would be made at the Annual Meeting of Council in May 2017. Whilst there was no reference within the report to the role of the Elected Mayor, they would not be precluded from holding any of the private sector positions. The appointment of representatives would be a decision for the Combined Authority.

Resolved:-

- (1) that Sandwell MBC be an “A” Member of the West Midlands Growth Company, which is scheduled to go live on 1st May 2017;
- (2) that the Chief Executive, Sandwell MBC be authorised to take all necessary actions and decisions on behalf of the West Midlands Combined Authority to ensure that the West Midlands Growth Company is able to go live on 1st May 2017.

Business Items

89/17

Amend Fees and Charges Schedule: Increase in Planning Application Fees

The Cabinet Member for Regeneration and Economic Investment sought approval to accept a 20% increase in all planning application fees from July 2017.

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In the Government's White Paper "Fixing our broken housing market", a number of proposals were put forward to boost local authority capacity and capability to deliver new housing and to improve the speed and quality with which planning cases were handled, while deterring unnecessary appeals.

To boost local authority capacity and capability to deliver, the Government was to increase the nationally set planning fees by 20% from July 2017. In order to benefit from this fee increase, local authorities had to commit to invest the additional fee income within their planning departments.

For Sandwell, a 20% fee increase would raise approximately between £160,000-£180,000 in a full financial year.

Resolved that the Council issues formal written acceptance of the proposed 20% planning fees increase from July 2017 to the Department for Communities and Local Government.

90/17

Review of Housing Nominations Agreement

The Cabinet Member for Housing sought approval to the revised Housing Nominations Agreement which set out how Housing Associations (referred to as private registered providers) worked with local authorities to nominate households on the housing register to their vacant properties.

The current nominations agreement had been in existence since 2010. Recent evidence revealed that the number of successful nominations completed in Sandwell had declined. It was anticipated that the revised agreement would stem this decline.

In consultation with the local housing association sector, a revised Nominations Agreement had been produced that seven associations had agreed to sign up to. This would cover over 80% of the housing association sector stock in the borough – estimated to be 4.5k units.

An equality impact assessment had been undertaken for this proposal and no adverse impacts had been identified.

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In response to a question raised by the Chair of the Housing Scrutiny Board, the Cabinet Member for Housing confirmed that officers had ensured that the six large scale providers of accommodation in the borough had agreed to sign-up to the enclosed agreement. Housing associations only had a duty to cooperate with local authorities in this context and were not duty bound to enter into any agreement.

By cooperating, they could refuse to accommodate households on various grounds such as affordability and occupancy criteria.

The remaining 20% of the stock portfolio would not automatically be excluded from the agreement except where separate agreements existed, for example extra care schemes. Where appropriate, officers would be seeking sign-up from relevant smaller providers when the agreement was operating across the borough.

Resolved that the revised Housing Nominations Agreement, as now submitted, be approved and adopted.

91/17

Feedback from engagement on a new long term vision for Sandwell

The Leader of the Council reported that consultation and engagement around developing a new vision for Sandwell had been undertaken and ten ambitions had been developed that focused on creating a resilient borough in terms of both Sandwell's people and the place. These ambitions provided the basis for consultation and engagement between January and March 2017.

To engage a wide range of stakeholders in the development of Sandwell's vision and priority areas, a communication and engagement plan was developed and endorsed by Cabinet on 7th December 2016. This plan used all existing internal and external networks and intelligence to engage fully with staff, members and stakeholders.

A wide ranging series of engagement exercises had been undertaken with over 900 face to face interviews with residents in the six towns, an online survey and interactive group discussions with over 200 people.

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Consideration was now given to the findings of the residents' survey and other stakeholder feedback and the next steps to be taken in developing the vision.

In response to a question raised by the Chair of the Housing Scrutiny Board relating to strengthening links between schools and industries to provide young people with career focus and identifying current or former business people to act as Industry Champions, the Cabinet Member for Core Council Services sought to raise this with Sandwell Business Ambassadors with a view to promoting this across the Borough.

Resolved:-

- (1) that the findings of the consultation and engagement undertaken around developing the new vision for Sandwell be received;
- (2) that the vision continue to be refined and officers continue to liaise with key strategic partners across the borough;
- (3) that the future vision be built into the Council's business planning process for 2018-19.

92/17

Recommendations arising from Scrutiny Boards

The Chairs of Community Safety, Highways and Environment; Leisure, Culture and the Third Sector, Budget and Corporate; Children's Services and Education; Jobs Economy and Enterprise Scrutiny Boards presented the recommendations from their respective Boards during their cycle of meetings in February and March 2017.

Consideration was now given to the recommendations of the Scrutiny Boards.

The Cabinet – 19th April, 2017

The Cabinet Member for Children's Services welcomed the findings of the Children's Services and Education Scrutiny Board and reported that he would be meeting with the Director of Children's Services and the Director – Children and Families in order to take the recommendations forward.

Resolved that the following recommendations of the Scrutiny Boards be accepted and a response to the recommendations of the Scrutiny Boards be submitted within two months, setting out any approved recommendations and how they will be implemented:

Recommendations of the Community Safety, Highways and Environmental Scrutiny Board that the Director - Children's Services be requested to continue funding for five Domestic Abuse Advisors pro-rata until such time that the outcome of the Domestic Abuse Advocates Impact Assessment had been fully considered;

Recommendation of the Leisure, Culture and the Third Sector Scrutiny Board that the Cabinet be requested, when considering the commissioning of capacity building in local communities, to consider including specific elements such as events management and health and safety skills to allow communities to organise and support their own local events;

Recommendation of the Budget and Corporate Scrutiny Board:-

- (1) that with reference to Minute No. 49/17 of the Cabinet (22nd February, 2017), in considering the recommendations of the Community Safety, Highways and Environment Scrutiny Board (resolutions (1) (2) and (3)) consideration be given to the use of underspend on the Housing Revenue Account to fund the provision of CCTV in high-rise housing stock;
- (2) that consideration be given to utilising the 2016/2017 underspend on the Waste Partnership contract to fund recycling projects and projects that would deliver renewable energy;

The Cabinet – 19th April, 2017

Recommendations of the Scrutiny Review of Support and Services to Care Leavers, as agreed by the Children's Services and Education Scrutiny Board:-

- (1) that a life-skills focussed programme for care leavers (similar to the Motiv8 or House to Home programmes) be developed, with suitably skilled volunteers to deliver the programme sought from across the Council and its partners;
- (2) that any arrangements the Council has with Supported Housing providers to accommodate care leavers be reviewed to ensure that they include the need to support care leavers to obtain independent living skills;
- (3) that in addition to the information packs for looked after young people aged 16+, care leavers should be provided with information, on a tailored neighbourhood basis, about what is in their local area when they move into a new property. This should include:-
 - (a) names and contact details of local ward councillors;
 - (b) location of local shopping areas;
 - (c) location of important facilities (medical, dental, banks, places of worship, libraries, community facilities);
 - (d) transport connection information (bus/metro/rail);
 - (e) any other information that is identified – this could be done with input from local councillors, neighbourhoods officers etc;
- (4) that the outcomes of the review of Pathway Plans currently being carried out by the Leaving Care Service and young people be reported to the Children's Services and Education Scrutiny Board;
- (5) that the revised case transfer process be reviewed, in conjunction with care leavers, after twelve months of operation to ensure that it is successful;
- (6) that the Housing Scrutiny Board considers the needs of care leavers as part its wider review of the Housing Allocations Policy;

The Cabinet – 19th April, 2017

- (7) that the co-design with care leavers of peer mentoring, befriending and other initiatives to reduce isolation be welcomed and that such an approach be used wherever possible for all reviews and redesigns of services and support the Council offers to care leavers;

Recommendations of the Jobs, Economy and Enterprise Scrutiny Board:-

- (1) that the Director – Regeneration and Economy encourage local employers to develop different levels of job entry to increase the percentage of young people with disability in employment in Sandwell;
- (2) that the Director – Regeneration and Planning continue discussions with the Department for Work and Pensions relating to supported internships;
- (3) that the Cabinet Member for Regeneration and Economic Investment promote supported internships in the work place.

(Meeting ended at 4.24 pm)

Contact Officer: Suky Suthi-Nagra Democratic Services Unit 0121 569 3479
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Site Area:
 = 918m² / 0.092 hectares / 0.23 acres approx.
 (as identified by red line and subject to Client confirmation)

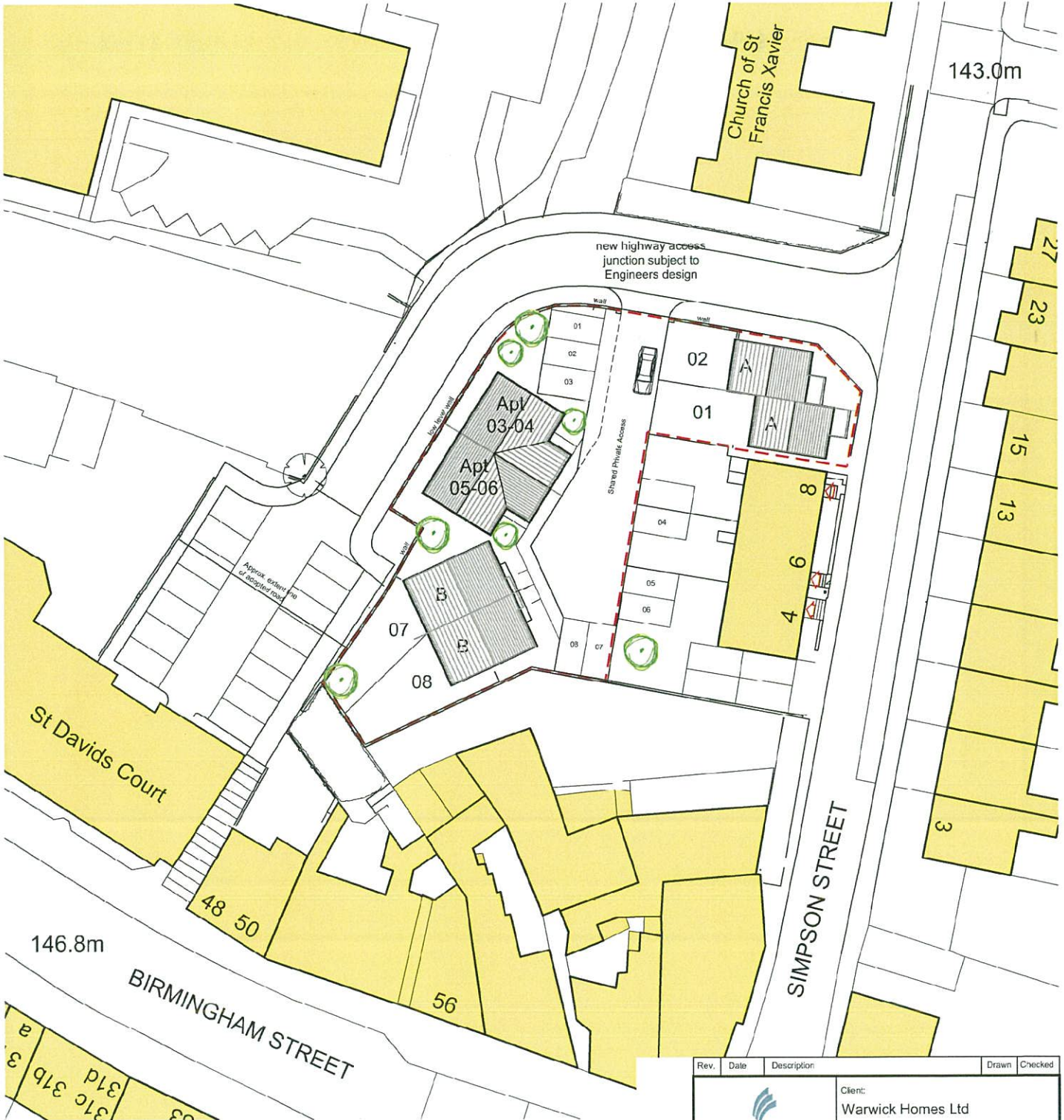
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Notes:
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Accommodation Schedule:

Type A: 2-bed Semi (4P)	69.81m ² (751.43sqft)	2no.	139.62m ² (1502.8sq ft)
Type B: 3-bed Semi (5P)	88.57m ² (953.36sqft)	2no.	177.14m ² (1906.7sq ft)
Apt: 1-bed Apartment (2P)	45.41m ² (488.79sqft)	2no.	90.82m ² (977.58sq ft)
Apt: 1-bed Apartment (2P)	47.44m ² (510.64sqft)	2no.	94.88m ² (1021.28sq ft)
TOTAL =		8 Units	502.16m² (5408sq ft)

SITE PLAN Scale 1:500

Rev.	Date	Description	Drawn	Checked
<p>Harborne Court 67-68 Harborne Rd Edgbaston Birmingham B15 3BU T: 0121 456 1924 F: 0121 456 2232 E: reception@srdarchitects.co.uk www.srdarchitects.co.uk</p>		Client: Warwick Homes Ltd Project: Simpson Street OLDBURY Title: Site Plan		
Drawn	SA	Checked	SRD	Rev
Date	05.16	Scale	1:500@A4	13460-SK22
Status	SKETCH			

Site Area:

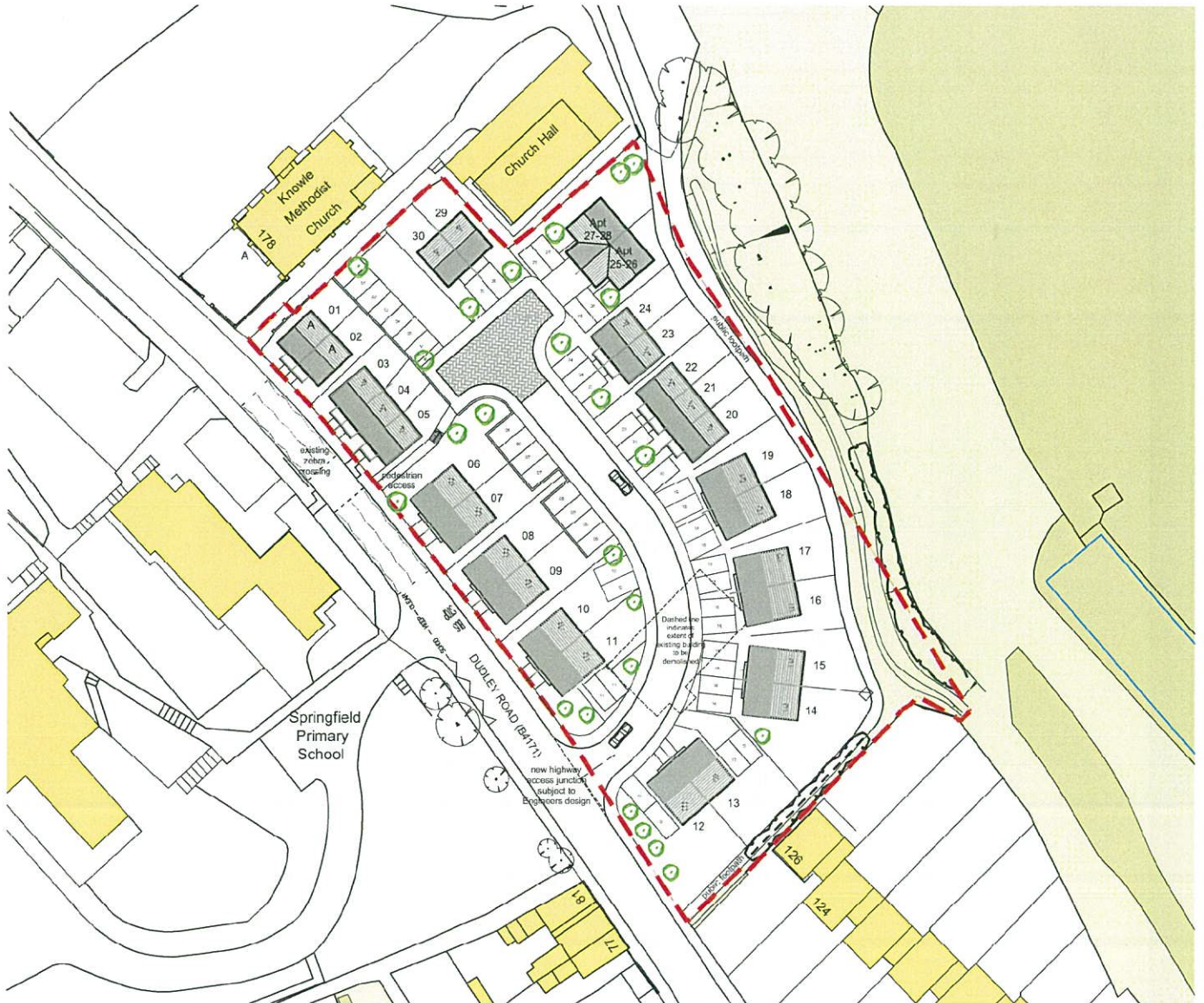
■ = 6,526m² / 0.65 hectares / 1.61 acres approx.
 (as identified by red line and subject to Client confirmation)

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Accommodation Schedule:

Type A: 2-bed Semi (4P)	69.81m ² (751.43sqft)	12no.	837.7m ² (9017.2sq ft)
Type B: 3-bed Semi (5P)	88.57m ² (953.36sqft)	14no.	1239.9m ² (13347.1sq ft)
Apt: 1-bed Apartment (2P)	45.41m ² (488.79sqft)	2no.	90.82m ² (977.58sq ft)
Apt: 1-bed Apartment (2P)	47.44m ² (510.64sqft)	2no.	94.88m ² (1021.28sq ft)
TOTAL = 30 Units			2263.3m² (24363sq ft)

SITE PLAN Scale 1:1000

Rev.	Date	Description	Drawn	Checked
<p>S R DAVIS ARCHITECTS</p> <p>Harborne Court 67-69 Harborne Rd Edgbaston Birmingham B15 3BU</p> <p>T: 0121 456 9294 F: 0121 456 2232 E: reception@srdarchitects.co.uk www.srdarchitects.co.uk</p>		<p>Client: Warwick Homes Ltd</p> <p>Project: Dudley Road ROWLEY REGIS</p> <p>Title: Site Plan</p>		
Drawn	SA	Checked	SRD	Drwg No.
Date	05/16	Scale	1:1000(6A4)	12395-SK27
Status	SKETCH			Rev.
				-

Site Area:

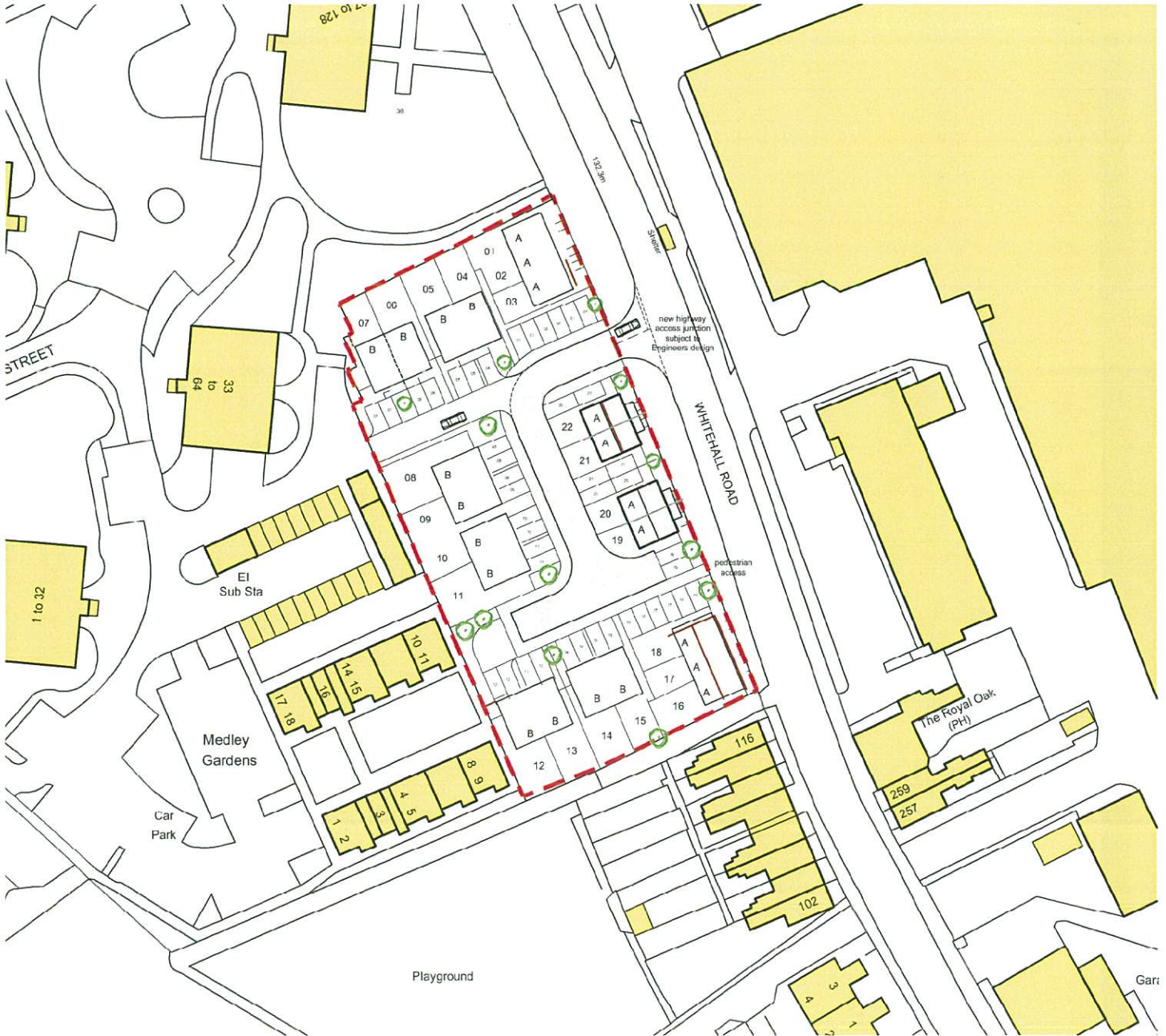
█ = 4,090m² / 0.41 hectares / 1.01 acres approx.
(as identified by red line and subject to Client confirmation)

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Accommodation Schedule:

Type A: 2-bed Semi (4P)	69.81m ² (751.43sqft)	10no.	698.1m ² (7514.3sq ft)
Type B: 3-bed Semi (5P)	88.57m ² (953.36sqft)	12no.	1062.8m ² (11440.3sq ft)
TOTAL =		22 Units	1760.9m² (18954.6sq ft)

SITE PLAN Scale 1:1000

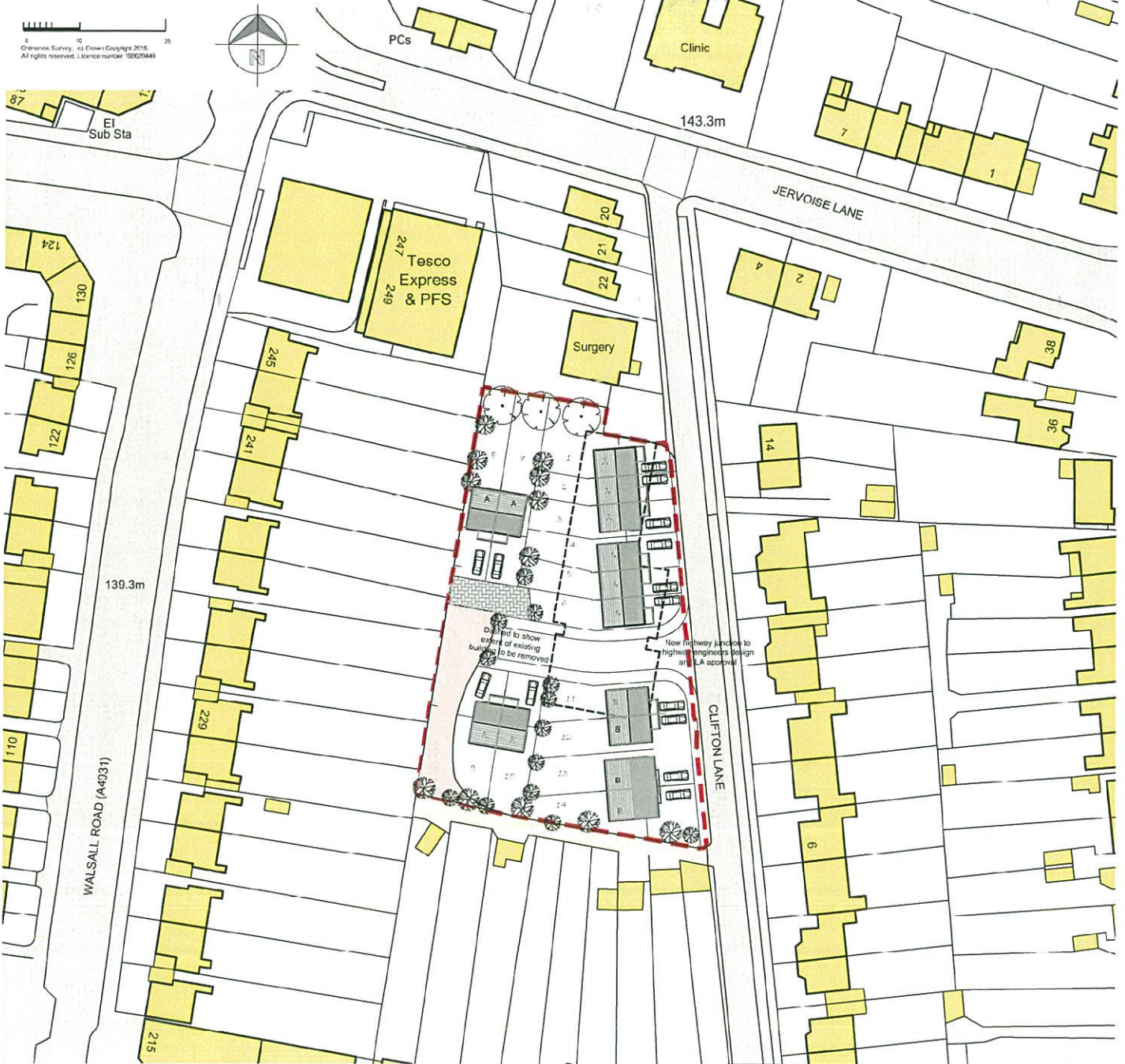
Rev.	Date	Description	Drawn	Checked
<p>Harborne Court 67-69 Harborne Rd Edgbaston Birmingham B15 3BU T: 0121 456 1929 F: 0121 456 2232 E: reception@srdarchitects.co.uk www.srdarchitects.co.uk</p>		<p>Client: Warwick Homes Ltd</p> <p>Project: Whitehall Road TIPTON</p> <p>Title: Site Plan</p>		
Drawn	SA	Checked	SRD	Rev
Date	05.16	Scale	1:1000(SA4)	Drwg No
Status	SKETCH			13463-SK22

Site Area:

— = 3,018m² / 0.30 hectares / 0.75 acres approx.
 (as identified by red line and subject to Client confirmation)

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Accommodation Schedule:

Type A: 2-bed Semi (4P)	69.81m ² (751.43sqft)	10no.	698.1m ² (7514.3sq ft)
Type B: 3-bed Semi (5P)	88.57m ² (953.36sqft)	4no.	354.2m ² (3813.4sq ft)
TOTAL =		14 Units	1052.3m² (11327sq ft)

SITE PLAN Scale 1:1000

Rev.	Date	Description	Drawn	Checked
<p>S R DAVIS ARCHITECTS Harborne Court 67-69 Harborne Rd Edgbaston Birmingham B15 2BU T 0121 456 9234 F 0121 456 2232 E reception@srdarchitects.co.uk www.srdarchitects.co.uk</p>				
		Client:	Warwick Homes Ltd	
		Project:	Walsall Road / Clifton Lane WEST BROMWICH	
		Title:	Site Plan	
Drawn:	SA	Checked:	SRD	Drwg No:
Date:	05/16	Scale:	1:1000@A4	Rev:
Status:	SKETCH			12397-SK22