

**Safer Neighbourhoods and
Active Communities
Scrutiny Board**

**Thursday 22 March, 2018 at 5 pm
in Committee Room 2, at Sandwell Council House, Oldbury**

Agenda

(Open to Public and Press)

1. Apologies for absence.
2. Members to declare:-
 - (a) any interest in matters to be discussed at the meeting;
 - (b) the existence and nature of any political Party Whip on any matter to be considered at the meeting.
3. To confirm the minutes of the meeting held on 25 January, 2018 as a correct record.
4. Housing Update.
5. Report from Scrutiny Work Groups.

J Britton
Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution:

Councillor Edis (Chair);
Councillor Goult (Vice-Chair);
Councillor Hevican (Vice-Chair);
Councillors Allcock, Bawa, Ashman, Hadley, Phillips, R Price, Underhill and White;
Mr M Babb (Co-opted member).

**Agenda prepared by Alex Goddard
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Safer Neighbourhoods and Active Communities Scrutiny Board

Apologies for Absence

The Board will receive any apologies for absence from the members of the Board.

Safer Neighbourhoods and Active Communities Scrutiny Board

Declaration of Interests

Members to declare:-

- (a) any interest in matters to be discussed at the meeting;
- (b) the existence and nature of any political Party Whip on any matter to be considered at the meeting.

Minutes of the Safer Neighbourhoods and Active Communities Scrutiny Board

25th January, 2018 at 5.00pm
at Sandwell Council House, Oldbury

Present: Councillor Edis (Chair);
Councillors Goult and Hevican (Vice-Chairs);
Councillors Allcock, Ashman, R Price and Underhill.

Apologies: Councillors Phillips and White.

In attendance: Alison Knight (Executive Director – Neighbourhoods);
Alan Caddick (Director – Housing and Communities);
Stephen Gabriel (Service Manager – Housing
Management);
Neville Rowe (Housing Strategy and Research
Manager);
Kevin Tebbett (Business Manager – Housing Options).

1/18 **Minutes**

Resolved that the minutes of the meeting held on 23rd November, 2017 be approved as a correct record.

2/18 **Preparing for the Homelessness Reduction Act**

The Service Manager – Housing Management delivered a presentation to the Scrutiny Board on the Homelessness Reduction Act 2017, its implications for the Council and for our residents, the policy context and to explore some of the likely outcomes. The Act was the biggest change in homelessness legislation for over 20 years and represented a change in focus on prevention.

The Act would take effect from 3rd April, 2018 and introduced three major new duties:

- Assess all eligible applicants and agree an individual Personal Housing Plan;
- To take reasonable steps to prevent homelessness;

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- To relieve homelessness by helping the applicant to secure accommodation.

A duty to refer within the Act had been deferred until October as there were still discussions nationally on which agencies should be included within this duty.

The prevention duty applied to applicants threatened with homelessness within 56 days; previously this had been 28 days.

The relief duty lasted for a period of 56 days but could come to an end before that time if an applicant had suitable accommodation likely to last for at least six months, refused an offer of suitable accommodation or deliberately and unreasonably refused to co-operate with the relief process.

It was anticipated that there would be a likely increase in demand on services in both number of presentations and the time and resources needed for each case dealt with. The Council would be ready and compliant with the requirements of the Act, but there would be ongoing work within the Council and with partners to bring about a continuing change in culture to meet the strong focus on prevention within the Act.

Council officers were liaising with counterparts at one of the 'Trailblazer' authorities, Southwark, which had been implementing the requirements of the Act for the past 12 months. Southwark had reported an increase in homelessness presentations, but a reduction in acceptances and reviews, with an increase in preventions. Key messages from the experience of Southwark included the importance of partnership working.

From the comments and questions by members of the Scrutiny Board the following responses were made and issues highlighted:-

- Homelessness cases in Sandwell had remained stable over the last three years and it was anticipated that statistics for the current financial year would continue that pattern.
- The most common cause of homelessness in Sandwell was parents/relatives no longer being willing to accommodate, followed by termination or loss of an assured shorthold tenancy.
- Relationship breakdowns were also a cause of homelessness. Where these involved violence, housing officers worked with appropriate Domestic Violence colleagues to get support.

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- As Sandwell was part of the Asylum Seeker Dispersal Programme, there were numbers of households presenting as homeless because of the loss of National Asylum Seeker Service accommodation.
- A series of personalised Personal Housing Plans were being created. It was estimated that at least ten variations would be required to suit different groups of people including care leavers, victims of domestic abuse and people suffering from mental illness.
- It was important to ensure the preparation of Personal Housing Plans was done correctly, without pressure upon the officer working with the applicant to rush or skip over elements. It was reported that there would be a role within the service looking at quality and carrying out audits to make sure the Plans were of the expected quality. Quality expectations would be clearly communicated to staff.
- Referring organisations should make informed referrals to be factored into the Personal Housing Plan for the applicant, not just signpost the applicant over to Housing officers.
- The Act placed a specific duty on customers presenting as homeless to take steps to either prevent or relieve their homelessness. These obligations would be detailed in a customer's individual Personal Housing Plan.
- The draft Prevention of Homelessness Strategy had not yet been agreed by Cabinet and had been proactively brought to the Scrutiny Board by officers in advance of a decision being made. It was felt that the draft Strategy could be considered in further detail by the Housing working group of the Scrutiny Board prior to the report being submitted to the Cabinet.
- While the list of agencies with a duty to refer was still being discussed nationally, the Council was already engaging with key partners locally.
- Under the relief duty, if an applicant refused a suitable offer of accommodation or an offer of a six-month tenancy the duty would cease and they would no longer be eligible.

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- It was important that it was understood that a “suitable offer” of accommodation would not always be in the exact area that an applicant may prefer, but this did not prevent it being “suitable” to meet their needs.
- It would be necessary to use accredited private sector landlords to discharge the duties to complement other sources of accommodation and the Council was working with landlords in Sandwell to achieve this. It was reported that the Council had positive relationships with many landlords through the Landlords Forum.
- The Council could offer incentives to landlords that would work with us to help discharge homelessness duties and were willing to charge the Local Housing Allowance rate for 12 months. This included offering a rent guarantee, contact with officers for the landlord and support to the tenant for a period if required to help encourage sustainability of tenancy.
- A virtual outreach team was being developed to address rough sleepers in Sandwell. This would seek to determine the extent of rough sleeping in the borough, where it happened and who the Council worked with on the issue.
- There was emergency cold weather provision in place to help rough sleepers during extreme weather. The Board requested that information on the provision be provided to councillors.
- The possibility of engaging people who could share lived experience with applicants was being investigated.
- A workshop had been scheduled with representatives of all key partners to discuss the draft Prevention of Homelessness Strategy.
- The Council worked with a range of organisations to help get support for people who had English as a second or other language, this included the local charitable organisation Brushstrokes.
- The Council would urge people experiencing housing problems to approach it as soon as possible as it would potentially help prevent someone becoming homeless.

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- The Council had money advisers who, for example, could help applicants negotiate with lenders which could prevent cases of homelessness and help households take control of their finances.
- Further analysis of the impact of age-restricted stock on the Council's ability to offer suitable accommodation to certain age groups was needed.
- The Council had secured a specialist Local Government Association advisor to help review homelessness services.
- The Service Manager – Housing Management represented Sandwell on a taskforce of the West Midlands Combined Authority that was working on homelessness.

The Board thanked officers for attending the meeting.



Resolved that the Housing Working Group of the Safer Neighbourhoods and Active Communities Scrutiny Board consider the draft Prevention of Homelessness Strategy prior to it being submitted to Cabinet.

(Meeting ended at 6.11pm)

Contact Officer: Alex Goddard Democratic Services Unit 0121 569 3178
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REPORT TO SAFER NEIGHBOURHOODS AND ACTIVE COMMUNITIES SCRUTINY BOARD

22 March 2018

Subject:	Housing Update
Cabinet Portfolio:	Councillor Paul Moore - Cabinet Member for Regeneration and Economic Investment Councillor Kerrie Carmichael - Cabinet Member for Housing
Director:	Director - Housing and Communities - Alan Caddick Executive Director - Neighbourhoods - Dr Alison Knight
Contribution towards Vision 2030:	 
Contact Officer(s):	Alan Martin, Housing Partnerships & Programmes Manager. 0121 569 5349 alan_martin@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Safer Neighbourhoods and Active Communities Scrutiny Board:

1. Consider and comment upon the progress made to date on new housing delivery including the Council New Build Programme and the specific private development sites as requested.

1 PURPOSE OF THE REPORT

- 1.1 To update the Safer Neighbourhoods and Active Communities Scrutiny Board on housing development sites across the borough. This includes updates on the Council House build programme and specific privately-owned sites identified by the board.

2 IMPLICATIONS FOR SANDWELL'S VISION

2.1 *People, Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy*

The development of these scheme will support **investing in businesses, people and jobs** that will create wealth and tackle poverty. It will also actively promote Think Sandwell with the inclusion of apprenticeships and training opportunities within contractual arrangements.

2.2 *Place, Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes*

The redevelopment of these under-utilised sites with modern residential accommodation will improve the immediate area, public realm, street scene and the asset base of the borough by providing much needed affordable housing.

The provision of this proposed scheme will provide **Homes that meet people's needs**. Sandwell's population is growing and people need quality housing that suits their individual requirements.

The development of these sites will be guided by the Local Planning Authority in accordance with approved planning and development guidance. This will seek to achieve developments of a quality that sets the highest architectural standards and which provides energy efficient buildings, in furtherance of the aims of the Environmental Policy for Sandwell.

2.3 The proposed housing developments will contribute towards all the key shared partnership priorities for improvement within Sandwell, notably

- Increasing the levels of high quality stock to replace units lost under right to buy through the HRA investment programme. (Minute no. 1/13 of the joint meeting of Strategic Resources and Jobs & Economy)
- Contributing positively to the financial position of the Council by generating New Homes Bonus and new Council Tax receipts.
- Developing fit for purpose accommodation.
- Increasing the levels of new build housing stock within the Borough contributing to target forecasts.

- Re-developing areas of vacant land, reducing the quantity of vacant land in the Borough and improve the image of the local built environment thereby supporting the aim of creating a safe and clean place to live.
- Linking to the work of Think Local and Find-it-in-Sandwell approaches that will offer significant employment and training opportunities as well as additional community benefits to the local economy, including working with local supply chains and use of local labour.
- Producing positive outputs for community safety through the redevelopment of a vacant site.

2.4 There will also be positive outputs for community safety through the redevelopment of vacant sites that are currently subject to vandalism and anti-social behaviour.

3 **BACKGROUND AND MAIN CONSIDERATIONS**

3.1 The creation of a network of cohesive, healthy and prosperous communities is a fundamental element of the vision for Sandwell and the continued delivery of sustainable housing growth is vital to the achievement of this vision. Housing growth remains one of the most significant challenges and opportunities currently facing the Borough.

3.2 Cabinet have previously approved the revised strategic plan for the delivery of housing in the borough. Report to the Cabinet Member for Strategic Resources and Jobs and Economy, 29th October 2014 Changing the Housing Landscape in Sandwell (Key Decision Ref. No. C043) Minute no 75/14 refers. Approval was given to the revised strategic plan for the delivery of housing in the borough to include:-

- Building new homes or buying 'off plan' through a variety of funding sources.
- Identifying existing Council owned sites and premises suitable for conversion to residential use.
- Re-branding Sandwell, offering new rental packages at market rates and continuing to improve the overall private rented sector offer in the borough.
- Transferring the ownership of existing housing stock into the Council by exercising the Buy Back option, Mortgage Rescue, the purchase of properties at auction or through compulsory purchase.
- Exploring the designation of a Housing Zone and other ways to assist developers to bring sites forward.

- Exploring the purpose and viability to develop a self-financing delivery vehicle.
 - Exploring the viability and potential for building new homes through a Partnership.
- 3.3 On the 6th April 2016 Cabinet subsequently approved a three year strategic plan for the development of Council housing in Sandwell. Changing the Housing Landscape in Sandwell Summary Programme for Council House New Build (Key Decision Ref. No. REI021) Minute no 61/16 refers. This report identified sites for the first 636 new Council homes and stated that at individual site implementation stages full financial appraisals will be undertaken as part of the site specific Cabinet reports.
- 3.4 The three year budget parameters for Council new build were allocated should all of the projects identified progress to development. If any of the schemes did not progress to development due to financial viability issues there were a number of reserve schemes being developed to take up any unallocated resources. The approval to substitute sites has now resulted in the development programme identified in Appendix 2.
- 3.5 Individual site specific reports to seek approval to proceed with the development of Council land or purchase off plan new build properties that will form part of the housing stock continue on a rolling programme. This requires the approval of the associated budget to fund the project, to procure the project and to enter into or execute under seal any documentation in relation to the delivery of the project.
- 3.6 The Housing Revenue Account Business Plan approved by Cabinet on 8 February 2017 includes a requirement for growth of a number of high quality council owned housing stock to replace stock lost by the Right to Buy.
- 3.7 To date in excess of 100 properties will have been completed and occupied by the end of financial year 2017/18 and with the reports currently on the Cabinet forward plan or in feasibility the three year target of circa 600 properties should be achieved.
- 3.8 The resources allocated through the Housing Revenue Account have been utilised alongside other funding sources to maximise affordable housing development to date these have included Planning section 106 commuted sums for affordable housing and Right to Buy receipts and there are currently a number of bids with Homes England from the Shared Ownership and Affordable Homes Programme grant funding.

- 3.9 As part of the Council's new build programme some of the new properties will be specialist or supported housing to support Adult Services Adults Accommodation Strategy to date two schemes have been approved, one supported scheme and one extra care.
- 3.10 With regard to private sites the Council has a number of tools that can be used to encourage private owners to bring forward their sites for residential development. The most appropriate response is dependent on the particular circumstances of the site and landowner. For example, S.215 powers are regularly used to enforce the tidying up of vacant sites that are impacting on the amenity of the surrounding area. Enforcement action can encourage landowners to identify a more long term solution. Council Officers, as part of Development Ready, provide support to private landowners to market their sites to house-builders, obtain planning permission, and where appropriate apply for grant funding. The ultimate sanction to the Council is to use Compulsory Purchase Powers to acquire sites where it is considered there is little or no intention of bring sites forward for housing. Clearly the CPO process has certain risks and costs associated with it and there has to be a clear case in the public interest to interfere with private landowner rights.
- 3.11 There are significant opportunities through the Combined Authority and Local Enterprise Partnership for private land-owners and house-builders to apply for funding for abnormal costs in relation to land remediation or infrastructure requirements. The Council provide support where appropriate in this process. The Council also supports regeneration, where there is a clear justification, by buying off plan the affordable housing units in major developments (such as Brindley II), providing certainty to the developer and facilitating the commencement of development. Where the Council owns adjoining land and there is a clear justifiable reason for working with the adjacent landowner the Council works in Partnership to deliver complex more medium to long term regeneration schemes (for example the Lyng, West Bromwich and Woods Lane, Cradley Heath).
- 3.12 Updates on the following private sites have been specifically requested by Scrutiny.
- 3.13 Churchfields Place - Upon sale of the former Churchfields High School the Council retained the right to acquire, for the nominal sum of £1.00, four fully serviced Individual Building Plots within the demise of the site. The opportunity to acquire can, however, only be affected after the roads and footpaths have been formally adopted and even then, there is only a two-week window following adoption to serve the requisite Notice to seek ownership of the plots. To avoid the situation whereby the opportunity to acquire the plots has been lost, officers have written to the developer's solicitors seeking transfer in advance of the adoption

process. Unfortunately to date there has been no response but officers will continue to pursue.

3.14 Sites of the former public houses (Dolls House and the White Horse) Ascot Close, Tividale;

- **White Horse** (better known as the former Valentinos restaurant) – application is in now for a proposed care home (application DC/17/61289 refers). Planning Committee will be visiting the site on the afternoon of 14th March 2018 and hopefully making a decision that evening. There was a recent consent in 2011 for a 50-bed care home on the site but the time for implementation has now elapsed, hence the current application.
- **Dolls House** – Recently demolished using grot spot funding and the site cleared/ fenced. (A charge has been put on the site). Owner in pre-application discussions with officers late 2017 and we are supportive of the principle of residential development on the site. However, the indicative scheme at the time for 14 apartments was felt to be over development.

4 THE CURRENT POSITION

4.1 As stated in 3.2 above, from the revised strategic plan for the delivery of housing in the borough all of the following have been achieved and will continue to be utilised:-

- Building new homes or buying 'off plan' through a variety of funding sources.
- Identifying existing Council owned sites and premises suitable for conversion to residential use.
- Transferring the ownership of existing housing stock into the Council by exercising the Buy Back option, Mortgage Rescue, the purchase of properties at auction or through compulsory purchase.
- Exploring the designation of a Housing Zone and other ways to assist developers to bring sites forward.
- In addition to the above - utilising the Council House build programme as a catalyst for bringing forward wider regeneration initiatives.

4.2 The remaining points below are currently being developed considering viability and legal governance issues in order to determine the options that are viable for the Council to pursue. It is intended to provide regular feedback to keep members up to date on progress.

- Exploring the purpose and viability to develop a self-financing delivery vehicle.
- Exploring the viability and potential for building new homes through a Partnership.
- Re-branding Sandwell, offering new rental packages at market rates and continuing to improve the overall private rented sector offer in the borough.

4.3 There are also a number of other options that are currently being considered as part of the response to the Peer Review findings, industry changes, Combined Authority and government policy changes that have emerged post the Changing the Housing Landscape report. These other options include land acquisitions, profit sharing partnerships, build for sale, and utilising off site construction methods.

5 **CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)**

5.1 Public consultation will be undertaken as part of the Statutory Planning process on each of the individual sites.

6 **ALTERNATIVE OPTIONS**

6.1 The alternative options for housing delivery were considered as part of the Changing the Housing Landscape in Sandwell Summary Programme for Council House New Build and a decision was taken by Cabinet to proceed with the options identified in 3.2 above.

7 **STRATEGIC RESOURCE IMPLICATIONS**

7.1 The HRA business plan approved by Cabinet in October 2017 includes £184 million for new council homes from 2017/18 – 2026/27 of which £70 million is allocated over the next 3 years to 2020/21 and the building costs will be funded from this allocation. The estimated revenue capital financing costs and associated rent income and maintenance costs have been included in the HRA 30 year business plan.

7.2 In addition to HRA allocations we are utilising a number of other funding sources to develop affordable housing. To date we have utilised Planning section 106 commuted sums and Right to Buy receipts. The Council is now in the process of entering a Grant Agreement with Homes England and a Consortium Delivery Agreement with Accord Housing Association to access the Shared Ownership and Affordable Homes Programme as approved by Cabinet 28th February, 2018 - Approval to Enter into a Grant Funding Agreement with Homes England and a Consortium Agreement with Accord Housing Association (Key Decision Ref. No. SMBC11/01/2018) minute No 38/18 refers.

- 7.3 The rents charged on the properties will be affordable rents, which are 80% of market rent. This is in line with the recommendations approved by Cabinet on 7 December 2016 whereby all new build properties rent will be set as an affordable rent. The design of this scheme includes communal facilities and as such will also require a service charge over and above rent payments.
- 7.4 The increase in new homes will also allow the Council to claim additional government grant under the New Homes Bonus Scheme and result in additional income generation from Council Tax.
- 7.5 The Council will also continue to bid for any other external funding to improve the viability of difficult to deliver sites. These are the sites that the market cannot deliver without some form of public intervention or Council owned sites that require high levels of land remediation. Current sources being pursued include Local Enterprise Partnership, Combined Authority and Housing Zones.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 There are no specific immediate legal or statutory implications arising from the update outlined in this report. However, on-going legal implications regarding the development of land or property will be addressed fully in accordance with legal requirements.
- 8.2 Pursuant to the Localism Act 2011 (Ss 1 – 7), Local Authorities have a general power of competence to do anything that individuals generally may do.
- 8.3 Advice will be taken from the Council's Procurement Strategy Officer and Legal Services to ensure that the Public Contracts Regulations 2015 and the council's procurement and contract rules are complied with.
- 8.4 Due to the fact that this report is a high level strategic report setting out the Council's strategic approach to housing, it is not possible at this stage to identify legal risks and implications for each individual proposal. It is therefore important that each proposal is reviewed by Legal and the legal implications and risks are brought back to the attention of the Cabinet as part of the individual reports.
- 8.5 The main legal issues that are likely to be raised in relation to the proposal include (but are not limited to): powers utilised under Section 1 of the Localism Act 2011, Section 123 Local Government Act 1972 (Best Consideration), Housing Revenue Accounts Rules under the Housing Act 1985 and 1989, Public Procurement (Public Contract Regulations 2015),

State Aid, TUPE, Companies Act 2006, Impact Assessment under the Equalities Act 2010.

9 EQUALITY IMPACT ASSESSMENT

9.1 Equality Impact Assessment screening exercises have been carried out on individual schemes and full Equality Impact Assessments are not required.

10 DATA PROTECTION IMPACT ASSESSMENT

10.1 This report does not relate to the collection of personal information and therefore a privacy impact assessment is not required.

11 CRIME AND DISORDER AND RISK ASSESSMENT

11.1 The Corporate Risk Management Strategy (CRMS) will continue to be complied with throughout, in identifying and assessing the significant risks associated with each strategic proposal. This includes (but is not limited to) political, legislation, financial, environmental and reputation risks. Based on the initial risks that are identified, arrangements will be put in place to manage and mitigate these effectively.

11.2 The Risk Assessments will be completed as part of each individual scheme and monitored through Regeneration and Growth Major Projects Group.

12 SUSTAINABILITY OF PROPOSALS

12.1 The development of all sites will be guided by the Local Planning Authority in accordance with approved planning and development guidance. This will seek to achieve developments of a quality that's sets the highest architectural standards. In addition, the new housing stock will be up to current Building Regulations and will provide high quality living accommodation that will be energy efficient and sustainable contributing to reduced living costs and better quality of life to the new Council tenants. All of which contributes to the aims of the Environmental Policy for Sandwell.

12.2 The construction of the schemes will be managed by Housing Partnerships Team and delivered by a selected partner.

12.3 The affordable properties once completed will be managed and maintained by the council and all of the associated costs will be met from within the Housing Revenue Account.

12.4 The income generated from the rent will also go back into the Housing Revenue Account.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

13.1 The redevelopment of vacant or under-utilised sites with modern residential accommodation will improve the immediate area, public realm, street scene and the asset base of the borough by providing much needed affordable, high quality, energy efficient housing.

13.2 The development of these schemes will support investing in businesses, people and jobs. It will also actively promote Think Sandwell with the inclusion of apprenticeships, training opportunities and community engagement within the contractual arrangements. In addition, there is the potential for business opportunities to be included within the schemes.

13.3 This will result in creating sustainable communities, create wealth, tackle poverty, improve health and wellbeing and reduce certain types of anti-social behaviour and crime.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 The majority of the land contained within this report is in Council ownership and held within the HRA. Whilst there are no direct links to the Corporate Landlord Strategy the schemes help bring forward undeveloped land supporting council demand for new housing.

14.2 The completed properties will be managed within existing resources from Housing and Communities.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 The development of these sites with new homes will result in the following benefits:

- Increasing the levels of high quality stock to replace units lost under right to buy through the HRA investment programme. (Minute no. 1/13 of the joint meeting of Strategic Resources and Jobs & Economy)
- Contributing positively to the financial position of the Council by generating New Homes Bonus and new Council Tax receipts.
- Developing fit for purpose accommodation.

- Increased good quality, energy efficient housing provision in the Borough
- Increasing the levels of new build Council housing stock within the Borough contributing to target forecasts.
- Re-developing areas of vacant land reducing the quantity of vacant land in the Borough and improve the image of the local built environment thereby supporting the aim of creating a safe and clean place to live.

15.2 Linking to the work of Think Local and Find-it-in-Sandwell approaches that will offer significant employment and training opportunities as well as additional community benefits to the local economy, including working with local supply chains and use of local labour.

15.3 Producing positive outputs for community safety through the redevelopment of vacant sites.

16 **BACKGROUND PAPERS**

16.1 Report to the Cabinet Member for Strategic Resources and Jobs & Economy, 21st November 2013 - Minute no. 1/13 refers

16.2 Report to the Cabinet Member for Strategic Resources and Jobs and Economy, 29th October 2014 Changing the Housing Landscape in Sandwell (Key Decision Ref. No. C043) Minute no 75/14 refers

16.3 Report to The Cabinet, 6th April 2016 Changing the Housing Landscape in Sandwell Summary programme for Council House New Build (Key Decision Ref. No. REI021) Minute no 61/16 refers

16.4 Report to The Cabinet, 7th December 2016 Proposals for the review of the 2017/18 council tenant rents and housing related property charges (Key Decision Ref. No. LR24) Minute no, 204/16 refers.

16.5 Report to The Cabinet, 8th February 2017 Housing Revenue Account Business Plan 2017-20 Minute no 21/17 refers

16.6 Report to The Cabinet, 18th October 2017 Housing Revenue Account Funded Housing Investment Programme Minute no 167/17 refers

16.7 Report to Cabinet 28th February, 2018 - Approval to Enter into a Grant Funding Agreement with Homes England and a Consortium Agreement

with Accord Housing Association (Key Decision Ref. No. SMBC11/01/2018) minute No 38/18 refers.

17 APPENDICES:

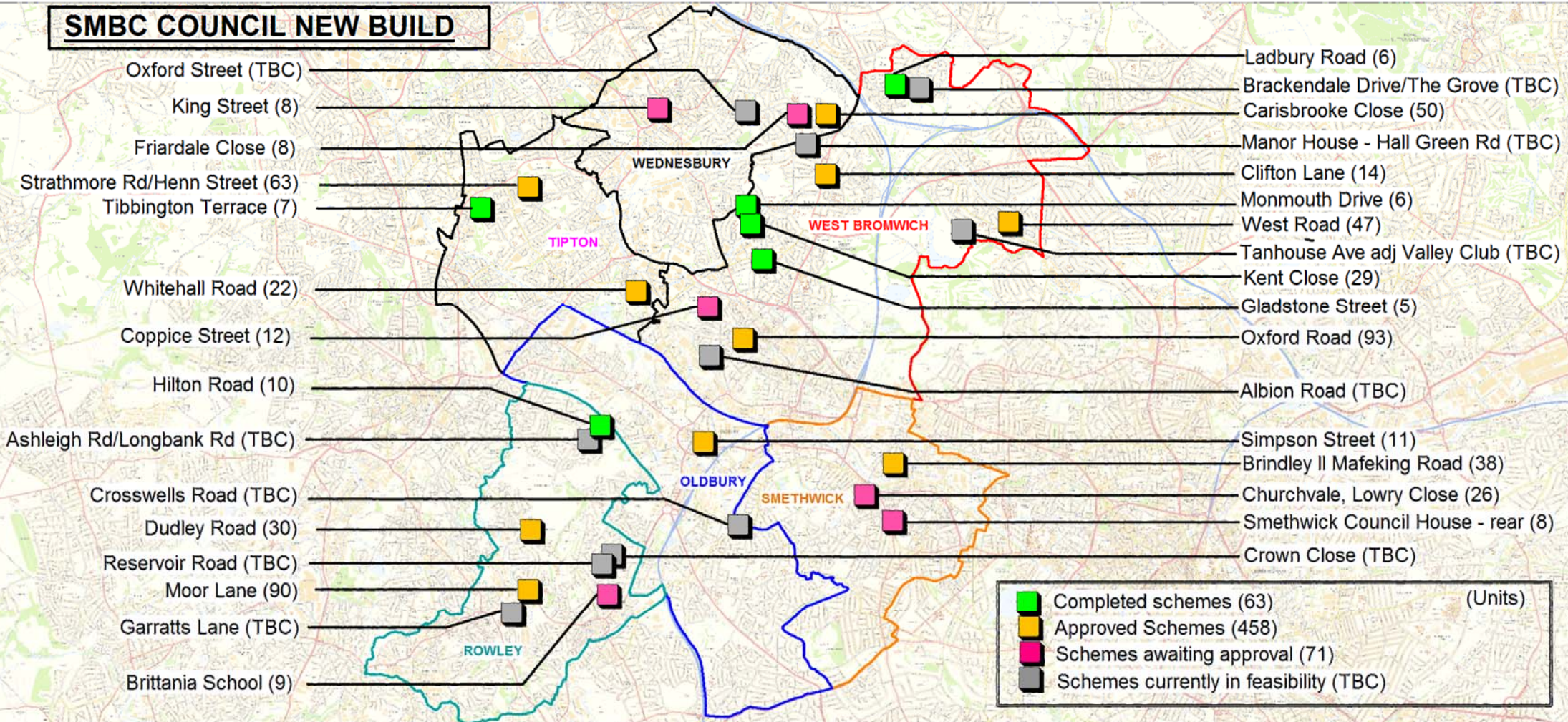
17.1 Appendix 1 – Plan showing Council House Development Land currently being considered.

17.2 Appendix 2 – Schedule of Council House sites and progress made to date.

Dr Alison Knight
Executive Director - Neighbourhoods

Alan Caddick
Director – Housing and Communities

SMBC COUNCIL NEW BUILD



Housing Partnerships Team - Council New Build Programme

Scheme Project Name	Number of units	Cabinet Approval	Planning Consent	Contractual Completion Date for Council units (NB. Not phasing)	Handover Dates (phasing)	Property Types	Completed Units to date	Estimated Expenditure	Contact	Comments
Completed Schemes										
West Bromwich										
Kent Close, West Bromwich	29	29-Oct-14 (min no. 83/14 refers)	Full Consent DC/13/56289	16-Jun-16	COMPLETE	2 x 4 Bed House 4 x 4 Bed House 10 x 3 Bed House 13 x 2 Bed House	29		Rachael Snade 0121-569-5233	Council owned site. Scheme completed June 2016
Gladstone Street, West Bromwich	5	31-Aug-16 (min no. 149/16 refers)	Full Consent DC/16/59104	14-Jul-17	COMPLETE	5 x 2 Bed Bungalow	5		John Billington-Cox 0121-569-5229	Council owned site. Demolition April 2016. Construction start on site October 2016. Contractual practical completion July 2017.
Monmouth Drive, Hatley Heath	6	31-Aug-16 (min no. 149/16 refers)	Full Consent DC/15/58097	04-Aug-17	18-Aug-17 = 6 units	4 x 2 Bed House 2 x 4 Bed House	6		John Billington-Cox 0121-569-5229	Council owned site. Start on site demolition April 2016. Construction start on site November 2016. Contractual practical completion August 2017.
Ladbury Road, Yew Tree	6	31-Aug-16 (min no. 149/16 refers)	Full Consent DC/15/58751	13-Oct-17	22-Sep-17 = 6 units	6 x 2 Bed House	6		John Billington-Cox 0121-569-5229	Council owned site. Start on site demolition April 2016. Tender approved to appoint United Living (North) start on site 6 February 2017. Contract contractual completion September 2017.
Tipton										
Tibbington Terrace, Tipton	7	29-Oct-14 (min no. 83/14 refers)	Full Consent DC/16/59291	15-Sep-17	16-Jun-17 = 2 units 30-Jun-17 = 2 units 08-Sep-17 = 3 units	6 x 3 Bed House 1 x 2 Bed House	7		Rachael Snade 0121-569-5233	Council owned site. Planning approval for 29 units in total (22 open market and 7 Council). Start on site June 2016. Contractual Practical completion of whole site December 2017. Contractual practical completion of Council properties September 2017
Rowley Regis										
Hilton Road, Tividale	10	31-Aug-16 (min no. 149/16 refers)	Full Consent DC/15/58898	08-Sep-17	01-Sep-17 = 6 units 08-Sep-17 = 4 units	8 x 2 Bed House 2 x 4 Bed House	10		John Billington-Cox 0121-569-5229	Council owned site. Delays to demolition due to ecology report and the potential existence of bats within the property. Start on site October 2016. Practical completion programmed for September 2017. Delay on site due to ground water.
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Approved Schemes										
West Bromwich										
Oxford Road, West Bromwich	93	06-Apr-16 (min no. 63/16 refers)	Full Consent DC/16/59365	09-Mar-18	19-Jan-18 = 31 units 26-Feb-18 = 8 units 02-Mar-18 = 18 units 09-Mar-18 = 36 units	35 x 2 Bed Bungalow 39 x 1 Bed Flat 19 x 2 Bed Flat			Rachael Snade 0121-569-5233	Council owned site. Programmed start on site March 2017. Programmed practical completion March 2018
West Road, Hamstead	47	Dec-17		TBC	TBC	24 x 2 Bed House 8 x 3 Bed House x 4 Bed House x 2 Bed Bungalow	8 7		Rachael Snade 0121-569-5233	Council owned site. Adults Services have advised that they no longer require this site for extra care housing as of 13/01/17. Members wish to see it used for general needs Council new build. The design on this proposal is now being progressed. Tenders received 2 March 2018 currently being checked and evaluated
Clifton Road, West Bromwich	14	19-Apr-17 (min no. 82/17 refers)		TBC	TBC	TBC			Warren Williams 0121-569-5223	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired.
Tipton										
Strathmore Road/Henn Street	63	Oct/Nov 2017		TBC	TBC	46 x 2 Bed House 11 x 3 Bed House			Mark Taylor 0121-569-5396	Council Owned site. Currently in design stage. Tenderes dur to go out 9 April 2018
Whitehall Road, Tipton	22	19-Apr-17 (min no. 82/17 refers)		TBC	TBC	TBC			Warren Williams 0121-569-5223	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired.
Smethwick										

Brindley II, Mafeking Road	38	21-Sep-16 (min no. 156/16) refers.	Full Consent DC/16/59596	03-Nov-17	21-Jul-17 = 4 units 18-Aug-17 = 4 units 25-Aug-17 = 4 Units 31-Aug-17 = 3 units 06-Oct-17 = 6 units 26-Oct-17 = 5 Units 27-Oct-17 = 3 Units Mar 18 = 4 units Mar 18 = 5 units	21 x 2 Bed House 17 x 3 Bed House	29		Warren Williams 0121-569-5223	Private owned site purchase off plan. Start on site January 2017. Contract practical completion November 2017.
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Wednesbury

Carrisbrooke Close, Wednesbury	50	08-Mar-17 (min no. 25/17 refers)	Full Consent DC/17/60558	TBC	TBC	140 x 3 Bed House 28 x 2 Bed House 4 x 4 Bed House 4 x 2 Bed Flat			Warren Williams 0121-569-5223	Preparing Tender documentation. Programme dates: Issue Expression of Interest - 07/08/17, Tender Evaluation - October 2017, Seddons contractor appointed - December 2017. Start on Site 5 February - 2018 . Programmed completion 10 June 2019
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Rowley Regis

Moor Lane, Rowley Regis	90	22-Mar-17 (min no. 70/17 refers) 28Feb 18 (min no. 39/18 refers)		TBC	TBC	66 x 1 Bed Flat 24 x 2 Bed Flat			Rachael Snade 0121-569-5233	Council owned site. Site investigation complete. Adults Services options review completed. SIU Capital Appraisal complete. Design being developed. Awaiting dialogue with HCA regarding grant availability for financial viability.
Dudley Road, Rowley Regis	30	19-Apr-17 (min no. 82/17 refers)		TBC	TBC	TBC			Warren Williams 0121-569-5223	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired.

Oldbury

Simpson Street, Oldbury	11	19-Apr-17 (min no. 82/17 refers)		TBC	TBC	TBC			Warren Williams 0121-569-5223	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired.
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Running Total	521						92	£0		
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Schemes awaiting approval (Subject to financial appraisal)

Wednesbury

Friardale Close, Wednesbury	8	Nov/Dec 2017		TBC	TBC	Bungalows			Warren Williams 0121-569-5223	Council Owned site. Currently in design stage
King Street, Wednesbury	8			TBC	TBC	8 x 2 Bed House			Warren Williams 0121-569-5223	Council Owned site. Currently in design stage - Potential joint venture with NHS

West Bromwich

Coppice Street, West Bromwich	12	Nov/Dec 2017		TBC	TBC	7 x 2 Bed House 4 x 3 Bed House 1 x 4 Bed House			John Billington-Cox 0121 569-5229	Council Owned site. Currently in design stage
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Tipton

Smethwick


Smethwick Council House (site to rear)	8	Oct/Nov 2017		TBC	TBC	8 x 4 Bed House			John Billington-Cox 0121 569-5229	Council owned site Demolition complete. Currently liaising with English Heritage regarding accepted redevelopment proposals. Information required prior to submission to Cabinet.
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Running Total of approved and awaiting approval	667							£0		
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Schemes currently in feasibility										
Ashliegh Longbank, Tividale	5								TBC	Demolition Start on site
Churchvale, Lowry Close, Smthwick	26								TBC	
Bull Lane West Bromwich	??									Site investigation in progress
Brittania School, Rowley Regis	10								John Billington-Cox 0121-569-5229	
Garratts Lane, Cradley Heath	20								Mark Taylor 0121-569-5396	
Manor House, West Bromwich	TBC								Rachael Snade 0121-569-5233	
Oxford Street, Wednesbury	TBC								Warren Williams 0121-569-5223	
Reservoir Road, Rowley Regis	24								Mark Taylor 0121-569-5396	
Crosswells Road, Langley	TBC								John Billington-Cox 0121-569-5229	
Crown Close, Rowley Regis	TBC								TBC	
Brackendale Drive, Yew Tree	TBC								TBC	
The Grove, Yew Tree	TBC								TBC	
Site adjacent to RSPB, Sandwell Valley	TBC								TBC	
Albion Road, West Bromwich	5								TBC	

REPORT TO SAFER NEIGHBOURHOODS AND ACTIVE COMMUNITIES SCRUTINY BOARD

22 March 2018

Subject:	Update from Scrutiny Work Groups
Presenting Member:	Councillor Goult (Vice-Chair) Councillor Hevican (Vice-Chair)
Director:	Director - Monitoring Officer - Surjit Tour
Contribution towards Vision 2030:	
Contact Officer(s):	Alex Goddard, Scrutiny Officer alexander_goddard@sandwell.gov.uk

DECISION RECOMMENDATIONS

That the Safer Neighbourhoods and Active Communities Scrutiny Board:

1. receives the updates from the Vice-Chairs;
2. considers any recommendations identified by the Scrutiny Work Groups.

1 PURPOSE OF THE REPORT

- 1.1 To provide an update on the activity of the two Scrutiny Work Groups established by the Safer Neighbourhoods and Active Communities Scrutiny Board.

2 IMPLICATIONS FOR SANDWELL'S VISION

- 2.1 The issues considered by the Scrutiny Work Groups directly support the following ambitions contained with Vision 2030:-

Ambition 2 – Sandwell is a place where we live healthy lives and live them for longer, and where those of us who are vulnerable feel respected and cared for.

Ambition 5 – Our communities are built on mutual respect and taking care of each other, supported by all the agencies that ensure we feel safe and protected in our homes and local neighbourhoods.

Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

Ambition 10 – Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people’s lives and communities.

3 BACKGROUND AND MAIN CONSIDERATIONS

3.1 Each Work Group has been led by one of the Scrutiny Board’s Vice-Chairs. The Groups have been aligned around two key areas of the Scrutiny Board’s terms of reference: housing and crime/anti-social behaviour.

3.2 The Work Groups have:-

- Carried out a pre-decision scrutiny review of the Prevention of Homelessness Strategy;
- Carried out an evidence gathering workshop with partners around vehicle-based anti-social behaviour.

4 THE CURRENT POSITION

4.1 The Vice-Chairs will present updates on the activity of their Work Groups and identify any potential areas to make recommendations to Cabinet.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

5.1 Housing Work Group:

The Work Group did not directly carry out any consultation as part of its pre-decision review of the Prevention of Homelessness Strategy however the national organisation CRISIS had acted as a ‘critical friend’ during the drafting of the Strategy.

5.2 Crime/Anti-Social Behaviour Work Group:

The Work Group held an evidence gathering workshop with representatives of West Midlands Police and the Wardens Service.

6 **ALTERNATIVE OPTIONS**

6.1 Alternative options, if identified by the work groups, will be considered in the final work group reports.

7 **STRATEGIC RESOURCE IMPLICATIONS**

7.1 Any financial and resource implications arising from the recommendations of a Work Group will be included in the final work group reports.

8 **LEGAL AND GOVERNANCE CONSIDERATIONS**

8.1 Any legal, regulatory, internal governance etc implications arising from the recommendation of a Work Group will be included in the final work group reports.

8.2 A scrutiny body discharges the functions conferred by Section 21 (Overview and Scrutiny Committees) of the Local Government Act 2000 and any regulations made under that section.

9 **EQUALITY IMPACT ASSESSMENT**

9.1 Housing Work Group:

An equality impact assessment would be included in the submission of the Prevention of Homelessness Strategy to Cabinet in due course.

9.2 Crime/Anti-Social Behaviour Work Group:

Vision 2030 contains an ambition that our communities are built on mutual respect and taking care of each other. Any specific equality issues will be included in the final Work Group report.

10 **DATA PROTECTION IMPACT ASSESSMENT**

10.1 None arising from this report.

11 **CRIME AND DISORDER AND RISK ASSESSMENT**

11.1 None arising from this report

12 SUSTAINABILITY OF PROPOSALS

12.1 Sustainability of proposals arising from the recommendations of the Work Groups will be included in the final work group reports.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

13.1 Any comments relating to benefits to individuals or the wider community will be included in the final work group reports.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 None arising from this report.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 This is an update report from the Vice-Chairs. Conclusions and recommendations of the work groups will be included in the final work group reports to Board.

16 BACKGROUND PAPERS

No additional papers.

17 APPENDICES:

None.

Surjit Tour
Director – Monitoring Officer