

Agenda

Safer Neighbourhoods and Active Communities Scrutiny Board

Tuesday, 30 August 2022 at 5.45pm
In Committee Room One - Sandwell Council House, Oldbury

This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

1 Apologies for Absence

To receive apologies for absence

2 Declarations of Interest

Members to declare any interests in matters to be discussed at the meeting.

3 Additional Items of Business

To determine whether there are any additional items of business to be considered as a matter of urgency.

4 Council House New Builds Programme

5 - 34

To receive and comment on the Council House New Builds Programme, including any recommendations for future reports.



5 Exclusion of the Public and Press

That the public and press be excluded from the rest of the meeting. This is to avoid the possible disclosure of exempt information under Schedule 12A to the Local Government Act, 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, relating to the financial and business affairs of any person, including the authority holding that information.

6. The Appropriation of Various Disused Former Garages in the Borough 35 - 58

To receive and comment on the report on The Appropriation of Various Disused Former garages in the Borough, including any recommendations for future reports.

7 Cabinet Forward Plan 59 - 80

Standing item to consider the scrutiny of items on the Cabinet Forward Plan.

8 Work Programme 81 - 84

Standing item to consider the work programme of the Board.

Kim Bromley- Derry CBE DL
Managing Director Commissioner

Sandwell Council House

Freeth Street

Oldbury

West Midlands

Distribution

Councillor Fenton (Chair)

Councillors Akhtar (Vice- Chair), Ashman, Fisher, Bhullar, Jalil, Kaur, Lewis,
Mayo, Shaeen and Webb

Ms Brown (Co- opted Member)

Contact: democratic_services@sandwell.gov.uk

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Report to Safer Neighbourhoods and Active Communities Scrutiny Board

30 August 2022

Subject:	Council House New Builds Programme
Director:	Director of Housing - Gillian Douglas Director of Regeneration and Growth – Tony McGovern
Contact Officer:	Democratic Services Officer John Swann John_swann@sandwell.gov.uk

1 Recommendations





- 1.1 That the Safer Neighbourhoods and Active Communities Scrutiny Board considers and comments upon the information presented to the meeting on the Council House New Builds Programme.

2 Reasons for Recommendations

- 2.1 On 2 August 2022 the Safer Neighbourhoods and Active Communities Scrutiny Board requested further information on the Council House New Builds Programme, in particular the Garratts Lane scheme which would be the subject of a Cabinet decision in due course.



3 How does this deliver objectives of the Corporate Plan?

	<p>Best start in life for children and young people - These new build properties will provide accommodation which better meets the needs of young families allowing / enabling for a better home educational environment</p>
	<p>People live well and age well - The new properties will be built to the Building Regulations standard M4(2) "Accessible and Adaptable" which allows for easy adaptations of the properties and takes into consideration ease of access to the dwellings. The schemes will also if possible, include some M (4)3 full wheelchair compliant standard for people with specific needs.</p>
	<p>Quality homes in thriving neighbourhoods - The redevelopment of under-utilised sites with modern residential accommodation will improve the asset base of the borough by providing much needed affordable housing. The provision of these proposed schemes will provide Homes that meet people's needs. Sandwell's population is growing, and people need quality housing that fits 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 quality developments that set the highest architectural standards, and which provides energy efficient buildings, in furtherance of the aims of the Environmental Policy for Sandwell.</p>
	<p>A strong and inclusive economy - The development of these schemes 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 the contractual arrangements.</p>

4 Context and Key Issues

4.1 Officers will present to the meeting an update on the Council House New Builds Programme.



4.2 Attached as Appendix 1 is the report to Cabinet on 22 June 2022 - 'Council House New Build Programme – Approval of sites and amendment to funding sources'.

4.3 In relation to the report to Cabinet on 22 June 2022 the following was resolved:-

- That Cabinet approve the allocation of sites contained within Appendix 1 for the Council New Build programme for the provision of new Council affordable rent housing accommodation in order to meet the external funding requirements for Homes England grant and Right to Buy 1-4-1 replacement generated from the sale of HRA dwellings under Right to Buy.
- That Cabinet approve the proposed or amended funding sources and delivery sequence of the remaining development opportunities within the council's new build programme for the schemes funded utilising Homes England grant and Right to Buy 1-4-1 replacement. Future reports will be presented to Cabinet for those individual schemes where the detailed costs are yet to be established.
- That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to amend funding sources available from the balance of 1-4-1 replacement receipts or Homes England to ensure the most appropriate use of funding for the schemes to ensure expenditure of Homes England funded within the contracted timescales and ensure the use the time limited receipts generated from the sale of properties.
- That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to substitute alternative sites to achieve the required housing/funding outcomes should the schemes contained within Appendix 1 prove not to be viable in terms of value for money or deliverable within the prescribed funding timescales.
- That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to continue to develop a future Council house build pipeline and ascertain



feasibility of available sites to ensure availability of sites for future Right to Buy 1-4-1 receipts and other funding opportunities.

5 Alternative Options

- 5.1 If the Scrutiny Board doesn't consider the information at the meeting on this matter then the opportunity to identify any recommendations would be lost.

6 Implications

- 6.1 The implications of the Council House New Build Programme are included in the report to Cabinet attached as Appendix 1.

7. Appendices

Report to Cabinet (22 June 2022): Council House Build Programme - approval of sites and amendment to funding sources – Appendix 1
Council House Build Re- profiling document - Appendix 2

8. Background Papers

None



Report to Cabinet

22 June 2022

Subject:	Council House Build Programme approval of sites and amendment to funding sources
Cabinet Member:	Cabinet Member for Housing Councillor Charn Singh Padda
Director:	Director of Regeneration and Growth, Tony McGovern Director of Housing, Gillian Douglas
Key Decision:	Yes
Contact Officer:	Alan Martin, Housing Partnerships and Programme Manager Alan_martin@sandwell.gov.uk

1 Recommendations

- 1.1 That Cabinet approve the allocation of sites contained within Appendix 1 for the Council New Build programme for the provision of new Council affordable rent housing accommodation in order to meet the external funding requirements for Homes England grant and Right to Buy 1-4-1 replacement generated from the sale of HRA dwellings under Right to Buy.
- 1.2 That Cabinet approve the proposed or amended funding sources and delivery sequence of the remaining development opportunities within the council's new build programme for the schemes funded utilising Homes England grant and Right to Buy 1-4-1 replacement. Future reports will be presented to Cabinet for those individual schemes where the detailed costs are yet to be established.
- 1.3 That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to amend funding sources available from the balance of 1-4-1 replacement receipts or Homes England to ensure the most appropriate use of



funding for the schemes to ensure expenditure of Homes England funded within the contracted timescales and ensure the use the time limited receipts generated from the sale of properties.

- 1.4 That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to substitute alternative sites to achieve the required housing/funding outcomes should the schemes contained within Appendix 1 prove not to be viable in terms of value for money or deliverable within the prescribed funding timescales.
- 1.5 That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to continue to develop a future Council house build pipeline and ascertain feasibility of available sites to ensure availability of sites for future Right to Buy 1-4-1 receipts and other funding opportunities.

2 Reasons for Recommendations

- 2.1 The Council is able to develop future sites, subject to planning permission, as part of the new strategic approach to provide more and better housing in the borough.
- 2.2 At its meeting 06 April 2016 Cabinet approved Changing the Housing Landscape in Sandwell Summary programme for Council House New Build (Minute no 61/16 refers). The appendix of the report gave identified sites to develop 636 properties as part of the Council's initial new build programme. The approval also authorised the Director Regeneration and Economy in consultation with the Director of Neighbourhoods be to substitute alternative sites to achieve the required housing outcomes should the schemes prove not to be viable in terms of value for money.
- 2.3 The HRA investment programme, agreed on 18 October 2017, identified a budget line for growth of high quality council owned housing stock to replace units lost under the right to buy (Minute no. 1/13 of the joint meeting of Strategic Resources and Jobs & Economy).
- 2.4 The Council is contractually committed with Homes England (HE) though the New Ways of Working Strategic Partnership 1 Programme (Extended to 31/03/25) to deliver 195 units through the Matrix Partnership. HE has permitted Matrix to re-forecast starts in 2022/23



subject to demonstrable steady progress throughout 2022/23 (i.e. this is at HE discretion). In order to demonstrate steady progress HE and Matrix group are currently programming latest start on site for Q3 2022/23. The latest start can slip to March 2023 but the latest completion must be March 2025 subject to meeting agreed progress against programme as stated above, which will be monitored monthly in 2022.

- 2.5 Sandwell signed the Right to Buy 1-4-1 retention agreement on 1st January 2014. Since this date, receipts of £27.7m have been retained to invest in replacement stock. Recently MHCLG have revised the terms of use of these receipts to enable them to be used within 5 years and they can make up to 40% of the new build costs and also placed restrictions on 'single property purchases' with a cap based on the number of new units started each year. This is 50% for 2022-23, 40% for 2023-24 and 30% for 2024-25 onwards. The first 20 units purchased are excluded from this cap.
- 2.6 Each of the individual sites will require Cabinet approval (if not already approved). As many of the schemes do not have detailed design and planning permission assumptions have been made on the number of units delivered so an element of over programming has been included. On schemes yet to gain approval once detailed design is complete and there is more clarity on the actual costs of the developments and the number of units to be built a strategic financial appraisal will be undertaken. There is therefore, a risk that schemes may not be able to proceed (if they do not achieve a satisfactory Strategic Investment Unit appraisal approval mark of 65 or above) as they are dependent on the outcome of the financial appraisals of the individual scheme designs and financial modelling.
- 2.7 In summary, the recommendations contained within this report will re-align the Council's short term new build programme in order to meet the council's contractual requirements with Homes England and also contribute to ensuring Right to Buy 1-4-1 receipts are utilised within the required time periods. The Council will continue to complete feasibility works on any future new build opportunities as part of a pipeline programme to ensure availability of sites for future Right to Buy 1-4-1 receipts and other funding opportunities. If any sites encounter issues that will prevent delivery within the designated timescale other sites will be substituted, if available. This will be monitored to ensure the most appropriate use of funding for each scheme.







2.8 The development of the proposed council sites with new homes will result in the following benefits:

- reducing the amount of vacant, under-utilised land within its ownership which is incurring maintenance costs;
- increasing the numbers of authority owned stock which will ease pressure on our existing housing;
- replacing housing stock lost through Right to Buy;
- increasing income to the Housing Revenue Account;
- 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.
- 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.



3 How does this deliver objectives of the Corporate Plan?

	<p>Best start in life for children and young people</p> <p>These new build properties will provide accommodation which better meets the needs of young families allowing / enabling for a better home educational environment</p>
	<p>People live well and age well</p> <p>The new properties will be built to the Building Regulations standard M4(2) "Accessible and Adaptable" which allows for easy adaptations of the properties and takes into consideration ease of access to the dwellings. The schemes will also if possible include some M (4)3 full wheelchair compliant standard for people with specific needs.</p>
	<p>Quality homes in thriving neighbourhoods</p> <p>The redevelopment of under-utilised sites with modern residential accommodation will improve the asset base of the borough by providing much needed affordable housing.</p> <p>The provision of these proposed schemes will provide Homes that meet people's needs. Sandwell's population is growing, and people need quality housing that fits their individual requirements.</p> <p>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 quality developments that set the highest architectural standards, and which provides energy efficient buildings, in furtherance of the aims of the Environmental Policy for Sandwell.</p>
	<p>A strong and inclusive economy</p> <p>The development of these schemes 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 the contractual arrangements.</p>



4 Context and Key Issues

4.1 Consultation

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

4.2 Sustainability

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 set 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 and Climate Change Policy for Sandwell.

4.3 Delivery

Sandwell Council has contracted with Homes England under the extended 2016/21 Strategic Partnerships 1 programme to build 195 units with grant funding. Within this funding allocation Sandwell has 5 units completed and 32 units currently on site. If any sites encounter issues that will prevent delivery within the designated timescale other sites will be substituted.

4.4 Currently the remainder of the Sandwell programme is due to start on site Q1-Q3 2022/23, Homes England has further discretion to allow starts up until March 2023 on a small number of schemes (subject to adequate progress on the remainder of the programme) with completion by March 2025.

4.5 These schemes will all utilise Homes England extended 2016/21 Strategic Partnerships 1 programme. There is also funding available from the balance of 1-4-1 replacement receipts generated from the sale of HRA dwellings under the Right to Buy programme which can be used should these sites deliver more properties than are required under the Homes England programme or the schemes cannot be delivered within the time periods of the programme. This will be monitored to ensure the most appropriate use of funding for the scheme.



- 4.5 The properties once completed will be managed and maintained by the council and all the associated costs will be met from within the Housing Revenue Account.
- 4.6 The income generated from the rent will also go back into the Housing Revenue Account.

5 Alternative Options

- 5.1 As part of the appraisal process the following options were considered:

Option A – Dispose of the sites on the open market or to a Registered Provider.

The Disposal of the sites on the open market or to a Registered Provider would not provide new Council affordable rented properties and would result in the Council not being able to comply with contracted grant and financial agreements. If the schemes are not developed with the agreed timescales and funding envelope there is potential that the Council's Developer Status with Homes England will be affected which could result loss of future Homes England grant. If the Council does not comply with the terms and conditions of the Right to Buy 1-4-1 retention agreement there is potential that the Council would have to repay the retained sums (plus interest) that have not been expended within the required time periods.

Option B – Develop the sites utilising other funding sources

There is potential to deliver these schemes over a longer period of time by further utilising other funding sources such as Right to Buy 1-4-1 receipts or section 106 commuted sums for affordable housing. This would leave a shortfall in the Council's contracted Homes England extended 2016/21 Strategic Partnerships 1 programme resulting in the Council's developer status with Homes England being affected which could result loss of future Homes England grant.

Both Option A and Option B have the potential of having a long term detrimental effect on the Council being able to access Homes England Grant funding as a Developer Partner should the contracted timescales of the Strategic Partnerships 1 programme not be met. For this reason both of these options have been discounted.



6 Implications

<p>Resources:</p>	<p>Resources totalling £184m were allocated by Cabinet on 18th October 2017 for the period 2017 to 2027 to increase the number of homes within the HRA stock. The associated financing costs of these resources are built into the HRA projections.</p> <p>The rents charged on the properties will be affordable rents, which are up to 80% of market rent. This is in line with the recommendations approved by Cabinet on 14th November 2018 whereby all new build properties rent will be set as an affordable rent.</p> <p>The completed properties will be managed within existing resources from within the HRA.</p>
<p>Legal and Governance:</p>	<p>There are no specific immediate legal or statutory implications arising from the proposal 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.</p> <p>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.</p> <p>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.</p>
<p>Risk:</p>	<p>The Corporate Risk Management Strategy (CRMS) will continue to be complied with throughout, in identifying and assessing the significant risks associated with this strategic proposal. This includes (but is not limited to) political, legislation, financial, environmental and reputation risks. Based on the information provided it is the officers’ opinion that for the initial risks that have been identified,</p>



	<p>arrangements are in place to manage and mitigate these effectively.</p> <p>The current assessments have been completed and have identified two “red” risks that need to be reported at this stage. These relate to the overall programme re-profile not being approved by Cabinet and individual sites being removed from the programme. Both of these are substantial risks to the Council’s ability to achieve the contracted and financial commitments with the specified timescales. Actions have been put in place to mitigate this risk.</p>
Equality:	An Equality Impact Assessment screening exercise has been carried out and a full Equality Impact Assessment is not required.
Health and Wellbeing:	<p>Currently these sites are vacant and under-utilised. The redevelopment of these sites with modern residential accommodation will improve the asset base of the borough by providing much needed affordable, high quality, energy efficient housing.</p> <p>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.</p>
Social Value	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.



7. Appendices

7.1 Appendix 1 Council House Build Programme.

8. Background Papers

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

8.2 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

8.3 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

8.4 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.

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

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



Appendix 1 Council House Build Programme Re-profiling

Homes England Strategic Partnerships 1 Programme				
Scheme	No	Planning Permission Y/N	Cabinet Approval Dates	Changes to existing Cabinet Approval
Reservoir Road, Rowley Regis	27	Yes/Full	Cabinet – 5 June 2019 – minute number 58/19 refers	N/A
Albion/Bull, West Bromwich	5	Yes/Full	Cabinet 7 August 2019 – minute number 92/19 refers	N/A
King Street, Wednesbury	5	Yes/Full	Cabinet 26 June 2019 Minute number 69/19 refers (LEP funding) Cabinet 18 March 2020 Minute number 70/20 refers (further to cabinet report 1 June 2016 – min no 93/16) Cabinet 14 October 2020 Minute number 89/20 refers (LEP funding)	N/A
Friardale/Carrington	30	Yes/Full	Cabinet 24 November 2021 – minute number 216/21 refers (additional budget to appoint/ changing funding to 1-4-1 receipts)	Change funding source from RTB 1-4-1 to Homes England programme.
Britannia Road	10	Yes/Full	Cabinet 20 March 2019 Minute number 34/19 refers	Change funding source from RTB 1-4-1 to Homes England programme.



Scheme	No	Planning Permission Y/N	Cabinet Approval Dates	Changes to existing Cabinet Approval
Beever Road, Tipton	18	Yes/Full	Cabinet 9 February 2022 Minute Number 27/22 refers	N/A
Stanhope Road, Smethwick	32	Submitted	Cabinet 26 June 2019 Minute number 69/19 refers (LEP funding) Cabinet 14 October 2020 Minute number 89/20 refers (LEP funding)	N/A
Whitgreave Street, West Bromwich	6	Submitted	To be submitted to cabinet on 22 June 2022	N/A
West End Avenue, Smethwick	11	Submitted	To be submitted to cabinet on 22 June 2022	N/A
Garratts Lane, Rowley	20	No	To be submitted to cabinet on 27 July 2022	N/A
Crosswells Road, Langley	12	No	Cabinet 15 December 2021 Minute Number 244/21 refers	N/A
St Vincent Crescent, Harvills	8	No	Cabinet 15 December 2021 Minute Number 244/21 refers	N/A
Coppice Street West Bromwich	12	No	To be submitted to cabinet on 22 June 2022	N/A
Harvest Road Rowley	8	No	To be submitted to cabinet on 22 June 2022	N/A
Railway Street Tipton	10	No	To be submitted to cabinet on 22 June 2022	N/A



RTB 1-4-1 Receipts

<u>Scheme</u>	No	Planning Permission Y/N	Cabinet Approval Dates	Changes to existing Cabinet Approval
Church vale, Smethwick	20	Yes Full	17 March 2021 Minute Number 56/21 refers	N/A
Hawes Lane, Rowley	15	No Submitted	On the Forward plan 27 July 2022	N/A
Higham's Close, Rowley	5	No Submitted	To be submitted to cabinet on 22 June 2022	N/A



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Council House Build Programme

Alan Martin
Housing Partnerships



Overview

- Funding Sources
- Homes England Programme
- Questions



Funding Sources

- Housing Revenue Account
- Right to Buy 1-4-1 receipts
- Homes England New Ways of Working Strategic Partnership 1
- Local Enterprise Partnerships Land Remediation
- Combined Authority Land Remediation



RTB 1-4-1 Receipts

- Sandwell signed the 1-4-1 retention agreement on 1st January 2014.
- Since this date, receipts of £27.7m have been retained to invest in replacement stock.
- The receipts could make up 30% of the scheme costs within 3 years of the quarter in which they were received.
- However, following the COVID-19 pandemic, MHCLG have revised the terms of use of these receipts to enable them to be used within 5 years and they can make up 40% of the new build costs.
- There is also a restriction on 'single property purchases' with a cap based on the number of new units started each year. The first 20 units purchased are excluded from this cap. After the first 20 units it is then based on the number of starts on site. If you use the example of 100 starts on site you can make single property purchases of 50% for 2022-23, 40% for 2023-24 and 30% for 2024-25 onwards.



Homes England Grant

New Ways of Working Strategic Partnership 1 (Extended to 31/03/25)

The Council is contractually committed with Homes England (HE) to deliver 195 units through the Matrix Partnership. HE has permitted Matrix to re-forecast starts in 2022/23 subject to demonstrable steady progress throughout 2021/22 (i.e. this is at HE discretion)

Latest start March 2023 latest completion March 2025 subject to meeting agreed progress against programme as stated above, which will be monitored monthly in 2022.

The Council will receive grant of £34,000 per unit giving a total of £6,630,000 for the 195 units in grant funding from HE.



Other Grant Funding

- Local Enterprise Partnerships Land Remediation
 - King Street, Wednesbury (5 units)
 - Stanhope Road, Smethwick (33 units)
 - A total of £1,458,703 LEP grant funding for the two schemes
- Combined Authority Land Remediation
 - Carrington Road, Wednesbury (30 units)
 - Expression of interest made for £450,000, but still to be confirmed



Homes England Programme

Awaiting Planning Permission

Site Name	Ward	Number of Units	Status
Stanhope Road, Smethwick	Soho & Victoria	33	Planning application submitted
West End Avenue, Smethwick	St Pauls	11	Planning application submitted
Coppice Street, West Bromwich	Greets Green/Lyng	12	Cabinet Approval, subject to financial approval and awaiting submission of planning application
Crosswells Road, Langley	Bristnall	12	Cabinet Approval, subject to financial approval and awaiting submission of planning application
Harvest Road, Rowley Regis	Rowley	8	Cabinet Approval, subject to financial approval and awaiting submission of planning application
St Vincent Crescent, Harvills Hawthorn	Wednesbury North	8	Cabinet Approval, subject to financial approval and awaiting submission of planning application
Garratts Lane, Rowley Regis	Cradley Heath/Old Hill	20	Awaiting Cabinet approval and submission of planning application
Total number of units		104	



Homes England Programme

Planning Permission Obtained

Site Name	Ward	Number of Units	Status
Friardale and Carrington, Wednesbury	Friar Park	30	Planning permission granted
Beever Road, Tipton	Great Bridge	18	Planning permission granted and awaiting a contractor to be appointed
Whitgreave Street, West Bromwich	Greets Green/Lyng	7	Planning permission granted, awaiting tender for a contractor to be appointed
Total number of units		55	



Homes England Programme

In Delivery/Complete

Site Name	Ward	Number of Units	Status
Reservoir Road, Rowley Regis	Blackheath	27	On site
King Street, Wednesbury	Wednesbury North	5	On site
Brittania Road, Rowley Regis	Blackheath	10	On site
Bull Lane / Albion Rd, West Bromwich	Greets Green/Lyng	5	Complete
Total number of units		47	



Key Project Risks

- Obtaining Planning Permission
- Funding being secured
- Construction cost inflation
- Insufficient tender returns
- Delivery
 - Headline site issues
 - Material shortages (includes extended lead-in times)
 - Utility Services (diversion/provision)



Homes England Programme

Status Summary

Status	Number of Units	Comments
Awaiting Planning Permission	104	These projects are at various stages.
Obtained Planning Permission	55	These projects are being progressed to tender and/or appointment of a contractor to progress the projects
In Delivery/Complete	47	Projects should be delivered within the Homes England timescales
Total number of units	206	The total number of units shown is above the 195 units to be delivered as part of the Homes England Programme. This includes a contingency in case of a site having to be withdrawn from the programme.



Thank you

Questions?



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of the Local Government Act 1972.

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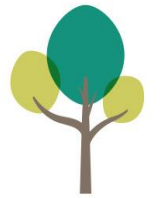
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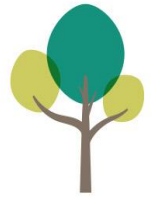
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The following items set out key decisions to be taken by the Executive in public session:-

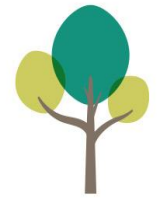
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
1	<p>Sandwell Children’s Trust – Contract Review</p> <p>Contact Officer: Mandip S. Chahal</p> <p>Director: Michael Jarrett, Director of Children’s Services and Education</p>	Children & Education (Cllr Hackett)	28 September 2022		<p>Report by:</p> <p>Director of Children and Education</p> <p>Contract Review Report</p>



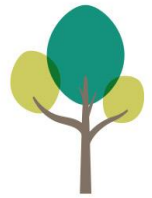
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
2	<p>Residential Education Service Tutorial Staffing</p> <p>Contact Officer: Richard Oakes</p> <p>Director of Children’s Services and Education, Michael Jarrett</p>	<p>Children & Education (Cllr Hackett)</p>	<p>28 September 2022</p>		<p>Report</p>
3	<p>Application to Secretary of State for Education for change of use/appropriation of Denbigh Drive</p> <p>Contact Officer: Rachel Hill</p> <p>Director of Children and Education, Michael Jarrett</p>	<p>Children & Education (Cllr Hackett)</p>	<p>28 September 2022</p>		<p>Report</p>



	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
4	<p>Sandwell Residential Education Centres Fees & Charges 2023-2024</p> <p>Contact Officer: Richard Oakes</p> <p>Director of Children’s Services and Education, Michael Jarrett</p>	<p>Children & Education (Cllr Hackett)</p>	<p>28 September 2022</p>		<p>Report</p>
5	<p>School Organisation Plan 2021-26: outcome of consultation and approval to publish</p> <p>Contact Officer: Rachel Hill</p> <p>Director of Children and Education, Michael Jarret</p>	<p>Children & Education (Cllr Hackett)</p>	<p>28 September 2022</p>		<p>Report</p>



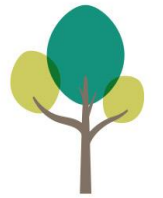
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
6	<p>Stock Condition Surveys</p> <p>Contact Officer: J. Rawlins</p> <p>Director: Gillian Douglas</p>	Housing (Cllr Padda)	28 September 2022		Report
7	<p>City Region Sustainable Transport Settlement and Local Transport Capital Programme Update</p> <p>Contact Officer: Andy Miller</p> <p>Director: Tony McGovern - Director of Regeneration & Growth</p>	Regeneration and Growth (Cllr Hughes)	28 September 2022		



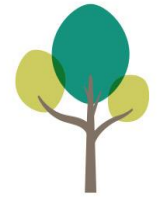
Title/Subject		Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
8	<p>The Appropriation of Various Disused Former Garages in the Borough</p> <p>Contact Officer: Paul Evans</p> <p>Director: Tony McGovern - Director for Regeneration and Growth / Gillian Douglas - Director of Housing</p>	<p>Regeneration & Growth (Cllr Hughes)</p> <p>Housing (Cllr Padda)</p>	28 September 2022 (private item)		Cabinet Report And Site Plans
9	<p>Friar Park Residential Development</p> <p>Contact Officer – Tammy Stokes</p> <p>Director: Tony McGovern – Director of Regeneration and Growth</p>	Regeneration and Growth (Cllr Hughes)	28 September 2022		



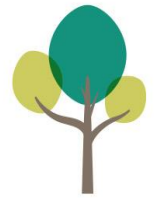
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
10	<p>Land off Danks Way, West Bromwich</p> <p>Contact Officer: Stefan Hemming</p> <p>Director of Regeneration and Growth – Tony McGovern</p>	Regeneration & Growth (Cllr Hughes)	28 September 2022		
11	<p>Flat 28 Parsonage Street, West Bromwich</p> <p>Contact Officer: Stefan Hemming</p> <p>Director of Regeneration and Growth = Tony McGovern</p>	Regeneration & Growth (Cllr Hughes)	28 September 2022		



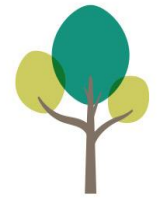
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
12	<p>Land at Lower High Street, Cradley Heath</p> <p>Contact Officers: Stefan Hemming/ Jenna Langford Director of Regeneration and Growth - Tony McGovern</p>	Regeneration & Growth (Cllr Hughes)	28 September 2022		
13	<p>Council new build homes on land at Garratts Lane, Cradley Heath</p> <p>Contact Officer: Alan Martin</p> <p>Director: Tony McGovern, Director – Regeneration and Growth/ Gillian Douglas – Director of Housing</p>	Housing (Cllr Padda)	28 September 2022		



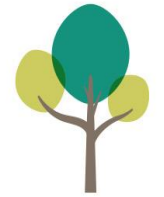
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
14	<p>Provision of 15 new council homes at Hawes Lane, Rowley Regis</p> <p>Contact: Alan Martin</p> <p>Director: Tony McGovern – Director of Regeneration and Growth/Gillian Douglas – Director of Housing</p>	Housing (Cllr Padda)	28 September 2022		
15	<p>Serco Annual Report</p> <p>Contact Officer: Gary Charlton</p> <p>Director – Borough Economy, Alice Davey</p>	Environment Services (Cllr Ahmed)	28 September 2022		



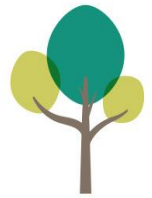
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
16	<p>Memorandum of Understanding between SMBC and Chance Heritage Trust re Heritage related regeneration in the Borough</p> <p>Contact Officer: Tony McGovern</p> <p>Director: Tony McGovern – Director of Regeneration and Growth</p>	Regeneration and Growth (Cllr Hughes)	28 September 2022		



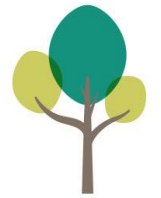
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
17	<p>Delegated authority to award contract for ICT Local Connectivity Services from 1 December 2022 to 30 November 2025</p> <p>Contact Officer: Andy Saunders Director of Business Strategy & Change, Neil Cox</p>	Finance & Resources (Cllr Piper)	28 September 2022		
18	<p>Investment Programme – Street Lighting</p> <p>Contact Officer: Robin Weare Director Borough Economy: Alice Davey</p>	Environment Services (Cllr Ahmed)	28 September 2022		



	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
19	<p>Highway Asset Management Funding</p> <p>Contact Officer: Robin Weare</p> <p>Director Borough Economy: Alice Davey</p>	Environment Services (Cllr Ahmed)	28 September 2022		
20	<p>Highways and Transportation Workforce Plan</p> <p>Contact Officer: Robin Weare</p> <p>Director Borough Economy: Alice Davey/ Director Regeneration & Growth – Tony McGovern</p>	Environment Services (Cllr Ahmed)	28 September 2022 (private item)		



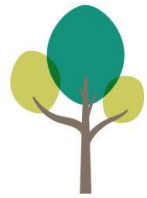
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
21	<p>Medium Term Financial Strategy 2022-25</p> <p>Contact Officer: Simone Hines</p> <p>Director of Finance: Simone Hines</p>	Finance & Resources (Cllr Piper)	28 September 2022		
22	<p>Q1 Budget Monitoring</p> <p>Contact Officer: Rebecca Maher</p> <p>Director of Finance: Simone Hines</p>	Finance & Resources (Cllr Piper)	28 September 2022		



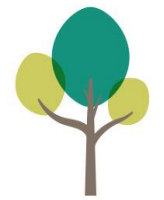
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
23	<p>Proposal to declare the Whole of Sandwell as a Smoke Control Area (Revoking and replacing the existing 51 SCAs)</p> <p>Contact Officer: Elizabeth Stephens</p> <p>Director of Public Health: Lisa McNally</p>	<p>Adults, Social Care and Health (Cllr Hartwell)</p>	<p>28 September 2022</p>		
24	<p>Adult Social Care Direct Payments Policy</p> <p>Contact Officer: Kay Murphy</p> <p>Director: Rashpal Bishop Director of Adult Social Care</p>	<p>Adults, Social Care and Health (Cllr Hartwell)</p>	<p>12 October 2022</p>		



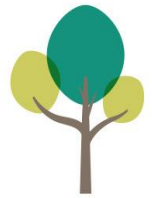
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
25	<p>Adult Social Care Deferred Payment Agreements Policy</p> <p>Contact Officer: Kay Murphy</p> <p>Director: Rashpal Bishop Director of Adult Social Care</p>	Adults, Social Care and Health (Cllr Hartwell)	12 October 2022		
26	<p>Oracle Fusion Implementation Update</p> <p>Contact Officer: Simone Hines</p> <p>Director of Finance – Simone Hines</p>	Finance & Resources (Cllr Piper)	12 October 2022		



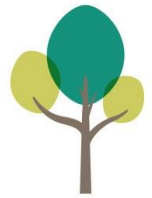
	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
27	<p>Review of the Council's Surplus Property Assets (Asset Management Strategy)</p> <p>Contact Officer: Chris Hilton</p> <p>Director: Tony McGovern, Director of Regeneration and Growth</p>	Regeneration & Growth (Cllr Hughes)	12 October 2022 (private item)	tbc	Report Surplus Assets List (to be annexed to Cabinet paper)



	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
28	<p>ASC Contributions Policy – Outcome of the consultation and final policy proposals</p> <p>Contact Officer: Kevin Balchin</p> <p>Director of Adult Social Care: Rashpal Bishop</p>	Adults, Social Care and Health (Cllr Hartwell)	16 November 2022		
29	<p>Draft Budget 2023/24</p> <p>Contact Officer: Simone Hines</p> <p>Director of Finance: Simone Hines</p>	Finance & Resources (Cllr Piper)	16 November 2022		

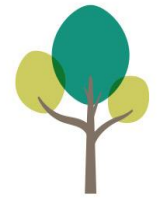


	Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
30	<p>Schools' Model Pay Policies 2019/20</p> <p>Contact Officer: David Briggs</p> <p>Director of Children & Education: Michael Jarrett</p>	Children & Education (Cllr Hackett)	16 November 2022		
31	<p>2023-24 Asset Management and Housing December 2022 Maintenance Investment Programme</p> <p>Contact Officer: J Rawlins</p> <p>Director: Gillian Douglas, Director of Housing</p>	Housing (Cllr Padda)	7 December 2022		

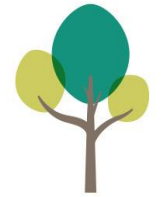


Annual Programme Reminder (these items are not added automatically)

Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
Review of Fees and Charges		January		
Determination of Admission Priorities for Sandwell's Community and Voluntary Controlled Schools		January/February		
Schools Funding		December/January		
Quarter 3 Budget Monitoring		February		
Council Finances		February		
Financial Regulations		February		
Business Plans		February		
Highways Asset Management Plan		March		



Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
Local Transport Settlement		March		
Revenues and Benefits Policy framework 2022/23		March		
Schools Capital Programme		April to June		
Financial Outturn		May		
Procurement and Contract Procedure Rules		July		
Review of Fees and Charges Sandwell Residential Education Services Centre Charges		May – July		
Childcare Sufficiency Report		July - September		

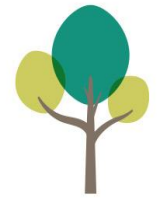


Title/Subject	Cabinet Portfolio Area	Decision Date	Pre-decision Scrutiny to be carried out? (Board and date)	List of documents to be considered
Quarter 1 Budget Monitoring		August		
Model Schools Pay Policy		October/November		
Winter Service Operational Plan		October/November		
Road Safety Plan		November		
Quarter 2 Budget Monitoring		November		
Council Tax Base Calculation		December		
Business Rates Retention Estimates		December		
Council Tax Reduction Scheme		December		



The following items set out key decisions to be taken by the Executive in private session:-

Title/Subject	Cabinet Portfolio Area	Decision Date	Reason for Exemption	List of documents to be considered
<p>The Appropriation of Various Disused Former Garages in the Borough</p> <p>Contact Officer: Paul Evans</p> <p>Director: Tony McGovern - Director for Regeneration and Growth / Gillian Douglas - Director of Housing</p>	<p>Regeneration & Growth (Cllr Hughes)</p> <p>Housing (Cllr Padda)</p>	<p>28 September 2022 (private item)</p>	<p>Commercial sensitivity</p>	
<p>Review of the Council's Surplus Property Assets</p> <p>Contact Officer: Chris Hilton</p>	<p>Regeneration & Growth (Cllr Hughes)</p>	<p>28 September 2022 (private item)</p>	<p>tbc</p>	<p>Report</p> <p>Surplus Assets List (to be</p>



Title/Subject	Cabinet Portfolio Area	Decision Date	Reason for Exemption	List of documents to be considered
Director: Tony McGovern, Director of Regeneration and Growth				annexed to Cabinet paper)
<p>Highways and Transportation Workforce Plan</p> <p>Contact Officer: Robin Weare</p> <p>Director Borough Economy: Alice Davey/ Director Regeneration & Growth – Tony McGovern</p>	Environment Services (Cllr Ahmed)	28 September 2022 (private item)	Information relating to the financial or business affairs of the authority	



Scrutiny Board Work Programme 2022/23



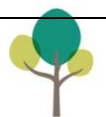
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Safer Neighbourhoods and Active Communities

Standing Items:-

- Tracking and Monitoring of Recommendations to the Executive
- Work Programme (including Cabinet Forward Plan)

Meeting Date	Item	Presented by
20 July 2022	Tenant and Leaseholder Scrutiny Group Work Programme 2022/23	Manny Sehmbi (Business Manager Community Partnerships and Support Services)
	Housing Tenants' Annual Report 2021/22	Nigel Columbell (Service Manager Housing Management)
13 September 2022	Housing Needs Assessment	Nigel Columbell (Service Manager Housing Management)
	Voluntary and Community Sector Grants Review	Gillian Douglas (Director of Housing)
	Rents and Service Charges	Gillian Douglas (Director of Housing)
	Nature Reserves Funding	Matthew Huggins ((Interim) Service Manager Parks, Grounds, Sandwell Valley & Events)



Agenda Item 8

24 November 2022	Housing Strategy	Nigel Columbello (Service Manager Housing Management)
	Empty Homes Strategy	Nigel Columbello (Service Manager Housing Management)
	Review of Voids Process	Nigel Columbello (Service Manager Housing Management)
	Housing Revenue Account 30 Year Plan	Gillian Douglas (Director of Housing)
	Report of the Tenant and Leaseholder Scrutiny Group - Housing Hub Review	Manny Sehmbi (Business Manager Community Partnerships and Support Services)
26 January 2023	Sandwell Community Safety Strategy 2022-26 One Year On	Chief Supt Ian Green (Chair of Safer Sandwell Partnership)
	Green Spaces Strategy	Alice Davey (Director of Borough Economy)
	Heritage and Cultural Strategy	Alice Davey (Director of Borough Economy)
23 March 2023	Homelessness Strategy (Implementation)	Nigel Columbello (Service Manager Housing Management)
	Neighbourhood Management Model	Manny Sehmbi (Business Manager Community Partnerships and Support Services)



To be Scheduled

Reports of the Tenant and Leaseholder Scrutiny Group on:-

- Home Checks Review
- Building Safety Review
- Responsive Repairs & Customer Satisfaction Review

Future Provision of Leisure Services

Sandwell Valley Masterplan

Enforcement activity in relation to housing, particularly ASB – Nigel Collumbell

Coordination of the third sector, Re. help with cost of living crisis – Council support team/ SVSC (Review?)



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