

CABINET MEMBER FOR SAFE AND ATTRACTIVE NEIGHBOURHOODS**Monday, 20th September, 2010**

Present:- Councillor Akhtar (in the Chair); Councillors Goulty and Kaye (Policy Advisors).

D47. DAWSON CROFT

Following approval by Cabinet (Minute No. 130 of 25th October, 2006 refers) of the Borough-wide Sheltered Housing Review, Dawson Croft was approved for decommissioning as a sheltered housing scheme as it did not meet the Rotherham Sheltered Housing Standard for such provision. It had been agreed that the process of decommissioning be achieved through normal tenancy termination processes with empty homes not being relet.

Since 2006 there had been a gradual process of decommissioning, 17 empty homes of the 30 on the scheme, but had become very protracted and was likely to remain so adopting the current approach. In seeking to effectively manage homes that the Borough required, a review of Dawson Croft had been completed by the Neighbourhood Investment Service. The review concluded that it should be retained for the purposes of affordable housing provision, targeted initially at the over 60 age group and subject to the provisions of a Local Lettings Policy, and that the existing bedsits be converted to self-contained flats to better meet the current and future needs and aspirations of housing applicants.

An open day/ market testing event had been held to assess current demand from applicants over 50 years with a furnished show flat used for viewing purposes. The event had proved very successful in attracting interest from a diverse range of applicants who positively expressed an interest in living in Dawson Croft.

Due to the nature of its construction, the presence of and access to communal corridors and facilities and in order to sustain new and existing tenancies created within Dawson Croft, a Local Lettings Policy was considered essential. It was proposed that it would include:-

- Allocations would not be made to applicants who had a history of drug and alcohol related issues, anti-social behaviour issues or a criminal record within a 12 month period
- Preference to be given to applicants over 60 years of age in the first instance followed by a decreasing age range to include to 50 plus age group
- Residents and Members would be kept informed and consulted

on any proposed changes to the LLP

A survey of all the empty homes had identified only 1 that was not Decent Homes compliant due to refusal; the remaining empty properties would require £21,000 to bring them back into use. Currently there was no demand for bedsit accommodation of which there was 7 in the scheme. It was proposed that they be converted into 2 bedroomed self-contained flats at a cost of £32,000 per dwelling.

Discussion ensued on those aged 60 years plus who lived in under occupied properties.

Resolved:- (1) That the redesignation of Dawson Croft as a general needs housing scheme for the 50 plus age group be approved.

(2) That the reletting of empty homes at Dawson Croft, subject to the Local Lettings Policy, be approved.

(3) That the conversion of 8 existing bedsits to self-contained flats be supported.

(4) That the relocation of an existing resident to an alternative 1 bed flat at Dawson Croft, as a matter of priority, to facilitate bedsit conversions.

(5) That the report on Local Lettings Policies include under occupied properties lived in by those aged over 60 years of age.

D48. 34 & 36 BECKNOLL ROAD, BRAMPTON

Further to Minute No. J152 of 15th March, 2010, the Director of Housing and Neighbourhood Services reported that, during preparation of the work programme to both properties, additional structural defects had been identified resulting in a substantial rise in the estimated cost of investment.

An intrusive survey commissioned by the Neighbourhood Investment Service had revealed the presence of a geographical fault line and fissure in the bedrock below both properties which had left the ground unstable. Whilst this could be remedied, the projected cost of investment had increased from £43,000 to £51,000 per property with no guarantee that further ground movement could be ruled out.

A number of options had been considered for the future use of both

properties including:-

- Option 1 Retain and Invest
- Option 2 Disposal to a Registered Social Landlord
- Option 3 Open Market Sale
- Option 4 Demolition and Disposal of the Site

Ward Members had been consulted and all supported option 4 with appropriate measures put in place post-demolition to ensure the site was kept free of flytipping.

It was queried whether the instability of the ground was due to mining and, if so, if any claim had been made to the Mining Authority who would have a financial responsibility.

Resolved:- (1) That Minute No. J152 be rescinded and option 4, to demolish Nos. 34 and 36 Becknoll Road, Brampton, be approved subject to clarification of any possibility of Mining Authority responsibility.

(2) That disposal of the cleared site be approved.

D49. 1 CLEMENT MEWS & 40 JOSEPHINE ROAD

The Director of Housing and Neighbourhood Services reported that No. 1 Clement Mews, Kimberworth (Minute No. J102 of 14th December, 2009 refers) and No. 40 Josephine Road, Ferham (Minute No. J136 of 15th February, 2010 refers) had previously been approved for potential asset exchange with private owners/ landlords within the Canklow regeneration area to support acquisition of their properties in that area for demolition.

Despite extensive negotiations with owners/ private landlords within the Canklow area, the option of an asset exchange had not been pursued by any of the remaining owners and the properties were no longer required for this purpose.

Both properties required significant levels of investment to bring them to a Decent Homes standard. The estimated cost to rectify identified structural repairs, implement Decent Homes investment and repair to lettable standard for both properties were £43,712 for No. 1 Clement Mews and £24,101 for No. 40 Josephine Road.

A number of options for the future of the properties had been explored including:-

Option 1	Retain and Invest
Option 2	Disposal to a Registered Social Landlord
Option 3	Demolition
Option 4	Open Market Sale

Ward Members for both properties had been consulted and all supported the option of disposal.

Resolved:- That No. 40 Josephine Road, Ferham and No. 1 Clement Mews, Kimberworth, be approved for disposal.

D50. 2010 ROTHERHAM LTD. QUARTER 1 PERFORMANCE INDICATORS

In accordance with Minute No. J16 of 21st June, 2010, the Director of Housing and Neighbourhood Services presented 2010 Rotherham Ltd.'s first quarter (April-June, 2010) performance 2010/ 11.

As at the end of June, 2010, 5 Performance Indicators were off target:-

- % of customers on whom 2010 Rotherham Ltd. had diversity information
Diversity information collection on 86.73% of customers in tenanted premises against a target of 88%
- % of total repairs completed within target
90.88% repairs completed against target of 92%.
Performance clinics held with In House Service Provider
- % of responsive repairs where an appointment was made and kept
88.69% appointments kept against a performance target of 95%
- % satisfied with the outcome of their anti-social behaviour complaint
80.22% of residents returned follow-up surveys stating they were satisfied with the outcome. Performance target of 81%
- Average number of working days lost due to sickness per employee
An average of 3.02 working days per employee were lost due to sickness, the target being 2.44 days. Even though the number had fallen for the third consecutive month, a performance clinic had been held to explore its underperformance

Discussion took place on the number of outstanding gas safety

certificates due to refused entry by the tenants. The matter was with Legal Services and the possibility of using the Environmental Protection Act as a mean of entry which other authorities utilised. If the Act was used, it would leave the tenant with a bill for their door to be repaired.

Resolved:- (1) That the report be noted.

(2) That a report be submitted on the potential use of the Environmental Protection Act as a means to gaining access to those properties where tenants had refused entry for gas servicing.

D51. 2010 ROTHERHAM LTD. - QUARTER 1 IMPROVEMENT PLAN

In accordance with Minute No. J16 of 21st June, 2010, the Director of Housing and Neighbourhood Services presented 2010 Rotherham Ltd.'s performance against their Improvement Plan for the period April-June, 2010.

At the end of the quarter of the 62 actions within the Improvement Plan:-

- 43 actions had been completed on or ahead of time
- 18 actions were progressing in line with timescales
- 1 action was progressing with some concern for timescale

Progress had also been made in addressing the 5 outstanding recommendations from previous Audit Commission inspections. Of those 4 had been completed during the quarter under consideration and the remaining action was being progressed within the agreed revised timeframe.

The 6 partial compliances noted during the award of the Customer Service Excellence status in 2009 were revised during the recent continuous Compliance Review. The Assessor had been complimentary around 2010's ongoing work and reduced the partial compliances to 3. The Assessor did notice a deterioration on 1 other Standard since the 2009 assessment and added a 4th partial compliance.

The award remained in force and further development work had taken place to address the remaining partial compliances before the next assessment in Spring 2011.

Resolved:- That the report be noted.

D52. HOUSING AND NEIGHBOURHOODS 1ST QUARTER PERFORMANCE

2010/ 11

The Director of Housing and Neighbourhood Services, presented the submitted report which outlined the Key Performance Indicator results and efficiency projections for the first quarter of 2010/ 11.

At the end of June, of the 11 Key Performance Indicators included within the suite, there were 9 Indicators where performance information was available. Of those, 100% were in line to achieve their year end targets. For 2 Indicators (NAS22b and NI187) performance information would not be available until later in the year.

The Indicators currently on target were:-

- NAS17 Average re-let time from termination to start of new tenancy
- NAS22 Private sector homes demolished/ made fit
- NAS30 Percentage spend of the Housing Market Renewal Pathfinder
- Number of 'Affordable' homes delivered
- Percentage of non-decent Council housing
- NI182 Satisfaction of business with local authority regulation services
- NI184 Food establishments in the area which are broadly compliant with food hygiene law
- NAS34 Average length of time waiting for major adaptations from assessment to work beginning
- NI156 Number of households living in temporary accommodation

The performance exceptions were:-

- NAS22 Private sector vacancies brought back into use or demolished (Neighbourhoods)
Performance at the end of June was 28 compared to the quarter control target of 20. The overall target for 2010/ 11 was 98.
- NI158 % Non Decent Council Housing (2010 Rotherham Ltd.)
Reduced from 6.29% (1,319 dwellings) at the end of 2009/ 10 to 4.10% (857 dwellings) at the end of June.
- NI155 Number of Affordable Homes delivered (Neighbourhoods)
At the end of the 1st quarter there had been an additional 48 affordable homes delivered, ahead of the control target of 40 and in line to achieve the LAA target for the year of 256.
- NI156 Number of Households living in Temporary

Accommodation

As at the end of June, 27 households in temporary accommodation ahead of the monthly control target of 32. In line to achieve the year end target of 28.

- NAS17 Average Relet Time (2010 Rotherham Ltd.) Increase (26.53) since the reported figure of 18 days at the end of last year. A potential increase had been identified by the Service Performance team as last year's reported empty property figures excluded properties undergoing major works which were not in line with the Indicator definition. 2010 had undertaken a review of the Empty Property Management process and had addressed the issue with the resulting impact on the number of days taken.

There had been 420 lettings in the 1st quarter compared to 407 in the same period last year. At the end of the 1st quarter the number of empty properties (244) had increased from 242 (2009/ 10 year end). However, the latest available information indicated that there had been a reduction in empty properties down to 211 (23rd August, 2010).

Resolved:- That the 1st quarter position and the excellent progress in performance be noted.

D53. POLICING IN THE 21ST CENTURY

The Director of Housing and Neighbourhood Services submitted a summary of the Government's proposals to transform the approach to local policing with a focus on those that had a significant impact on the Council.

The consultation for 'Policing in the 21st Century: Reconnecting Police and the People' published on 26th July set out the Government's plans for police reform, some of which would become part of the Police Reform and Social Responsibility Bill expected in the Autumn.

The proposals put forward were based on 3 key principles;-

- 1) Transferring power back to the people through the introduction of directly elected Police and Crime Commissioners
- 2) Transferring power away from national government through reducing bureaucracy
- 3) Shifting the focus of government through the creation of a New

Crime Agency

The document covered 5 distinct areas; The Challenge; Increasing Democratic Accountability; Removing Bureaucratic Accountability; A National Framework for Efficient Local Policing and finally Tackling Crime Together. The 2 Chapters that were the most relevant and had the greatest impact on the work of the Council were:-

Chapter 2 - Increasing Democratic Accountability

Chapter 5 - Tackling Crime Together.

The report was considered at the Democratic Renewal Scrutiny Panel held on 16th September, 2010. Attached at Appendix A was a draft response, incorporating the Scrutiny Panel's comments, to the questions set out in Chapters 2 and 5.

Resolved:- (1) That the report be noted.

(2) That consultation response, as set out in Appendix A, be approved and the Chief Executive authorised to submit the final consultation response in accordance with the 20th September deadline.

(3) That a further detailed report be submitted on publication of the 'Police Reform and Social Responsibility Bill'.

D54. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs, indicated below, of Part I of Schedule 12A to the Local Government Act 1972.

D55. SETTLEMENT OF FINAL ACCOUNT

The Director of Housing and Neighbourhood Services submitted an update on the settlement of final account to Connaught Partnerships in relation to Decent Homes work carried out under a framework agreement.

EC Harris, commercial consultants appointed by 2010 Rotherham Ltd., had carried out a detailed interrogation of the works carried out by the company which had significantly reduced the disputed shortfall. Further discussions had been held with Connaught which

had resulted in a proposed settlement figure.

Resolved:- (1) That the report be noted.

(2) That the payment made by 2010 Rotherham Ltd. of £300,000 final account settlement plus £101,600 (representing 80% of the £127,999 retention monies) to Connaught Partnerships in full and final settlement of the account be noted.

(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any person (including the Council))

D56. LOCAL LETTINGS POLICY - NEW BUILD COUNCIL HOUSING AND SUBSEQUENT LETTINGS

The Director of Independent Living reported that the use of Local Lettings Policies had been agreed in 2008 (Minute No. J114 of 24th November, 2008 refers) and were reviewed every 6 months. The Authority had successfully attained funding for the development and building of new Council housing and it was, therefore, proposed that any prospective tenant must comply with the Local Letting Policy.

Details of the Policy were set out in Appendix 1 of the report submitted but was designed to give preference to Council tenants and release existing Council properties to other applicants on the housing register.

Resolved:- (1) That wide consultation on the proposed Local Lettings Policy for new building housing take place.

(2) That a report be submitted before the end of November, 2010.

(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any person (including the Council))

D57. HCA LOCAL INVESTMENT PLAN AND STRATEGIC DEVELOPMENT SITES UPDATE

The Director of Housing and Neighbourhood Services submitted an update on the progress made in developing a Local Investment Agreement with the Homes and Communities Agency for the period 2011/ 14. The report also identified the key regeneration development sites proposed for release to support the delivery of the investment programme.

A draft Local Investment Plan (LIP) for Rotherham had been developed, including a range of investment proposals, to be delivered within identified spatial priority area. The proposals required £52M of HCA investment support to enable delivery of the programme.

The Plan contained proposals to deliver continued investment activity in a number of localities, utilising Council-owned strategic development sites, to support delivery. The sites had been assembled as a result of neighbourhood investment activity including selective demolition programmes and strategic acquisitions.

It was proposed that the sites be allocated to support delivery of the LIP and be released following a competitive developer partner procurement process utilising the HCA's Delivery Partner Panel Framework. The aim was to develop a long term partnership between the Council, HCA and private developer(s) to invest in and deliver future development activity including recycling investment returns.

Resolved:- (1) That the proposed release of the identified sites through the Home and Communities Agency Developer Partner Procurement Framework to achieve the regeneration aims and objectives set out in the Local Investment Plan be supported.

(2) That the release of the sites be supported on the basis of a deferred capital receipt to support the long term regeneration aims of the Borough.

(3) That the report be referred to the Cabinet for consideration.

(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any person (including the Council))

D58. DRAFT ROTHERHAM LOCAL INVESTMENT PLAN 2011-14

The Director of Housing and Neighbourhood Services submitted a draft Local Investment Plan for Rotherham which formed part of the ongoing 'Single Conversation' process between the Council and the Homes and Communities Agency.

The draft Rotherham Housing Strategy 2010-14 and the Rotherham Digest enabled the Council to identify its thematic and spatial priority principles for the LIP. The drafting of a LIP was an iterative process with the HCA involved in giving feedback as matters progressed.

Subject to the outcome of the Government's Comprehensive Spending Review in October, 2010, the LIP would form part of a

'Local Investment Agreement' between the Council and the HCA which would incorporate proposed levels of investment in the Borough by the HCA, the Council and other partners. It was envisaged that this agreement would be in place by January, 2011.

Resolved:- (1) That the final draft of the Rotherham Local Investment Plan and, subject to any further amendment required, be submitted to the Home and Communities Agency.

(2) That the Cabinet Member be kept informed of the Local Investment Plan process as it developed.

(3) That the final draft of the Rotherham Housing Strategy 2010-14 be approved.

(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any person (including the Council))

D59. DECENT HOMES PROGRAMME OVERSPEND

The Director of Housing and Neighbourhood Services submitted a report on behalf of 2010 Rotherham Ltd. regarding overspends on the Decent Homes Programme as a result of structural issues in the East Herringthorpe area.

The report set out possible options to deal with the overspend. However, these would be subject to further analysis before they could be submitted as firm proposals for consideration.

Resolved:- (1) That the report be noted.

(2) That a detailed further report be submitted.

(Exempt under Paragraph 3 of the Act - information relating to the financial or business affairs of any person (including the Council))