

MEETING OF THE CABINET

WEDNESDAY 20TH MARCH, 2013

**AT 6.00 PM
IN COMMITTEE ROOM 2
AT THE COUNCIL HOUSE
DUDLEY**

If you (or anyone you know) is attending the meeting and requires assistance to access the venue and/or its facilities, could you please contact Democratic Services in advance and we will do our best to help you

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**You can view information about Dudley MBC on
www.dudley.gov.uk**

IMPORTANT NOTICE

MEETINGS IN DUDLEY COUNCIL HOUSE

Welcome to Dudley Council House

In the event of the alarm sounding, please leave the building by the nearest exit. There are Officers who will assist you in the event of this happening, please follow their instructions.

There is to be no smoking on the premises in line with national legislation. It is an offence to smoke in or on these premises.

Please turn off your mobile phones and mobile communication devices during the meeting.

Thank you for your co-operation.

Our Ref:
SG/KLG

Your Ref:

Please Ask For:
Steve Griffiths

Telephone No:
01384 815235

12th March, 2013

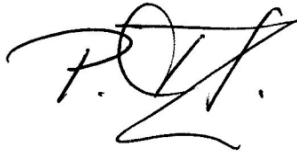
Dear Councillor

MEETING OF THE CABINET – WEDNESDAY 20TH MARCH, 2013

You are requested to attend a meeting of the Cabinet to be held on Wednesday 20th March, 2013 at 6.00p.m. in Committee Room 2 at the Council House, Priory Road, Dudley to consider the business set out in the agenda below.

The agenda and reports for this meeting can be viewed on the Council's website www.dudley.gov.uk (Follow the links to Councillors in Dudley and Committee Management Information System).

Yours sincerely



Director of Corporate Resources

AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence from the meeting.

2. CHANGES IN REPRESENTATION OF MINORITY GROUP MEMBERS

To report any changes in the representation of Minority Group Members at this meeting.

3. DECLARATIONS OF INTEREST

To receive declarations of interest, in accordance with the Members' Code of Conduct.

4. MINUTES

To approve as a correct record and sign the minutes of the meeting of the Cabinet held on 12th February, 2013 (copy attached).

BUDGET, STRATEGIC, POLICY AND PERFORMANCE ISSUES

5. ANNUAL AUDIT LETTER 2011/2012 (PAGES 1 – 2)

To consider the joint report of the Chief Executive and the Treasurer.

6. BOROUGH HOUSING STRATEGY 2013-2016 (KEY DECISION) (PAGES 3 – 41)

To consider the report of the Director of Adult, Community and Housing Services.

7. ESTABLISHMENT OF THE BLACK COUNTRY STRATEGIC TRANSPORT BOARD (KEY DECISION) (PAGES 42 – 44)

To consider the report of the Director of the Urban Environment.

8. CAPITAL PROGRAMME MONITORING AND EXTERNAL FUNDING (KEY DECISION) (PAGES 45 – 55)

To consider the joint report of the Chief Executive and the Treasurer.

SERVICE RELATED CORPORATE ISSUES

9. DRAFT PLANNING FOR HEALTH SUPPLEMENTARY PLANNING DOCUMENT – APPROVAL TO CONSULT (KEY DECISION) (PAGES 56 – 58)

To consider the report of the Director of the Urban Environment.

10. EXTERNALLY FUNDED PROJECTS - ECONOMIC DEVELOPMENT (PAGES 59 – 64)

To consider the report of the Director of the Urban Environment.

11. GREEN DEAL/ENERGY COMPANY OBLIGATIONS (ECO) UPDATE AND HOME ENERGY CONSERVATION ACT (HECA) (PAGES 65 – 74)

To consider the report of the Director of Adult, Community and Housing Services.

12. FORWARD PLAN OF KEY DECISIONS (PAGES 75 – 83)

To receive and note the Forward Plan of Key Decisions.

13. ISSUES ARISING FROM SCRUTINY COMMITTEES (IF ANY)

The Director of Corporate Resources to report orally.

PRIVATE SESSION

In accordance with Part 1 of Schedule 12A to the Local Government Act, 1972, the Proper Officer has determined that there will be no advance disclosure of the following reports because the public interest in disclosing the information set out in the following items is outweighed by the public interest in maintaining the exemption from disclosure.

14. RESOLUTION TO EXCLUDE THE PUBLIC

To consider the adoption of the following resolution:-

That the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Local Government Act, 1972, as specified below and, in all the circumstances, the public interest in disclosing the information is outweighed by the public interest in maintaining the exemption from disclosure.

The submission of the following report complies with the requirements of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations, 2012.

<u>Agenda Item Number</u>	<u>Description of Item</u>	<u>Relevant paragraph of Part 1 of Schedule 12A</u>
15	Staffing Issues – Directorate of Adult, Community and Housing Services	1

15. STAFFING ISSUES – DIRECTORATE OF ADULT, COMMUNITY AND HOUSING SERVICES (PAGES 84 – 86)

To consider the report of the Director of Adult, Community and Housing Services.

To: All Members of the Cabinet:

Councillor Sparks (Leader - Chair)

Councillor Ali (Deputy Leader)

Councillors K Ahmed, Crumpton, Foster, Islam, Lowe, Partridge, Waltho and Wood.

Opposition Group Members nominated to attend meetings of the Cabinet:

Councillors Blood, Harley, James, K Turner, Vickers, Mrs Walker and Wright.

MEETING OF THE CABINET

Tuesday, 12th February, 2013 at 5.00 p.m.
in Committee Room 2 at the Council House, Dudley

PRESENT:-

Councillor Sparks (Leader of the Council) (Chair)
Councillor Ali (Deputy Leader)
Councillors K Ahmed, Crumpton, Foster, Islam, Lowe, Partridge, Waltho
and Wood

together with the following Opposition Group Members appointed to
attend meetings of the Cabinet:-

Conservative Group - Councillors Blood, Evans, Harley, K Turner,
Vickers, Mrs Walker, Wright and James (observer).

OFFICERS:-

The Chief Executive, Director of Corporate Resources, Director of
Children's Services, Director of the Urban Environment, Director of
Adult, Community and Housing Services, Director of Public Health,
Treasurer, Assistant Director of Corporate Resources (Human
Resources and Organisational Development) and the Democratic
Services Manager, together with other officers.

OBSERVER:-

Councillor Sykes

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CHANGES IN REPRESENTATION OF OPPOSITION GROUP MEMBERS

The Leader congratulated Councillor Harley on his recent election as
Leader of the Opposition Group.

Councillor Harley had notified the Director of Corporate Resources of
the necessary changes in the nominations of Opposition Group
representatives to attend meetings of the Cabinet.

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DECLARATIONS OF INTEREST

No member made a declaration of interest, in accordance with the
Members' Code of Conduct.

A pecuniary interest was declared on behalf of the Chief Executive,
Directors, Assistant Directors and the Treasurer in respect of Agenda
Item No. 10 (Pay Policy Statement) in view of the financial information
and employment terms and conditions referred to in the report.

A pecuniary interest was declared on behalf of the Director of Public Health in respect of Agenda Item No. 14 (Next Stages of Health Reform – Implications for the Council) in view of the references in the report to the role and future employment of the Director of Public Health.

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MINUTES

RESOLVED

That the minutes of the meeting of the Cabinet held on 6th December, 2012, be approved as a correct record and signed.

66

REVENUE BUDGET STRATEGY AND SETTING THE COUNCIL TAX 2013/14

A joint report of the Chief Executive and the Treasurer was submitted seeking consideration of proposals for the deployment of General Fund Revenue Resources, a number of statutory calculations that had to be made by the Council and, subject to the receipt of the Police and Fire precepts, the Council Tax to be levied for the period from 1st April, 2013 to 31st March, 2014.

Cabinet Members responded to questions from opposition group representatives on the budget proposals, in particular the 'big question' consultation process and the associated costs; proposals relating to children's centres, regeneration, transport and roads maintenance, shared services and the increase in the Police precept. The report would be the subject of full debate at the meeting of the Council on 4th March, 2013.

RESOLVED

- (1) That the Council be recommended to approve:-
 - (a) The budget for 2013/14, and service allocations as set out in the report submitted to the meeting.
 - (b) The acceptance of Council Tax Freeze Grant for 2013/14.
 - (c) That the statutory amounts required to be calculated for the Council's spending, contingencies and contributions to reserves; income and use of reserves; transfers to and from its collection fund; and Council Tax requirement, as referred to in Section 67(2)(b) be now calculated by the Council for the year 2013/14 in accordance with Sections 31A, 31B and 34 to 36 of the Local Government Finance Act 1992 as shown in Appendix 8 of the report submitted to the meeting.

- (d) That, having calculated the aggregate in each case of the amounts in Appendix 8 to the report submitted to the meeting, the Council, in accordance with Section 30(2) of the Local Government Finance Act 1992, agrees the following levels of Council Tax for Dudley Council services for 2013/14.

Valuation Bands

A	B	C	D
£750.25	£875.29	£1,000.33	£1,125.37
E	F	G	H
£1,375.46	£1,625.54	£1,875.62	£2,250.75

- plus the amounts to be notified for the Police and Fire and Rescue precepts.

- (e) The revision of 2012/13 budgets to reflect the variances set out in paragraph 8 of the report submitted to the meeting.
- (f) That the Chief Executive, in consultation with the Director of Public Health and the Cabinet Member for Health and Wellbeing, be authorised to determine the allocation of the available public health grant funding for 2013/14.
- (g) That the 20% discretionary rates relief currently awarded by the Council to Voluntary Aided (VA) schools be removed from 2014/15.
- (h) The Medium Term Financial Strategy as set out in the report.
- (2) That the Treasurer be authorised, in consultation with the Cabinet Member for Finance and the Opposition Spokesperson for Finance, to approve any minor changes resulting from final details of the grant to compensate for the doubling of Small Business Rate Relief, prior to the Council on 4th March, 2013, as set out in paragraph 22 of the report submitted to the meeting.
- (3) That the Council be recommended to determine that a referendum relating to Council Tax increases is not required in accordance with Chapter 4ZA of Part 1 of the Local Government Finance Act 1992.

- (4) That the one-off savings from a referendum not being required be noted and that more detailed proposals for the use of the savings be reported to the Council on 4th March, 2013.
- (5) That Cabinet Members, the Chief Executive and Directors be authorised to take all necessary steps to implement the proposals contained in the report, in accordance with the Council's Financial Management Regime.
- (6) That the Chief Executive and Directors be reminded to exercise strict budgetary control in accordance with the Financial Management Regime and care and caution in managing the 2013/14 budget, particularly in the context of commitments into later years and the impact that any overspending in 2013/14 will have on the availability of resources to meet future budgetary demands.

(This was a Key Decision with the Council and Cabinet being named as Decision Takers)

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DEPLOYMENT OF RESOURCES: HOUSING REVENUE ACCOUNT AND PUBLIC SECTOR HOUSING CAPITAL

A joint report of the Chief Executive and the Treasurer was submitted on proposals for the deployment of the Housing Revenue Account and associated matters for 2013/14 and in respect of the Housing Capital Programme for the period from 2012/13 to 2017/18.

The Cabinet Member for Housing, Libraries and Adult Learning undertook to supply a written response to a Member in relation to issues concerning void properties.

RESOLVED

- (1) That a rent increase for Housing Revenue Account dwellings on 1st April, 2013, as outlined in paragraph 4 of the report submitted to the meeting, be approved with an average increase of £3.59 (4.6%) and a maximum increase of £5.85 in line with Government rent guidance.
- (2) That an increase of 2.6% in service charges as outlined in paragraphs 6 and 8 of the report submitted to the meeting, be approved.

- (3) That an increase of 10% in heating and lighting charges for sheltered housing from an average weekly charge of £11.92 to an average weekly charge of £13.11 other than at The Gables where charges will remain at their current rates, as outlined in paragraph 7 of the report submitted to the meeting, be approved.
- (4) That an increase for laundry tokens from £2.00 to £2.10, as outlined in paragraph 9 of the report submitted to the meeting, be approved.
- (5) That the increase of 2.6% to the current charge for pitch licences at Oak Lane, as outlined in paragraph 10 of the report submitted to the meeting, be approved.
- (6) That an increase of 2.6% in water charges at Oak Lane to £6.16 per week, as outlined in paragraph 10 of the report submitted to the meeting, be approved.
- (7) That the leaseholders' administration fee be maintained at current levels as outlined in paragraph 11 of the report submitted to the meeting.
- (8) That an increase of £0.50 per month for private Telecare clients, as outlined in paragraph 12 of the report submitted to the meeting, be approved.
- (9) That the maintenance of garage rents at current levels and the dates proposed for future increases as outlined in paragraph 13 of the report submitted to the meeting, be approved.
- (10) That the maintenance of garage plot rent and access agreements at current levels, and the dates proposed for future increases, as outlined in paragraph 13 of the report submitted to the meeting, be approved.
- (11) That the Council be recommended:-
 - (a) To approve the revised Housing Revenue Account budget for 2012/13 and the Housing Revenue Account budget for 2013/14, as outlined in Appendix 1 of the report submitted to the meeting.
 - (b) To approve the public sector housing revised capital budget for 2012/13 and the capital budget for 2013/14 to 2017/18, as outlined in Appendix 2 of the report submitted to the meeting.

- (c) To authorise the Director of Adult, Community and Housing Services and the Director of Corporate Resources to bid for and enter into funding arrangements for additional resources to supplement investment in the public sector housing stock, as outlined in paragraphs 23 and 24 of the report submitted to the meeting.
- (d) To authorise the Director of Adult, Community and Housing Services, in consultation with the Cabinet Member for Housing, Libraries and Adult Learning, to manage and allocate resources to the capital programme, as outlined in paragraph 25 of the report submitted to the meeting.
- (e) To confirm that all capital receipts arising from the sale of Housing Revenue Account assets (other than those specifically committed to support private sector housing) should continue to be used for the improvement of Council homes, as outlined in paragraph 25 of the report submitted to the meeting.
- (f) To authorise the Director of Adult, Community and Housing Services, in consultation with the Cabinet Member for Housing, Libraries and Adult Learning, to procure and enter into contracts for the delivery of the capital programme, as outlined in paragraph 26 of the report submitted to the meeting.
- (g) To approve the Housing Revenue Account medium term financial strategy, as outlined in Appendix 4 of the report submitted to the meeting.

(This was a Key Decision with the Council and Cabinet being named as Decision Takers)

A DUDLEY MBC POLICY FOR COMMUNITY ASSET TRANSFER AND THE IMPLEMENTATION OF THE SEPARATE LEGAL PROCESS FOR THE COMMUNITY RIGHT TO BID WITH REGARD TO ASSETS OF COMMUNITY VALUE

A joint report of the Director of Adult, Community and Housing Services and the Director of Corporate Resources was submitted on the policy relating to Community Asset Transfer and on the procedure established to meet the new legal duty for Councils' to manage the Community Right to Bid procedure with regard to Assets of Community Value in accordance with the Localism Act 2011.

RESOLVED

- (1) That the Community Asset Transfer policy, as referred to in the report submitted to the meeting, be approved and adopted.
- (2) That the new legal duty for the Council with regard to the community right to bid and assets of community value list, be noted.
- (3) That the procedure set out in the report and appendices submitted to the meeting for managing the process for nomination, listings and disposal of Assets of Community Value and determining applications for compensation, be approved.
- (4) That the Director of Corporate Resources, in consultation with the Cabinet Member for Human Resources, Law and Governance, be authorised to make any necessary amendments to the Community Asset Transfer Policy and the Community Right to Bid procedure to reflect any further advice received or in the light of operational experience.

(This was a Key Decision with the Cabinet being named as Decision Taker).

CAPITAL PROGRAMME MONITORING

A joint report of the Chief Executive and the Treasurer was submitted on progress with the implementation of the Capital Programme and which proposed certain amendments. The report also set out proposals in relation to the "Prudential Indicators" as required to be determined by the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code for Capital Finance in Local Authorities and the Local Government Act, 2003. The report also sought approval in relation to the Council's Minimum Revenue Provision (MRP) Policy for 2013/14.

In relation to wheeled bins, reference was made to the cost of adapting the existing fleet of vehicles and any further necessary expenditure that might be necessary to implement the service. The Cabinet Member for Environment and Culture reported that the detailed costs would be provided, however, it was not anticipated that the service changes would lead to any compulsory redundancies. The Council's waste and recycling strategy was currently being developed in draft form. Weekly refuse collections would be retained and the access criteria for the collection of wheeled bins would be based on individual needs in the same way as for the collection of green bins.

Reference was also made to the improvement works to the car-park infrastructure. Consultation with ward Councillors was requested in any cases where it was being proposed to introduce parking charges.

RESOLVED

- (1) That the results of the Post Completion Review of capital projects, as set out in Appendix B to the report, be noted.
- (2) That in response to the Department for Transport's intention to devolve funding to Local Transport Bodies for major transport schemes, the development of a Black Country "assurance framework" be supported, as set out in paragraph 21.
- (3) That the Council be recommended:-
 - (a) That current progress with the 2012/13 Capital Programme, as set out in Appendix A of the report submitted to the meeting be noted, and that budgets be amended to reflect the reported variances.
 - (b) That the further allocation of Disabled Facilities Grant (DFG) funding of £263,000 be noted and the associated expenditure included in the Capital Programme, and that a further £350,000 of Adult Social Care revenue resources be used to fund DFGs, as set out in paragraph 7 of the report submitted to the meeting.
 - (c) That the contribution of £100,000 to the redevelopment of Gibbs Road House be approved and included in the Capital Programme, as set out in paragraph 8 of the report submitted to the meeting.

- (d) That the contribution of £68,000 to the improvement works being undertaken to CHADD House be approved and included in the Capital Programme, as set out in paragraph 9 of the report submitted to the meeting.
- (e) That the £550,000 allocation for Housing Assistance Grants be continued on an ongoing basis and included in the Capital Programme, as set out in paragraph 10 of the report submitted to the meeting.
- (f) That the Community Capacity Grant allocations be noted, and the associated spend on relevant Adult Personal Social Services projects be included in the Capital Programme, as set out in paragraph 11 of the report submitted to the meeting.
- (g) That the award from the Fuel Poverty fund be noted, and the associated expenditure included in the Capital Programme, as set out in paragraph 12 of the report submitted to the meeting.
- (h) That the Council's contribution of £120,000 to the re-provision of the Saltwells Wardens' Base be approved and the project be included in the Capital Programme, as set out in paragraph 13 of the report submitted to the meeting.
- (i) That the Weekly Collection Support Scheme funding allocation for Recycling be noted, and that the related project be approved and included in the Capital Programme, as set out in paragraph 14 of the report submitted to the meeting.
- (j) That the Wheeled Bins project be approved and included in the Capital Programme, as set out in paragraph 15 of the report submitted to the meeting.
- (k) That the Recycling Bunker project be approved and included in the Capital Programme, as set out in paragraph 16 of the report submitted to the meeting.
- (l) That the Depot Improvements project be approved and included in the Capital Programme, as set out in paragraph 17 of the report submitted to the meeting.

- (m) That the Stourbridge Crematorium Improvement project be approved and included in the Capital Programme, as set out in paragraph 18 of the report submitted to the meeting.
- (n) That the funding allocation for Highway Maintenance be noted and the associated expenditure included in the Capital Programme, as set out in paragraph 19 of the reports submitted to the meeting.
- (o) That the submission of the bid in partnership with Wolverhampton City Council for Local pinch point funding to improve the A4123 Birmingham New Road junction with Shaw Road be approved and that, subject to the bid being successful, the project be included in the Capital Programme, as set out in paragraph 20 of the report submitted to the meeting.
- (p) That the improvement works to Car Park Infrastructure be approved and included in the Capital Programme, as set out in paragraph 22 of the report submitted to the meeting.
- (q) That the allocation of capital funding for New 2 Year Old Places be noted and the associated spend included in the Capital Programme, as set out in paragraph 23 of the report submitted to the meeting.
- (r) That the Capital Programme be amended to include an increase in the capital budget of £472,000 for the Transforming Our Workplace project, as set out in paragraph 24 of the report submitted to the meeting.
- (s) That the Prudential Indicators as required to be determined by the CIPFA Prudential Code for Capital Finance in Local Authorities and the Local Government Act 2003, as set out in Appendix C of the report submitted to the meeting, be agreed.
- (t) That the Minimum Revenue Provision (MRP) Policy for 2013/14 be approved as set out in paragraph 29 of the report submitted to the meeting.

(This was a Key Decision with the Council and Cabinet being named as Decision Takers)

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CORPORATE QUARTERLY PERFORMANCE REPORT

A report of the Chief Executive was submitted on the second Corporate Quarterly Performance Report for 2012/13, relating to performance for the period from 1st October to 31st December, 2012.

RESOLVED

- (1) That the Corporate Quarterly Performance Report for the period from 1st October to 31st December, 2012 be noted and its contents approved.
- (2) That the referral of the report to Scrutiny Chairs, for consideration of the future arrangements for scrutinising the corporate quarterly performance report, be noted.

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PAY POLICY STATEMENT

A report of the Director of Corporate Resources was submitted giving an overview of the requirements contained in the Localism Act 2011 to prepare an annual pay policy statement. The updated statement would be submitted to the Council on 25th February, 2013. The draft policy statement set out the anticipated position as at 1st April, 2013.

RESOLVED

That the Council be recommended to approve the Pay Policy Statement as set out in the Appendix to the report submitted to the meeting.

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APPROVAL FOR ADOPTION OF THE NEW HOUSING DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT – REVISED 2013

A report of the Director of the Urban Environment was submitted on the Council's New Housing Development Supplementary Planning Document (SPD) – Revised 2013.

RESOLVED

That the New Housing Development Supplementary Planning Document – Revised 2013 be approved and that the cancellation of Planning Guidance Note 3, be noted.

(This was a Key Decision with the Cabinet being named as Decision Taker)

ERNEST STEVENS TRUSTS MANAGEMENT COMMITTEE

A report of the Director of Corporate Resources was submitted on the governance arrangements for the future management and administration of the Ernest Stevens Trusts.

RESOLVED

- (1) That the Council be recommended:-
 - (a) That an Ernest Stevens Trusts Management Committee be established with the terms of reference set out in Appendix 1 to the report submitted to the meeting.
 - (b) That the Committee comprise a total of six Members, with one Councillor being appointed to represent each of the following wards in accordance with the overall political balance requirements of the Local Government and Housing Act 1989 (currently Labour 4; Conservative 2):-
 - Cradley and Wollescote
 - Lye and Stourbridge North
 - Norton
 - Pedmore and Stourbridge East
 - Quarry Bank and Dudley Wood
 - Wollaston and Stourbridge Town
 - (c) That the Chair and Vice-Chair and Members be appointed to serve on the Committee for the remainder of this municipal year based on nominations to be submitted to the Director of Corporate Resources by the two Group Leaders.
 - (d) That no special responsibility allowances be paid to the Chair and Vice Chair of the Committee pending a review of the Members' Allowances Scheme during 2013.

LOCAL WELFARE ASSISTANCE

A report of the Director of Corporate Resources was submitted on the implications of the local provision of the Social Fund and seeking approval to deliver the proposed local service.

RESOLVED

- (1) That the Transitional Local Welfare Assistance Scheme 2013/14, as attached as Appendix 2 to the report, be approved together with the proposals to deliver local welfare assistance as set out in the report now submitted.
- (2) That the Director of Corporate Resources be authorised to administer all aspects of the Scheme.
- (3) That the Director of Corporate Resources be authorised to make any required amendments to the 2013/14 scheme in consultation with the Cabinet Member for Finance and the Opposition Spokesperson for Finance.

(This was a Key Decision with the Cabinet being named as Decision Taker)

75

NEXT STAGES OF HEALTH REFORM – IMPLICATIONS FOR DUDLEY COUNCIL

A report of the Chief Executive was submitted on the implications of the next stages of health reform for Dudley Council and associated proposals to approve action for public health transition.

RESOLVED

- (1) That the progress made on implementing health reform within the Dudley Council area and the issues that the new arrangements raise for the Council as a health-improving Council, be noted.
 - (2) That the Chief Executive, in consultation with the Cabinet Member for Health and Wellbeing, be authorised to agree all matters associated with the transfer of staff and functions from Dudley Primary Care Trust to the Council, subject to the Council's satisfaction with all aspects of the transition as required and in line with the relevant and applicable timescales.
 - (3) That the Chief Executive be authorised to confirm with the Department of Health that Valerie Little, as the current post holder within NHS Dudley, be confirmed in the role of Director of Public Health Designate for Dudley Council.
-

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ADULT SOCIAL CARE - LOCAL ACCOUNT 2011/12

A report of the Director of Adult, Community and Housing Services was submitted on the Adult Social Care Local Account 2011/2012. The Cabinet welcomed and supported the production of the Local Account document and the associated ongoing work.

RESOLVED

That the Adult Social Care Local Account 2011/12 be approved.

77

FORWARD PLAN OF KEY DECISIONS

A report of the Director of Corporate Resources was submitted on the Forward Plan of Key Decisions for the four-month period commencing 1st February, 2013.

RESOLVED

That the Forward Plan of Key Decisions be noted.

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ISSUES ARISING FROM SCRUTINY COMMITTEES

No issues were reported under this item.

The meeting ended at 6.07 p.m.

LEADER OF THE COUNCIL

Meeting of the Cabinet – 20th March 2013

Joint Report of the Chief Executive and the Treasurer

Annual Audit Letter 2011/12

Purpose of Report

1. To consider the Audit Commission's Audit Letter for 2011/12.

Background

2. The Audit Commission, who were the Council's external auditor at the audit of the final accounts, have produced an Annual Audit Letter. A representative of the Council's new auditors Grant Thornton (from 1st November 2012) but who was employed by the Audit Commission at the time of the audit of the final accounts, will be in attendance at this meeting to present the Letter and to discuss its contents with members.
3. The Audit Commission's Code of Audit Practice requires that the external auditors prepare an Annual Audit Letter (the Letter) and issue it to the Council. The purpose of the Letter is to communicate to the Council and its external stakeholders, including members of the public, the key issues arising from auditors' work, which the District Auditor considers should be brought to the attention of the Council. The Letter is intended to cover the work carried out by the external auditors since the previous Letter was issued, in this case November 2011.
4. At the meeting of the Audit and Standards Committee on the 20th September 2012, the Audit Commission produced their Annual Governance Report. The report considered the auditor's findings in relation to the Council's Financial Statements and Value for Money conclusion for 2011/12 and the auditor issued an unqualified opinion.
5. The Letter was reported to the Audit and Standards Committee on 14th February 2013. The Committee resolved that the information contained in the report and Appendices to the report, be noted.
6. The Letter has been published, placed on the Council website, and paper copies made available at a charge of £1.00, as agreed in 2000/01.

Finance

7. The report deals with a number of financial affairs of the Council. No additional resources are required as a direct consequence of the Letter.

Law

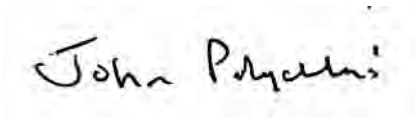
8. Legislation appertaining to Local Authority Audit and Accounts is contained in the Local Government Act 1972, part 2 of the Audit Commission Act, 1998, and regulations made there under.

Equality Impact

9. The proposal takes account of the Council's policy in relation to equality and diversity.

Recommendation

10. It is recommended that the Cabinet:-
- Note the views of the Auditor.
 - Comment on matters in the Annual Audit Letter.



.....
John Polychronakis
Chief Executive



.....
Iain Newman
Treasurer

Contact Officer: Jan Szczechowski
Telephone: 01384 814805
Email: jan.szczechowski@dudley.gov.uk

List of Background Papers
Annual Audit Letter 2011/12

Meeting of the Cabinet – 20th March 2013

Borough Housing Strategy 2013-16

Purpose of Report

1. The purpose of the report is to seek Cabinet's approval of the borough's Housing Strategy.

Background

2. The Borough's Housing Strategy 2013-16 sets out the Council's vision for housing in the Borough and provides an overarching framework for other policies on more specific housing issues. It covers all housing tenures.
3. Our strategic aims are:
 - To raise the standard of existing housing stock across all tenures.
 - To provide a mixed housing offer that will meet a range of housing needs.
 - To use the provision of new housing to increase local economic growth.
 - To provide a range of housing and support for vulnerable people to enable them to live independently in their local communities.
 - To reduce adverse environmental impacts and improve the health of residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in.
4. It is heavily influenced by the Housing Market Intelligence Report data that was gathered in late 2011. The data includes information on housing need, housing conditions and future housing aspirations.
5. The Strategy also identifies the key housing challenges facing the borough which are:
 - The condition of the Borough's existing housing stock is good but work needs to continue to maintain this standard.
 - Making the best use of the borough's existing housing is a challenge as there is currently a high level of under-occupation.
 - The borough's housing stock profile is dominated by three bedroom houses. We need to build some smaller and larger homes (one, two and four bedroom + and to balance the housing profile.
 - Affordability is a key challenge - Low incomes and a lack of cheap entry level properties means that many newly forming households cannot afford to rent or buy.
 - Demand exceeds supply for social or affordable housing.
 - The welfare reform impacts have already affected many households and an estimated 4,000 working age households who live in social housing may be further affected by under-occupation rules from April 2013 if they claim housing benefit.

- We have an ageing population who may need help to remain living in their existing home or require specialist housing.
- We need to build specially designed homes to meet the needs of vulnerable people who wish to live in their own homes in their local communities instead of being in/or going into residential care, for example, people with learning disabilities.
- We need to capitalise on opportunities such as Green Deal and ECO (energy company obligation) to improve energy efficiency, reduce fuel poverty and improve the health of residents.
- We need to work creatively with agencies to fund and deliver new affordable housing in a tough and uncertain economic climate.

6. These challenges are identified and discussed in five chapters

Chapter 1) Responding to demographic changes

The challenges:

- There is more in-migration than out-migration but 20% of existing households and 10% of newly forming households are thinking of moving out of the Borough for employment/access to work reasons.
- The elderly population is growing.
- Many people live in houses that are now too large for them. Some equity rich homeowners may downsize if the right housing product for them was available. This would free up some family sized homes for re-use.

What we are going to do

- Deliver most of the new homes within the regeneration corridors linking to employment, economic regeneration opportunities.
- Further align health, social care and support for early intervention/prevention services to keep older people living in their own homes independently for longer.
- Build a further 200 Extra Care housing units.
- We will ask for some smaller housing units to be built and develop further services that will encourage people who are under-occupying to downsize.

Chapter 2) Balancing our housing market

The challenges

- Almost 75% of Dudley's entire housing stock is detached or semi-detached houses or bungalows. Most of these contain 3 bedrooms.
- Many homes are under-occupied.
- Affordability of housing is a key challenge. We need to provide a range of housing for those who can afford to buy and those who can't.
- To meet current known demand we would need to build over 600 units of affordable housing per year for the next 15 years. Our current delivery averages 186 units per year.
- We have a small privately rented sector that needs to be encouraged to grow.

What we are going to do

- We will help to deliver the 16,127 new homes as identified in the Black Country Core Strategy to be built between 2006-2026.
- We will deliver up to 715 new affordable homes between 2012/13 and 2014/15. This will be done by working with local housing associations and the Homes and Communities Agency.

- We will ask for small units (1 and 2 bedrooms) and larger (4 bedrooms+) to balance our social housing stock profile.
- We will make use of council owned land for housing developments.
- We will work to improve standards and encourage the expansion of the private rented sector.

Chapter 3) Affordability, access and making the best use of existing stock

The challenges:

- There is an affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest housing in Dudley.
- Half of existing households and three quarters of newly forming households earn less than the national average income (£25,900 pa).
- The majority of the unmet demand for housing from concealed households is from grown up children still living with their parents as they cannot afford to rent or buy a place of their own.
- In order to access the owner occupied market an average income of £22,989 is required. 72% of concealed households cannot afford to buy in the local market.
- 70% of concealed households cannot afford to rent privately as lowest quartile rent levels range from £350 for a 1 bedroom flat to £675 per month for a 3 bedroom terraced house.

What we are going to do:

- We will look at options that bridge the housing affordability gap. These may include using council owned land, encouraging self-build schemes, mortgage indemnity or other low cost housing options.
- We will work collectively with other West Midlands social housing providers to work collectively to maximise housing resources, particularly focusing on helping those who will be affected by the welfare reform measures – West Midlands Best Use of Stock (WMBUS).
- We will review the Council's housing allocation policy and develop a tenancy strategy that sets out the types and duration of tenancies that will be used.
- We will monitor the impact of the Black Country Tenancy Strategy

Chapter 4) Improving the quality of existing housing stock

The challenges:

- There are over 3,000 empty homes across all housing tenures that could be bought back into use within the Borough.
- 90% of residents self reported that their housing was adequate for their needs but this varies across tenure with home owners reporting the highest levels of adequacy and those who rent privately reporting the lowest. Levels of inadequacy were highest in privately owned pre1919 or 1945-64 stock with particular pockets of inadequacy in the central Dudley and Halesowen areas.
- We met the Decent Homes Standard for council owned and housing association stock but considerable investment is required to maintain it to this standard.
- We need to use the Green Deal, ECO (energy company obligation) and other funding opportunities to increase energy efficiency, reduce fuel poverty and improve health.

What we are going to do:

- We will develop and implement a new Empty Homes Strategy.

- We will continue to help home owners through the Home Improvement Service.
- We will look to offer more advice and assistance to landlords and tenants to drive up standards in the private rented sector.
- We will invest around £35 million per year to improve the Council's housing stock and spend £24 million per year on responsive repairs and cyclical maintenance.
- We will develop a fuel poverty strategy designed to improve energy efficiency and reduce fuel costs for households of the Borough.
- We will work with other Black Country local authorities and Energy Savings Trust/Verco to finalise our approach to Green Deal.

Chapter 5) Meeting specific housing needs

The challenges:

- The levels of self-reporting of disability are higher amongst Dudley residents than the national average.
- Two thirds of disabled residents are aged over 60.
- There is a small but growing number of older people with dementia.
- Young people are finding it particularly hard to access housing in their own right due to affordability and the small supply of smaller homes.
- We need to build some specialist housing for people with disabilities and learning disabilities so that they can live in their local communities rather than go into residential care.
- Black and Minority Ethnic (BME) households report higher levels of inadequate housing or overcrowding.
- We have a good track record in preventing homelessness.

What we are going to do:

- We will build some more Extra Care housing and see if these can also meet the needs of older people with learning disabilities and people living with dementia.
- Demand for sheltered and older persons housing is strong but we may look at some of the less popular stock to see if it could be used better for others, such as young people.
- We will continue to invest in adapting homes for people with disabilities.
- We will expand the range of specialist housing that is available, including housing for people with learning disabilities, disabled people, single homeless and look at providing a youth hub/one stop shop for young people.
- We will work with BME households to improve their housing conditions.
- We will provide housing related support services and continue to provide a range of services that prevent homelessness from occurring.

7. The strategy reflects and supports the Borough's Community Strategy objectives and aligns with several key strategic documents including:

- Black Country Core Strategy
- Dudley Local Investment Plan 2011-14
- Dudley Borough Economic Development Strategy 2012 – 14.

8. The strategy has been developed by a multi-agency group consisting of various council Directorates and representatives from the Homes and Communities Agency (HCA).

9. The draft strategy has been widely consulted upon and has been discussed at the Housing Working Group (December 2012), and a Joint Area Panel Meeting (February 2013). Opportunities for consultation have also been made available to Members, the general public and other agencies. These opportunities have been publicised in the local press and through various communications with stakeholder/interest groups.
10. Consultation feedback indicates that there is a broad agreement with the Strategy's aims and the identified challenges. An action plan has also been developed to respond to these aims in partnership with key delivery partners.

Finance

11. The strategy does not affect already allocated funding as it continues with the same strategic investment priorities as the Local Investment Plan. The strategy by setting out our needs, aspirations and priorities provides a framework for future investment bids and for agencies looking to develop and invest in housing in the future.

Law

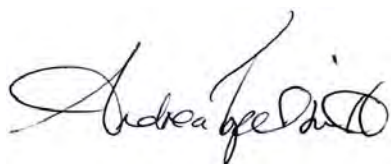
12. The Housing Act 1985 Section 8 states that local authorities must periodically review the housing needs of its area in relation to housing conditions and the needs of the district. Section 87 of the Local Government Act 2003 requires local housing authorities to have a housing strategy.

Equality Impact

13. An Equality Impact Assessment (EIA) has been undertaken in relation to the development of this strategy. A copy is available to Members on request.

Recommendation

14. It is recommended that:-
 - Cabinet approves the contents of the Borough's Housing Strategy.



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List of Background Papers
Housing Strategy

HOUSING STRATEGY

2013-2016



*We want everyone to be able to live in a
good quality home in an attractive neighbourhood*

HOUSING STRATEGY

2013-2016

Our strategic aims are to:

- Raise the standard of the existing housing stock in the Borough across all tenures and neighbourhoods.
- Provide a mixed housing offer that will meet a range of housing needs.
- Use the provision of new housing as a tool to increase local economic growth, jobs and improve skills.
- Provide a range of housing and support that will enable vulnerable people to live independently within their community.
- Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in.



The key challenges for us are:

- The condition of all housing (all tenures) within the Borough is generally good and we want to encourage owners to maintain this standard.
- The existing housing in the Borough is our biggest asset and we need to help owners and landlords to make the best use of it as a lot of it is currently under-occupied.
- The dominant housing type in the Borough is three bedroomed houses. We need to provide a mix of smaller and larger housing types in any new housing that is built to try to address the imbalance of housing types.
- Many newly forming households cannot afford to buy or rent a home of their own.
- Demand exceeds supply for social or affordable housing.
- We know that thousands of welfare benefits claimants have already been affected by changes to the Local Housing Allowance and non-dependent charges alone. Many other households in the Borough have had changes to their non-housing related benefits. From April 2013 we anticipate that up to 4,000 working age households who are under-occupying social housing, who are in receipt of housing benefits, may experience a further reduction in income. This not only poses a significant challenge for households who need to live on the reduced income but it also has impacts on levels of rent arrears and the disposable income that is available to be re-invested in the local area. We have estimated that just two changes (reducing Local Housing Allowance rates and loss of LHA £15 top ups that are paid) has resulted in a reduction of £2.2 million per year being available to spend in the local economy.
- We have an ageing population so we need to help people to maintain their independence by helping them to adapt their existing homes whilst offering a range of suitable specialist housing for those who cannot or do not want to adapt their existing home.
- We need to build a range of specially designed housing to enable people who have been in residential care to live independently in local communities, for example people with learning disabilities.
- Tough economic conditions, uncertainties over the economy and a myriad of policy changes that are designed to reduce public sector borrowing and expenditure have combined to make investment in new housing provision risky for new investors.
- We need to capitalise on opportunities that will help us to improve energy efficiency, reduce fuel poverty and improve the health of residents, especially Green Deal and other opportunities.
- Our key challenge will be to work creatively with a range of agencies to fund new affordable housing supply at a time when funding is scarce and the impacts of welfare reform measures have yet to be fully understood.

Setting the scene - Dudley

With a growing population that stands at 306,000 Dudley is the third largest Metropolitan authority in the West Midlands and the 12th largest in England. The Borough covers approximately 38 square miles. It is predominantly urban in form but around 30% of the borough is made up of green spaces.

Dudley has a vibrant and diverse population. The 2007 mid-year ethnic group population estimates show that the percentage of White British people in the borough is now 89.7. According to estimates the Pakistani and Indian community remain the largest minority ethnic groups in Dudley today at 2.6% and 1.7% respectively.

Dudley consists of five distinct areas: Brierley Hill, Dudley, Sedgley, Halesowen and Stourbridge. Brierley Hill is the strategic centre of the Borough and contains the large Merry Hill Shopping Centre which is a major source of employment within the Borough.

The Borough plays an important role in the West Midlands economy with around 10,000 businesses and a workforce of over 117,000 people. Whilst the majority of residents live and work within the Borough, Dudley also attracts a significant commuter workforce; for example, a total of 37,559 people lived outside the Borough and commuted to work here in 2001 (Source: 2001 Census). Dudley was significantly affected by the 2008 recession, with above average increases in unemployment and high impact on manufacturing and engineering. The Annual Population Survey for the period October 2009 - September 2010 revealed that the most common occupation for people living in Dudley was manager and senior official (18%).

Historically Dudley has experienced lower than average earnings and qualifications. In 2010 the median gross annual pay of full time employees living in Dudley borough was £22,276. We have the lowest average full time wage in the West Midlands Metropolitan area.

Whilst the Borough appears relatively affluent compared to the rest of the West Midlands region it is recognised that there are some small but severe pockets of deprivation within the area. Two of these areas are within the 10% most deprived areas in England and are in close proximity to Dudley town centre.

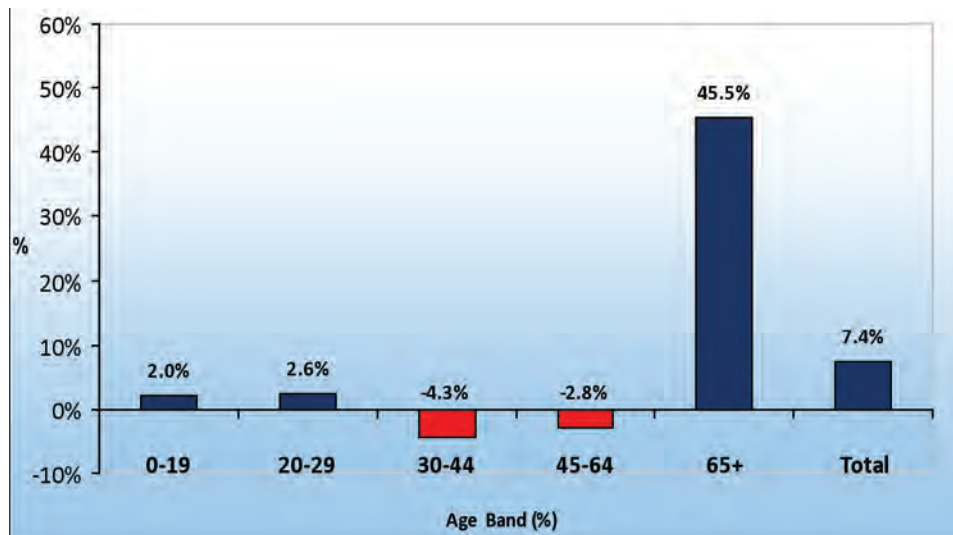
Source: Office for National Statistics (ONS)

Population changes

Dudley's population is projected to increase by 7.4% in total (22,600 people) to 328,900 people between 2008 and 2033.

The most significant feature is the projected growth of the 65+ age group by 45.5% over the forecast period. This equates to 25,100 more people. The 85+ age group shows the largest increase overall of 9,900 people, around a 155% increase from 2008 to 2033

% Change in Age Band Structure, 2008 - 2033



4,935 households had in-migrated to Dudley over the last three years. There was net in-migration from all surrounding boroughs. 22.6% had moved from Sandwell and 21.8% from Birmingham; 12.7% had moved from elsewhere in the UK.

Dudley's housing stock

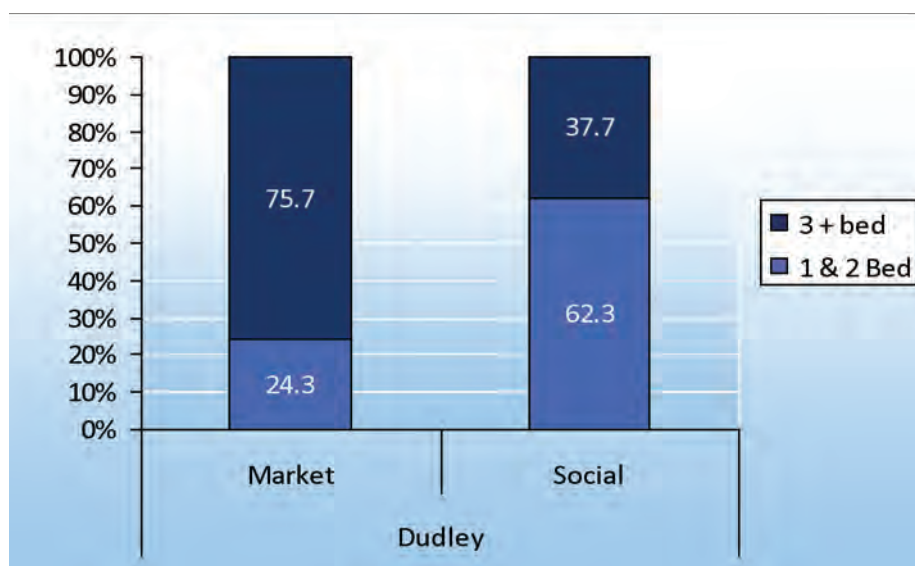
Around 72.1% (93,642) households are owner occupiers. 20.7% (26,845) of households are social housing tenants, lower than the national level of around 24%. The private rented sector constitutes 6.2% (7,976) of households and under 1% (1,053) of households live rent free or live in accommodation that is provided as part of their employment.

72.6% of properties in the Borough are either detached or semi-detached, 15.1% are terraced houses and 12.0% are flats. There are a small number of houseboat / caravan / mobile home properties (0.1%).

Over half (54.6%) of Dudley's existing housing stock contains three bedrooms.

The property size profile in the market and social housing sector indicates marked differences.

Market and Social Stock by Number of Bedrooms



Source: Dudley Housing Survey 2011

Housing conditions

Data from our recent Housing Market Intelligence Report indicates that 91% of the borough's residents are living in a home that is adequate for their needs. The residents were asked to judge for themselves if their home was adequate. Questions included making judgements about the state of repair, whether it was too large or small, too costly to run or if it had inadequate heating facilities. Residents living in the private rented sector reported the lowest levels of adequacy at 80.4%.

Most occupants reported that improvements/repairs were required to make their home more adequate. The reasons why homes were inadequate varied between the different areas within the borough. For example, in North Dudley and Stourbridge the most frequent reason for inadequacy was 'needs improvement/repairs' whereas in Brierley Hill, Dudley Central and Halesowen the most frequent reason was 'too small.'

Access to affordable housing

In Dudley the average property price is £146,280. Smaller terraced housing is often regarded as 'entry level' housing for people seeking to buy their own home. The lowest priced 2 bedroom terraced housing ranges from £89,500 in Central Dudley to £104,995 in Stourbridge.

Data from our recent Housing Market Intelligence Report indicates that access to the owner occupied market in the Borough requires an average income of £22,989 per annum. There are 4,492 concealed households in the Borough who are planning to move and form a household in their own right within the next five years. Concealed households are people who are currently living within other households because they do not own a home or have a tenancy of their own. Based on a weighted income average, 71.9% of these households cannot afford to buy a home of their own and 62% cannot even afford to rent in the private rented market.

In addition to this there is also demand for housing from 9,331 existing households that either want to move to another area or another property type/size. 5,706 are looking to buy whilst 3,625 require affordable (social) housing.

Based on current demand levels for affordable homes from people who cannot afford to buy or rent privately we calculate that we need to provide 421 additional new affordable homes per year for at least the next 15 years. This figure assumes that we will continue to deliver 186 new affordable homes per annum and that the current levels of vacancies and re-lets of existing stock remain roughly the same.

Our delivery of new affordable housing

A total of 927 new affordable homes have been built in the Borough between 2008/09 - 2011/12. This has been delivered through £110 million of investment of which £41 million has come from the Homes and Communities Agency.

Year	Number of new affordable homes
2008/09	200
2009/10	196
2010/11	162
2011/12	369

The majority of the new affordable housing has been delivered through our Registered Provider partners but 72 homes were built by the Local Authority through the Local Authority New Build programme. Overall, a varied range of housing has been provided ranging from Extra Care housing for older people to general needs housing. Different sizes of housing have been built, including 1 and 2 bedroom apartments through to 4 bedroom houses.

Future housing delivery

The majority of future affordable housing will be delivered either through the Homes and Communities Agency (HCA) affordable housing programme or through Section 106 planning obligations (Town and Country Planning Act 1990).

Homes and Communities Agency - Affordable Housing Programme

The Affordable Housing Programme was introduced in 2011 and runs until March 2015. A number of firm allocations were secured for the Borough along with indicative allocations for the Black Country sub-region. For Dudley this included:

- £2.4 million of funding to complete the Friars Gate (former North Priory) development (94 homes)
- £12.3 million to deliver 200 Extra Care homes
- £2.5 million from Midland Heart's Recycled Capital Grant Fund to deliver 58 units at a redeveloped Gibbs Road House (the Borough's only direct access homeless scheme);
- Approximately 50 general needs homes are to be delivered by Black Country Housing Group on five sites (predominantly former local authority garage sites).
- Up to 50 general needs homes to be delivered by Midland Heart.
- 65 (35 rented & 30 shared ownership) affordable homes to be provided on the Dudley Guest Hospital site by Accord Housing Group.

It should be noted that this funding regime offers less grant per housing unit than the previous funding regime. This, in effect means that Registered Providers have to source more of the funding for the new homes themselves. In addition to this there are strict rules about when the housing needs to be built by or the organisations risk not being able to claim the grant. This has led to a more cautious approach to providing affordable homes by some organisations. This is reflected in the predicted new affordable homes table opposite. The early years of the new funding regime will deliver lower numbers of homes, whilst the final year shows the most predicted delivery as the programme beds in. We believe that there is a 'lag' effect as organisations had to prepare and bid under the new funding regime and it has taken time to secure the finance, identify suitable land and obtain planning permissions.

Section 106 affordable housing obligations

In addition to the homes that are to be delivered through the Affordable Homes Programme it is anticipated that a number of developments with section 106 affordable housing obligations attached will be built over the coming years. We estimate that approximately 85 homes may be delivered. They will be a combination of rented and shared ownership units. These homes, however, will only be built if the private housing developer feels that the housing market is robust enough for the private market homes to be sold. The private developers are primarily motivated by profit and will not build unless market conditions are suitable and individual schemes are financially viable. In tough economic times developers often try to reduce their section 106 affordable housing contributions. This often causes a dilemma for planners and strategic housing enablers because judgements have to be made to assess if it is better to see the delivery of new housing and improvements to areas as a result of land being redeveloped but less affordable housing being built on the sites, compared to no building activity taking place and sites falling into disrepair or being neglected and impacting adversely on local communities.

Summary of predicted new affordable homes

Year	Number of new affordable homes
2012/13	111
2013/14	74
2014/15	530

We will look at all opportunities to maximise the provision of affordable housing in the Borough as we recognise that the estimated supply of new homes falls well short of estimated need.

Other affordable housing opportunities

Care and Support Specialised Housing Fund

The Department of Health are making £160 million capital funding available over the next five years (2013 onwards) to support the development of specialist housing for older people and adults with disabilities. We will be considering submitting a funding bid.

Investing in housing and regeneration

The provision of good quality homes plays a vital role in the transformation and regeneration of areas. Virtually every householder contributes to the local and national economy by buying products and items that will improve their homes. In addition to this employment opportunities arise from new construction and supply chain activities. Housing construction supports jobs and evidence suggests that every £1 million of new house building output supports 12 net jobs (seven direct and five indirect) for a year. Builders of new affordable homes also provide apprenticeships. For example, The North Priory (Friars Gate) development has supported six apprenticeships on the scheme to date and up to 48% of construction workers on the site (measured over 3 separate weeks across the first 6 months of the project) lived in a Dudley postcode area. This equated to between 9-12 people.

National policy drivers

Census 2011

At the point when we are writing this strategy there is very limited information available from the 2011 Census. We will be updating the strategy action plan annually and at that point we will revise plans based on new data that is available.

Laying the Foundations: A Housing Strategy for England 2011

The publication of the national housing strategy set out the Government's intentions to address long standing issues with the way the national housing market functions by unlocking the housing market and getting Britain building again to drive local economies and create jobs to boost employment. Improving access to owner occupation is a key driver. It acknowledges the need to build more new homes and the role that housing plays in social mobility and health and well-being. It also seeks to encourage the growth of the private rented sector. The reform of social housing and its role in supporting those in the most housing need, promoting social mobility and ensuring that it does not foster a culture of worklessness or benefit dependency figure strongly in the strategic drivers.

Localism Act 2011

The Government has devolved greater powers to councils and local residents so that they can have more control over the planning process and where new homes may be built and has enabled more local discretion to be used in the way social housing is allocated and who is eligible to apply for, and occupy social housing.

The Act has also given local authorities more flexibility to house homeless households within the private rented sector, introduced the opportunity to use fixed term tenancies and introduced a new form of social housing called Affordable Rent. This is social housing that is made available to tenants at up to 80% of private rented local market rent levels as a way of generating funds that can be reinvested into the delivery of new social housing. In reality however, Affordable Rent levels in most parts of the Borough only generate small amounts of funding, typically between £0-11 additional income per week.

Welfare Reform

The Government has introduced a range of actions that are designed to 'make work pay' and provide drivers for people to take responsibility for their own financial well-being whilst simultaneously reducing the amount of money that is spent on welfare benefits. There are a myriad of changes. The changes that have a marked impact upon housing are listed below:

- Changes to Local Housing Allowances - this is an attempt to drive down housing costs primarily by basing housing allowances on the lowest 30th percentile rent levels in an area, restricting allowances by room size - i.e. abolishing the allowance paid for a 5 bedroom property and limiting all payments up to a maximum of 4 bedrooms.
- Reducing the allowances paid to single people aged under 35 who now only qualify for the Shared Accommodation Rate (SAR) allowance based on occupying a room in a house where all other facilities are shared with other residents. In Dudley this has impacted on an estimated 236 people. This change, based on April 2012 rates in Dudley, means that those who were in receipt of Local Housing Allowance for a one bedroom flat could claim £86.54 per week and they are now only entitled to £60 per week at the SAR. It is anticipated that this may lead to increased demand for smaller bedsit/shared accommodation within the Borough that is currently in short supply as it is estimated that there are currently around 274 privately owned bedsit properties available.
- There are further suggestions that housing benefits entitlements may be removed from most under 25 year olds.
- Changes to Housing Benefit - Non-dependent charges have been increased and there are plans to reduce benefits for working-age households who claim housing benefit and under-occupy social housing from 2013. It is estimated that around 4,700 working age households are under-occupying their social rented home by more than one bedroom. Within these around 3,700 live in council properties. This may lead some people to seek smaller accommodation. This smaller accommodation may not be available in all areas of the Borough and, therefore, many households may face a significant drain on their household income to cover rent payments.
- Introduction of the Universal Credit - this means that in future a household will receive a single payment, from which they will have to pay their housing costs to their landlord (as opposed to now when most housing benefit is deducted at source and paid directly to landlords) and budget to pay for all other living costs such as food and utilities from this single monthly allowance. Within the Universal Credit there will be maximum benefit caps. This means that from April 2013 no single person claimant will be paid more than £350 per week and couples or lone parents £500 per week. This maximum amount includes both daily living expenses and housing costs. This may impact on households with high housing costs who may struggle to pay their rents and those who do not have good budgeting skills may fall into debt.
- Changes to the Social Fund - plans to devolve funds that would traditionally have been used for Crisis Loans or Community Care Grants for people experiencing financial hardship are to be devolved to local authorities who can set their own criteria and make their own decisions about how the funds are invested. The Government also plans to cap the funds at the 2006 levels of expenditure. Such funds were often used to buy essential household items such as beds or cookers for people in need.

Improving energy efficiency, reducing CO2 emissions and tackling fuel poverty

The UK's current housing stock contributes around 27% of all greenhouse gas emissions in the UK. The Government's policy is to reduce the country's emissions by 50% by 2027 and by 80% by 2050 based upon 1990 levels. Research by DECC in 2010 identified that 20.9% of households (26, 615 households) in the Borough were fuel poor. This means that they spend more than 10% of their income on heating their home. A key national driver is to improve the thermal efficiency of existing homes to reduce CO2 emissions and to reduce household expenditure on fuel costs. The Government's Green Deal is based on a 'Pay As You Save' model and allows consumers to have energy-saving measures installed in their property at no up front cost. Costs are then recovered through instalments on their utility bills. The green deal will be supported by an energy company obligation (ECO) which obligates suppliers to contribute to meeting carbon reduction targets.

Local policy drivers

Dudley's Community Strategy 'My Borough - Our Borough'

outlines six themes for the borough. These are jobs and prosperity, health and well-being, heritage, culture and leisure, environment and housing, individual and community learning and community safety.

The Black Country Core Strategy

was adopted in 2011 and forms the basis of the Black Country Authorities' Local Development Frameworks. It aims to deliver 16,127 new homes in Dudley between 2006 - 2026. Based on current projections we are unlikely to achieve this ambitious target. It will be reviewed in 2015 but it remains our driver to increase the housing options and choices that are available.

We will be working with investors to deliver most of the new housing within the following 'Regeneration Corridors (RC)' that are identified as:

- RC10 Pensnett to Kingswinford
- RC11a Dudley Town Centre to Brierley Hill Strategic Centre
- RC11b Brierley Hill to Stourbridge
- RC13 Rowley Regis to Jewellery Line (includes Stourbridge and Lye)
- RC14 Coombswood to Halesowen
- RC16 Coseley to Tipton.

Dudley's Local Investment Plan

outlines the Borough's plans for delivering new housing which is primarily focused upon delivering a mixed housing offer and promoting opportunities for delivering new housing within the regeneration corridors that span the Borough. The plan also covers plans to deliver specialist housing such as Extra Care housing to meet the needs of older people.

Dudley Borough Economic Development Strategy 2011/12 - 2013/14

has three strategic aims based on:

- **Place:** to improve and champion the economic infrastructure and assets of the Dudley borough and secure additional resources to improve its competitiveness.
- **Business and Enterprise:** to encourage the development of a dynamic and diverse business base and job opportunities through support to new and existing businesses in the borough.
- **People and Communities:** to optimise the opportunities for local people, including the most vulnerable people and those from deprived areas, to develop and improve their skills and obtain jobs.

Cross cutting themes

We believe that there are a number of cross cutting themes that run throughout this strategy. Some significantly impact on both our ability to improve our stock condition and housing supply whilst others generate benefits for residents such as improved health or greater economic prosperity. Within the text of the strategy we will identify key partnerships and benefits.

Strategic aim	Cross cutting themes				
Raise the standard of the existing housing stock across all tenures	Partnership Working	Economic Development	Sustainability and effective neighbourhood management	Health and Well-being	Welfare Reform impacts
Provide a mixed housing offer that will meet a range of housing needs					
Use the provision of new housing as a tool for economic growth, jobs and improve skills					
Provide a range of housing and support to vulnerable people					
Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in					

Partnership Working

The contributions of private housing developers, in new housing provision and the regeneration of areas, as well as providing valuable employment opportunities is immense. Our main partners for the delivery of new affordable housing are Registered Providers (housing associations) and the Homes and Communities Agency. Both commit substantial resources into the delivery of new housing. The Dudley Housing Partnership that consists of housing providers and local authority directorates will continue to be a key partnership to help to deliver our strategic ambitions.

Economic Development

The Economic Strategy identifies a number of key projects/activities within the Borough. These include sites that may include the provision of new housing. These include:

- Dudley Area Development Framework – 8 redevelopment opportunity sites within Dudley Town Centre with potential for 680 residential units, 100 new businesses and improvements to public and civic spaces and transport infrastructure.
- Dudley Townscape Heritage Initiative – to create 109 jobs, support 21 businesses, improve 41 properties and enhance vacant retail or office floor space.
- Dudley College expansion - creation of a central learning quarter and potentially making available up to 7 acres of development land for new homes.
- Spatial priorities identified within the Local Investment Plan – North Priory, Dudley Town Centre, former Dudley Guest Hospital site and Brierley Hill. These areas could deliver over 4,000 new homes.

Alongside the focused economic regeneration activities, the role of private developers is key to new housing delivery. They are driven by market forces and will build the types of properties that they think will sell easily and generate maximum returns on their investment. We have invited developers to discuss the findings of our housing needs survey with us to try to work more collaboratively in the future in order to balance the local housing market.

Sustainability and effective neighbourhood management

We must also be mindful that housing must be affordable so that people can occupy it as a long term sustainable housing option. In order to achieve this, new home and existing homes must be as energy efficient as possible and have low running costs to reduce the risk of households falling into financial difficulties or fuel poverty. Housing assets must also be well managed to ensure that they are well maintained and that communities thrive and continue to want to occupy these homes in the longer term.

As part of the sustainability work, new homes must be of a high build quality, energy efficient, preferably low or zero carbon rated. The Black Country Core Strategy (Policy ENV3) specifies meeting Code for Sustainable Homes Level 3 or above (or the national requirement at the time of submitting the proposal for planning permission).

Design standards also form a key element of sustainability and, where possible, we will encourage homes to be built to 'lifetime homes' standard so that the homes can be easily adapted at a later date if people develop mobility/other health problems. Homes built to this standard usually have level access, turning circles within rooms that can accommodate a wheelchair user and walls and ceilings that are strong enough to be fitted with hoists, stair lifts or platform lifts, as required.

Whilst we have considerable control over the sizes and quality standards of new affordable housing that is delivered via Homes and Communities Agency funding streams we have less control over the affordable housing that is built by private developers as part of their planning obligations (Section 106 – Town and Country Planning Act 1990). Many of the homes delivered through this planning obligation are small and lack storage/circulation space. As part of our strategic approach we will evaluate the merits of requesting a smaller number of higher quality homes (better quality finish and larger space standards) as opposed to larger numbers of homes with a poorer quality finish and smaller space standards that impact on their ability to be a sustainable longer term housing option for the households that occupy them.

The Borough is a place where levels of reported crime is decreasing and a range of community safety, community cohesion and tension monitoring activities take place through partners of the Safe and Sound partnership. Following a review of services, a new Anti-Social Behaviour Team will be created. Their task is to improve customer outcomes and satisfaction with the response that is currently provided to reports of Anti-Social Behaviour. In addition to this there will be a specific resource allocated to pro-actively identify and tackle housing fraud, for example unauthorised sub-letting.

For social landlords estate based management is a long established practice with many organisations carrying out regular estate walkabouts with tenants, residents, councillors and other agencies. Dudley also works collectively with other social landlords who have housing stock in the Borough to co-ordinate activities and share good practice through an operational housing managers group.

Dudley MBC has a rolling programme of Home Checks. These visits to tenants are an opportunity for residents to raise issues and for Housing Managers to assess the condition of the property and ascertain if any breach of tenancy has occurred or if the tenant needs to be sign posted to other services for support.

In addition to this a great deal of work is done by various teams to improve the liveability of estates from street cleansing and grounds maintenance to adult and community learning courses and activities that are delivered in local venues to improve the employability prospects and basic skills of local residents. Dudley has a great deal of community assets and activists, who may, in the future, take up the opportunities that have been provided through the Localism Act 2011, for example by becoming owners or managers of community based assets and land.

Health & Well-Being /Joint Strategic Needs Assessment (JSNA)

Dudley's JSNA highlights that whilst residents are living for longer there are differences in mortality rates across the Borough. In addition to this there is a need to continue to focus on the two main causes of premature mortality which are circulatory diseases and cancer. The reduction in smoking is seen as a key factor that will impact on this. Emerging health risk factors that need to be tackled are the rise in obesity and the increase in alcohol related diseases.

With the driver to reduce public expenditure it is becoming more vital to make the best use of resources. A key local driver is to align health, social care and support services to make sure that early intervention and prevention services work as well as they can to prevent further long term expenditure on residential care or hospital admissions that could be avoided. The Department of Health's Health Profile for Dudley 2011 highlights a number of health issues that are present in Dudley residents that are 'significantly worse than the England average.' These are:

- Obesity - Adults and Children
- Diabetes
- Hospital stays for alcohol related harm
- Winter deaths
- Male life expectancy

These factors will also play a role in the type of housing provision that local residents will need in the longer term, particularly obesity and diabetes as they can impact on mobility and longer term health.

The impact of overcrowding/poor housing conditions can manifest itself in a number of ways. National research indicates that living in overcrowded conditions can have particular impacts on children including increased risk of:

- Child mortality
- Sudden Infant Death Syndrome
- Respiratory conditions
- Meningitis or TB

Living in overcrowded conditions can also have particular impacts on adults including increased risk of:

- Mortality, particularly women
- Respiratory conditions
- TB

Whilst there is less definitive evidence in relation to overcrowding and mental health it is likely that living in cramped and/or unsuitable conditions may place stresses on the household unit and increase the likelihood of mental ill-health. It is imperative, therefore, that we seize opportunities to provide the correct balance of housing stock as opportunities arise.

Welfare Reform Impacts

As we have previously mentioned in the national policy drivers section, we cannot underestimate the impact that welfare reform will have on the size and type of housing that people can afford to occupy. Some tenants and residents will be affected by benefit caps and the implementation of Universal Credit.

For landlords this will also bring less certainty about their rental income and the fear of increased rent arrears. Such uncertainty is likely to impact on new housing provision as investors may be more cautious in their investments.

The impacts of welfare reform pose a number of challenges in terms of the strategic direction that we will take, particularly in relation to the provision of affordable housing, as people often want to live in properties that have more bedrooms than they actually need so that they have additional storage space or room for overnight visitors or carers to use. Financially they may no longer be able to afford to this option. A further dilemma for us is that our overall housing stock is dominated by three bedroom properties and we have less smaller sized properties to offer people who may need to downsize.

Responding to demographic changes

In summary

Our strategic challenges are:

- We have a growing population with slightly more people moving into the Borough than moving out of it. However, up to 20% of existing households and 10% of newly forming households are considering moving out in the next five years. This is mainly due to employment/access to work reasons.
- Our older population is growing as people live for longer. A quarter of our current households contain at least one member aged 60+. As people get older they become less mobile and often need to adapt their homes to continue living there or consider moving to more specialist housing such as sheltered or Extra Care housing.
- Many older people are living in homes that are now too large for them. Some may be tempted to move to a smaller more suitable home and free up a family sized home if the right type of housing was made available.
- A lot of our housing stock is under-occupied either by home owners or tenants. Working age households in receipt of housing benefit who live in social housing will be penalised for under-occupying their homes from April 2013.

What we have been doing about this:

- We have worked with housing association partners to provide three new Extra Care Housing schemes for older people that provide accommodation with on-site care and support along with a range of facilities that can be accessed by the local community.
- We have continued to provide a range of sheltered housing schemes for older people, some are Council owned and some are owned by housing associations.
- We have created the accredited Dudley Home Improvement Service to assist older and more vulnerable people to improve their living conditions.
- Since 2008/9 we have invested over £1.1 million on almost 8,000 installations of Preventative Assistive Technology to help people to live independently for longer and avoid unnecessary hospital or residential care admission.
- Over the last five years we have invested over £5 million per year to adapt properties to enable people to remain living independently in their homes.
- We have provided help to tenants wishing to downsize to smaller properties by changing our allocation policy and offering practical help.

What we are going to do about it:

- We will work to ensure that most of our new housing is built within regeneration corridors. This will enable us to revitalise areas by providing housing and link to employment opportunities.
- We will align our health, social care and support services to make the best use of scarce resources and focus on early intervention and prevention services. This also includes a focus on re-ablement services that help primarily older people to maintain their independence.
- We will build more new Extra Care Housing schemes that will house at least 200 older people that will provide high quality accommodation with on site care and support services.
- We will help as many older or disabled people to remain in their existing homes by making best use of our Disabled Facilities Grant and fund adaptations where this is the best housing option for them.
- We will work with property developers and housing associations to build new housing, especially some smaller one or two bedroom housing to encourage some existing households to downsize and free up some larger housing that can be occupied by families.
- We will be working to develop further incentives that will encourage some existing households who are under-occupying their home to move to smaller accommodation.

Balancing our housing market

In summary

Our strategic challenges are:

- Almost 75% of Dudley's entire housing stock is detached or semi-detached houses or bungalows. Most of these contain 3 bedrooms. In order to diversify the stock we need to encourage the building of smaller 1 or 2 bedroom properties. There is a small but acute need to build some larger properties for social rent (4 bedroom+).
- Many homes are currently under-occupied. This is especially true of older people who are living alone or as a couple in family sized homes. By building smaller housing that appeals to older people we could free up a range of existing homes for families to live in.
- The affordability of housing is a key issue in the Borough. It is important to provide a mixed range of housing types in order to make home ownership an attractive option for those who can meet their own housing needs and a good range of rental options for those who can't.
- In order to meet current unmet demand for social housing we need to build over 600 new units per year for the next 15 years. Our recent delivery level averages out at 186 new units per year.
- We have a small privately rented sector that needs to be encouraged to grow to meet some currently unmet housing needs.
- Through work on the Black Country Core Strategy we have set an ambitious target to deliver 16,127 new homes in Dudley between 2006 - 2026 but based on our current delivery levels and the economic climate we are likely to fall well short of this target.

What we have been doing about this:

- Between 2006 and 2011 there were a total of 2,656 net housing completions in the Borough of which 1098 were affordable housing completions.
- We have delivered an average of 186 new affordable homes per year in recent years.
- Between 2008 -11 over £110 million has been invested in Dudley through the provision of new affordable housing. This includes £41 million from the Homes and Communities Agency. This figure does not include the additional investment from private developers who have built homes for sale on the open market.
- We have tried to address the lack of 4 bedroom homes for social rent by building 10 new four bedroom council homes. We have also worked with Bromford Housing to provide 11 new 4 bedroom properties at Friars Gate.
- We have worked with partners to build three new Extra Care Housing schemes to increase housing options for older people.
- We have built 72 new council homes that are available to rent.
- The council has a Strategic Housing and Land Assembly Strategy and regular meetings take place between housing, regeneration and planning officers to facilitate joint working initiatives.
- We have made use of Council owned land to encourage the development of new housing such as our Extra Care housing schemes
- As at April 2011 planning permission has been granted for a further 2,778 dwellings that had not yet been built or completed.

What we are going to do about it:

- We will help to deliver 16,127 new homes in Dudley between 2006 - 2026.
- We will be working with Planning, private housing developers and regeneration partners to help meet the target of delivering 795 new dwellings for 2013/14.
- We are working with partners to deliver at least 111 new affordable homes in 2012/13, 74 in 2013/14 and 530 in 2014/15. This will be done by working in partnership with local housing associations and the Homes and Communities Agency.
- We will be specifically requesting that new housing developments include the range of property types needed to balance local housing markets. For affordable housing this will mean specifically focusing on providing more smaller dwellings and more 4 or 4+ bedroom dwellings.
- We will make use of council owned land for housing developments.
- We will work to raise the housing and management standards within the existing privately rented sector and encourage more landlords to enter the market

Affordability, access and making the best use of the existing housing stock

In summary

Our strategic challenges are:

Affordability and access

- Our housing needs data indicates strongly that there is an affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest housing stock in Dudley.
- Around half of the existing working age households and 75% of concealed households (those living with other households because they cannot afford to access housing in their own right) have an income of below £25,900 per annum (national average income).
- The majority of the housing demand from concealed households is from grown up children still living with their parents as they cannot afford to access housing of their own.
- The average house price in the Borough in quarter 3 2011 was £146,280. Entry price levels (lowest quartile property prices) vary across the Borough. The cheapest entry level cost of a one bedroom flat was £59,950 in Central Dudley and Brierley Hill. This rose to £84,950 for a one bedroom flat in Stourbridge.
- To access the owner-occupied market in the Borough requires an average income of £22,989. This means that 72% of concealed households are unable to afford to buy in the local owner occupied market.
- To access the private rented sector (lowest quartile rents) rent levels range from £350 for a 1 bed flat to £675 for a 3 bed terraced house. This means that 70% of concealed households are unable to afford to rent privately.

Making best use of stock

- There are significant levels of under-occupation, particularly amongst older home owners who are mortgage free. This is a lifestyle choice for them and our challenge will be to provide a more attractive housing offer that will encourage them to downsize and free up some of the existing family sized homes.
- From April 2013 working age households in receipt of housing benefit who under-occupy their social rented homes will receive reduced payments towards meeting their housing costs. This may mean that they will need to move to a smaller home out of economic necessity or they will have to cope with increased housing costs and less disposable income. There are around 4,000 social housing tenants who are at risk of having a shortfall in meeting their housing costs if they are of working age and in receipt of welfare benefits.

What we have been doing about this:

Affordability and access

- We have introduced a Choice Based Lettings scheme as the method for allocating our social housing. We have changed from a points based allocations system to a bandings system that is more understandable for customers to use and people choose which properties that they would like to be considered for. This has increased the number of people who have moved into, and within, the existing social housing stock.

Making best use of stock

- We have developed the accredited Dudley Home Improvement Service to help home owners to maintain their home and make best use of it.
- We delivered a successful downsizing support scheme which released 125 three bed houses and 21 four bed houses.
- We have developed a Black Country Tenancy Strategy with other neighbouring local authorities. This provides strategic guidance to social housing providers regarding the use of tenancy types, their duration and how the impact of the newly introduced Affordable Rents will be monitored.
- We are working with other providers of social housing to see if we can collectively make better use of our housing stock (West Midlands Best Use of Stock WMBUS).

What we are going to do about it:

Affordability and access

- We will look at options for bridging the affordability gap for households - this may include using council owned land for housing schemes, encouraging self-build schemes, working with local lenders, encouraging more use of First Buy schemes or other forms of shared ownership. We will also consider if it is feasible to provide council backed mortgages, returning as many empty properties to use as we can, and exploring any other options.

Making best use of stock

- We will work collectively with other housing providers to maximise the resources that we have. This includes specific initiatives that will be overseen by the West Midlands Best Use of Stock -WMBUS group.
- We will review the allocations policy that dictates what types and size of properties an applicant on our housing register is eligible to bid for.
- We may also look at initiatives such as encouraging people to take on a lodger to reduce the potential welfare reform impacts of under-occupying their current homes.
- We will monitor the impact of the Black Country Tenancy Strategy

Improving the quality of the existing housing stock

Raising the quality and sustainability of our homes and neighbourhoods

In summary

Our key challenges are:

- We have over 3,000 empty homes in the Borough that could be occupied by households and contribute significantly to meeting local housing need.
- The majority of the housing within the Borough is privately owned and how the owners maintain and use their housing assets has a major bearing on the housing conditions within the Borough. Most owners occupy the property that they own themselves.
- Over 90% of respondents to our recent housing survey indicated that their accommodation was adequate for their needs. The highest rates of adequacy were cited by home owners whilst households who were renting privately cited the lowest rates of adequacy.
- The types of inadequacy that were cited varied on an area basis so targeted area based work is required to tackle these issues. We particularly need to concentrate on improving the housing conditions of those living in pre-1919 and 1945-64 stock in Central Dudley and Halesowen sub areas.
- Dudley delivered the Decent Homes Standard for its Council owned stock by the Government's December 2010 deadline, but there is an ongoing decent homes liability that will need to be maintained. At April 2012 the level of non-decency was 1%. Considerable stock investment is required to ensure that Dudley maintains the decent homes standard for its own housing stock and Registered Providers who own stock within the Borough face similar challenges.
- To increase the energy efficiency of the Borough's existing housing stock to help to reduce fuel poverty, excess winter mortality and the detrimental impact of thermally inefficient housing and low indoor temperatures on health.
- The existing system of direct support for domestic energy efficiency advice and measures is changing with the introduction of the Green Deal supported by an energy company obligation (ECO). A key challenge will be to determine our approach to ensure that we maximise ECO spend in the Borough and to encourage households to continue to increase the energy efficiency of their home.

What we have been doing about this

- We have worked with owners of empty homes to return an average of 80 of these empty properties to use each year.
- We have worked with partners to secure funding from the Homes and Communities Agency to return 18 empty homes to use through a lease and repair scheme.
- We have developed an accredited Dudley Home Improvement Service that offers individual advice and support to homeowners to assist them to improve and make the best use of their homes.
- The Council invests around £35 million per year to improve and maintain its housing stock. The Registered Providers (housing associations) also invest in their stock on an annual basis. This forms a significant investment within the Borough. Our investment strategy and procurement processes encourage the use of locally sourced materials and the use of local labour. These activities contribute significantly to the local economy.
- We were part of the successful Kickstart Loan Partnership that helped nearly 400 households living in their own homes - to invest £4,879,346 through equity loans - to undertake repairs and or improvements to bring them up to the Decent Homes Standard between 2005/06 & 2011/12.
- We have been running a property accreditation scheme and a landlord accreditation scheme since 2008 and have an inspection programme for inspecting licensable Houses in Multiple Occupation (HMOs).
- We met our target to make all council owned homes decent (Decent Homes programme) by 2010 by investing in repairs and improvements
- We have provided a free phone energy advice line for homeowners and private tenants offering information and advice on energy efficiency.
- We have signposted / referred residents to a number of Government run energy efficiency schemes including Warm Front, Health through Warmth.
- Last year we assisted 238 vulnerable and fuel poor households through the Warm Homes Healthy People programme.
- We have delivered over £10 million of energy efficiency improvements through the Community Energy Saving Programme (CESP) in some of the most deprived areas of the Borough.
- We have been working with the other Black Country authorities to assess the potential for joint implementation of the Green Deal across the Black Country.

What we are going to do about it:

- We will continue to focus activities to encourage home owners and landlords to make the best use of their housing stock including support to return empty properties to use. This work will be driven by a new Empty Homes Strategy.
- We will continue to offer advice and assistance to home owners to improve their living conditions through the Home Improvement Service.
- We will consider various ways of improving management standards and housing conditions in the private rented sector by looking to offer more advice and assistance to landlords and tenants.
- Dudley has a 5 year rolling capital programme of investment to its Council owned stock, worth around £35 million each year. This is supported by a £24 million repairs budget to deal with responsive repairs and cyclical maintenance.
- We will develop a strategy that will help us to tackle fuel poverty.
- We will look to maximise ECO funding in the Borough both across the private and council owned stock to improve energy efficiency.
- We will continue to work with the other Black Country authorities and Energy Savings Trust / Verco to complete the options appraisal and business case and to finalise our approach to Green Deal.
- We will seek opportunities that will improve the energy efficiency levels of the properties within the Borough whilst looking to capitalise on these activities to create new jobs, industries and improved economic prospects within the Borough.

Meeting specific housing needs

In summary

Our strategic challenges are:

- The number of people who self-report that they have a disability in our Borough is higher than the national average.
- Two thirds of the disabled residents are aged over 60.
- We have a small but growing number of mainly older people who are living with dementia.
- Young people are finding it particularly difficult to access housing in their own right, this is mainly due to affordability issues but the lack of supply of smaller housing types impacts too.
- We need to build more homes that are suitable for people with learning disabilities as we know that there are at least 240 people living with carers aged 60+ and 226 people living in residential care. There are also a small number of disabled people who need specially built homes, particularly young people, so that they can live independently in their communities when they are ready to.
- Black and Minority Ethnic households report higher levels of inadequate housing and/or overcrowding.
- Whilst we have a good record in preventing homelessness in the Borough we need to continue to provide as many resources as we can to help people through tough economic times.

What we have been doing about this

- Three Extra Care housing schemes are now operational in the Borough and we have funding to build more.
- We have built a new domestic abuse refuge to provide state of the art accommodation for up to 14 households and remodelled our existing refuge accommodation to enable us to take larger households and male service users.
- We have transferred and expanded our accommodation and support service for single homeless women. This has enabled us to use better accommodation and provide a more focused service for women.
- We have provided 18 new apartments specifically for people with learning disabilities to enable them to live independently in their community as opposed to being in residential care.
- We have worked with a local housing association to provide a further 7 bungalows for people with learning disabilities.
- We have set out a new strategic direction for our housing related support services so that most services provide floating support which is linked to the person, wherever they choose to live, rather than support being tied to specific accommodation/properties. This is a more person centred approach.
- We have developed a pre-tenancy training resource for young people aimed at reducing the likelihood of tenancy failure for young people who take on their first tenancy.

What we are going to do about it:

- We will build a range of specialist housing including Extra Care housing schemes to cater for the needs of some elderly people and look to see how the needs of those with dementia and people with learning disabilities can be met.
- Demand for the current supply of older person's social housing is strong but we will look to improve or remodel stock depending on the local needs. This may include change of use, for example, harder to let older person's bedsit accommodation may be more suitable for use for young people.
- We will continue to invest money in adapting existing homes for people with disabilities.
- We will be looking to expand housing options for young people.
- We will expand the range of specialist housing for people with disabilities and learning disabilities.
- We want to improve housing conditions and reduce overcrowding by working with our Black and Minority Ethnic communities.
- We will continue to support vulnerable people to live independently within their communities by providing housing related support services.
- We will work with Midland Heart to redevelop the Gibbs Road House single homeless hostel.
- We will look at the feasibility of creating a one stop shop advice and assessment hub for vulnerable young people aged 16+.
- We will continue to focus on preventing homelessness from occurring.

Partnerships and delivery

Dudley has a range of strong partnerships that will take forward this work. The partnerships include strategic enablers, funding bodies and housing providers (house builders and landlords). Partners include:

Dudley Housing Partnership - partnership of local authority officers, regeneration agencies and local housing associations who have stock in the Borough.

Homelessness Strategy Review Group - multi-agency partnership that works together to prevent homelessness in the Borough. The group includes the council, housing associations and voluntary sector organisations.

We will also seek future opportunities to align work streams and report progress to the emerging Health and Well-Being Board.

Monitoring the effectiveness of this strategy

The implementation and delivery of activities in relation to this strategy will be overseen by the Head of Housing Strategy and progress updates will be reported to the Dudley Housing Partnership. The action plan will be reviewed and updated on a quarterly basis.

HOUSING STRATEGY ACTION PLAN 2013-16

These are the actions that we will be taking in order to achieve our strategic aims.

Our strategic aims are to:

- Raise the standard of the existing housing stock in the Borough across all tenures
- Provide a mixed housing offer that will meet a range of housing needs
- Use the provision of new housing as a tool to increase local economic growth, jobs and improve skills
- Provide a range of housing and support that will enable vulnerable people to live independently within their community.
- Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency reducing fuel poverty and building new homes that are healthy to live in

Responding to demographic changes

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
Deliver most of our new housing within economic regeneration corridors to revitalise areas and link to employment opportunities	Use the provision of new housing as a tool to increase local economic growth, jobs and improve skills	We will report annually on the number of new homes delivered within the regeneration corridors	Report progress annually	Private investment, Homes and Communities Agency, Dudley MBC	Head of planning Policy - Dudley MBC
Build 200 new Extra Care housing units	Provide a mixed housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	Number of units delivered	By 2015	Registered Providers, Homes and Communities Agency, Dudley MBC	Head of Housing Strategy and Development - Dudley MBC

Responding to demographic changes (continued)

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
We will help people to remain in their existing homes by investing in adaptations and Disabled Facilities Grants, if this is the best option for them	Provide a range of housing and support that will enable vulnerable people to live independently within their community	We will report annually on expenditure and number of people that have been assisted	Report progress annually	Dudley MBC, Disabled Facilities Grant, Housing Revenue Account	Head of Investment and Head of Private Sector Housing - Dudley MBC
We will work with property developers and housing associations to build some smaller and larger housing types	Provide a mixed housing offer that will meet a range of housing needs	We will report on the types and size of properties that are built to assess if we are achieving our aim of balancing the housing stock	Report progress annually	Dudley MBC	Head of planning Policy - Dudley MBC
We will encourage some existing households who are under-occupying to move to smaller accommodation	Provide a mixed housing offer that will meet a range of housing needs	We already have a service in operation but we will look to develop further assistance and report annually on the number of households that have been assisted	Report progress annually	Dudley MBC, Registered Providers	Head of Housing Options - Dudley MBC

Balancing Our Housing Market

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
Help to deliver 16,127 new homes in Dudley	Provide a mixed housing offer that will meet a range of housing needs Use the provision of new housing as a tool to increase local economic growth, jobs and improve skills	We will report annually on the number of new homes	Between 2006-2026 Report progress annually	Private investment, Homes and Communities Agency, Dudley MBC	Head of planning Policy - Dudley MBC
To work in partnership with local housing associations and the HCA to deliver new affordable homes	Provide a mixed housing offer that will meet a range of housing needs Use the provision of new housing as a tool to increase local economic growth, jobs and improve skills	We will deliver at least 715 new affordable homes	By March 2015 Report progress annually	Registered Providers, Homes and Communities Agency, Dudley MBC	Head of Housing Strategy and Development - Dudley MBC
We will work to raise the housing and management standards within the privately rented sector and encourage more landlords to enter the market	Raise the standard of existing housing stock in the Borough across all tenures and neighbourhoods Provide a mixed housing offer that will meet a range of housing needs	The number of accredited landlords operating in Dudley will increase LetsHelpYou Dudley website for accessing private rented properties will be developed We will explore the development of a social lettings type agency to work in conjunction with the LetsHelpYou Dudley website. We will offer advice and assistance to new potential landlords and link into specialised support for tenants with complex needs to help encourage and sustain new tenancies	Report progress annually Report progress annually Report progress annually	Private landlords, Registered Providers, West Midlands Homeless Prevention Fund, Dudley MBC	Head of Private Sector Housing - Dudley MBC

Affordability, access and making the best use of existing housing stock

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
We will look at options for bridging the housing affordability gap for households	Provide a mixed housing offer that will meet a range of housing needs	We will look at a range of ways to make housing more affordable and seek to increase the number of affordable homes that become available. We will measure the success by reporting on the number of additional affordable homes that have been provided that exceed our yearly target.	Report progress annually	No additional resources have been identified at this stage but we will look for funding opportunities	Head of Housing Strategy and Development - Dudley MBC
We will review the Council's housing allocations policy	Provide a mixed housing offer that will meet a range of housing needs	Review completed	2015	Dudley MBC	Head of Housing Options - Dudley MBC
We will monitor the impact of the Black Country Tenancy Strategy	Provide a mixed housing offer that will meet a range of housing needs	Review completed	June 2014	To be confirmed by Black Country Local Authorities	To be confirmed by Black Country Local Authorities
We will continue to monitor and respond to the impacts of welfare benefit reform and how it impacts on people's housing choices	Provide a mixed housing offer that will meet a range of housing needs	Review completed	2013 onwards	Dudley MBC, local CAB services, other sources	Welfare Benefits Reform Group - Dudley MBC

Improving the quality of the existing housing stock

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
We will encourage home owners and landlords to return their empty properties to use	Raise the standard of the existing housing stock in the Borough across all tenures and neighbourhoods	Empty Homes Strategy produced and implemented Number of empty homes across the Borough will be reduced	2013 Report progress annually	Private Landlords, Dudley MBC	Head of Private Sector Housing - Dudley MBC
We will continue to offer advice and assistance to homeowners to improve their living conditions	Raise the standard of the existing housing stock in the Borough across all tenures and neighbourhoods Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in	This will be measured in a number of ways such as number of enquiries received and schemes completed with or without funding We will monitor our performance against the delivery of the Warm Homes Healthy People Initiative supported and developed through successful funding bids from DoH, DECC and Foundations. This will include the number of measures installed and provision of advice, assistance and education We will continue to monitor the activity and referrals received through the Snug as a Bug Energy Advice line	Report progress annually	Home owners, Warm Homes Healthy People Funding, DECC funding, Foundations funding, Dudley MBC	Head of Private Sector Housing - Dudley MBC

Improving the quality of the existing housing stock (continued)

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
We will invest money to maintain and improve the Council's housing stock	Raise the standard of the existing housing stock in the Borough across all tenures and neighbourhoods Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in	£35 million per year invested in housing improvements £24 million per year invested in housing routine repairs	Report progress annually	Dudley MBC	Head of Investment - Dudley MBC
We will develop a fuel poverty strategy	Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in	Fuel poverty strategy produced and implemented	2013/14	Dudley MBC	Head of Investment and Head of Housing Strategy, Head of Private Sector Housing, Head of Investment - Dudley MBC
We will look at ways of improving energy efficiency, use of the Green Deal and opportunities to create new jobs/industries related to these activities	Reduce adverse environmental impacts and improve the health of local residents by improving energy efficiency, reducing fuel poverty and building new homes that are healthy to live in	We will work with Energy Service Providers and secure/bid for Energy Company Obligations (ECO) funding	Timescale to be determined	Energy Company Obligations, Dudley MBC, other local authorities and Registered Providers	Head of Housing Strategy, Head of Private Sector Housing, Head of Investment - Dudley MBC

Meeting specific housing needs

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
We will build more specialist housing	housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	200 units of Extra Care Housing delivered Additional specialist housing delivered	2015 Report progress annually	Registered Providers, Homes and Communities Agency, Dudley MBC Additional resources will be required that haven't yet been identified	Head of Housing Strategy and Development - Dudley MBC
We will work with Registered Providers to see if any existing housing schemes need to be remodelled	Provide a mixed housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	Review completed and implemented	2016	Registered Providers, Homes and Communities Agency, Dudley MBC	Head of Housing Strategy and Development - Dudley MBC Head of Community Care Services - Dudley MBC
We will be looking to expand housing options for young people	Provide a mixed housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	Look at the feasibility of creating a one stop shop advice and assessment hub of vulnerable young people Increase in accommodation that is available	2013 2016	Registered Providers, Homes and Communities Agency, Dudley MBC	Head of Housing Strategy and Development, Head of Housing Options - Dudley MBC
We will be looking to expand housing options for people with disabilities and learning disabilities	Provide a mixed housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	We will increase the number of people with learning disabilities who are living in settled accommodation	2016	Registered Providers, Homes and Communities Agency, Dudley MBC	Head of Housing Strategy and Development, Head of Learning Disabilities - Dudley MBC

Meeting specific housing needs (continued)

What we are going to do?	Which strategic aim will this help us to achieve?	How we will know if we have achieved it?	When will it be done by?	Resource options	Who will make sure this is done?
We will help to improve the housing conditions of Black and Minority Ethnic communities	Raise the standard of the existing housing stock in the Borough across all tenures and neighbourhoods	Improved results for 'adequacy of properties' in the next Housing Needs Survey	2016	Home owners, private landlords, Dudley MBC	Head of Private Sector Housing - Dudley MBC
We will continue to support vulnerable people to live independently within their communities	Provide a range of housing and support that will enable vulnerable people to live independently within their community	Provide housing related support to over 3,000 vulnerable people per year	Annually	Dudley MBC	Assistant Director - Housing Strategy and Private Sector Housing - Dudley MBC
We will work with Midland Heart to redevelop Gibbs Road single homeless hostel	Provide a mixed housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	New hostel in operation	2015	Midland Heart	Midland Heart, Head of Housing Strategy and Development – Dudley MBC
We will continue to prevent homelessness from occurring, where possible and maintain low levels of rough sleeping	Provide a mixed housing offer that will meet a range of housing needs Provide a range of housing and support that will enable vulnerable people to live independently within their community	The number of homelessness preventions increase annually The number of households accepted as homelessness remains the same or reduces The number of rough sleepers remains below 5	Report annually	Dudley MBC, Government funding Homelessness review Group (multi-agency)	Assistant Director - Housing Strategy and Private Sector Housing, Head of Housing Options - Dudley MBC

Meeting of the Cabinet – 20th March 2013

Report of the Director of the Urban Environment

Establishment of the Black Country Strategic Transport Board

Purpose of Report

1. To endorse the establishment of a Black Country Strategic Transport Board with Wolverhampton CC, Sandwell MBC and Walsall MBC together with other Authorities and Organisations.
2. To nominate the Lead Member for Transportation together with a Substitute Member to serve on the Board.
3. To agree that Wolverhampton CC act as the Accountable Body subject to clarification of the apportionment of costs.

Background

4. The Department for Transport (DfT) announced its intention to devolve funding for local major transport schemes to Local Transport Bodies from 2015.
5. At the meeting of the Association of Black Country Authorities held on 5th December 2012, it was recommended that Wolverhampton CC act as the Accountable Body for the Black Country Local Enterprise Partnership Local Transport Body. These bodies will be voluntary partnerships between Local Authorities, the Local Enterprise Partnerships and other relevant delivery organisations.
6. The primary role of the body will be to prioritise and review Transport business cases for inclusion and delivery within the Black Country Major Scheme programme and, where necessary, make appropriate recommendations to a Black Country Joint Committee comprising the Leaders of the four Black Country Authorities.
7. Under the proposed arrangements the DfT would no longer have a role in the selection and approval of individual schemes, but it will require safeguards to be in place to ensure the appropriate use of public funds and value for money. The Local Transport Body, rather than the individual Local Authorities, will be the decision making body and specific requirements have been requested by the DfT by way of an Assurance Framework detailing the governance and working arrangements. The Assurance Framework for the Black Country was submitted to DfT by its deadline of 28th February 2013 as reported in the Capital Programme Monitoring Report to Cabinet at its meeting of 12th February 2013.

8. Wolverhampton CC, as the Accountable Body will be responsible for governance, financial management, audit, co-ordination of Freedom of Information requests and scrutiny. Discussions are currently ongoing regarding the apportionment of these costs between the four Black Country Authorities and the Local Enterprise Partnership.

Finance

9. The Local Transport Body will be responsible for the management and allocation of substantial funds following establishment. At this stage indicative allocations for the Black Country are £27.6m for period 2015/16 to 2018/19. Final allocations for the funding available from April 2015 will be covered as part of the Government's next spending review and confirmed as part of the Final Business Case for each Local Enterprise Partnership.
10. Costs incurred and their apportionment in relation to Wolverhampton CC acting as Accountable body are currently subject to discussions, the outcome of which will be reported to Members in due course.

Law

11. The Council is empowered to improve highways under Section 62 of the Highways Act 1980.
12. Section 111 of the Local Government Act 1972 empowers the Council to do anything calculated to facilitate or is conducive or incidental to the discharge of any of its functions.
13. Joint Committees are established in accordance with Section 102 of the Local Government Act 1972 (as amended).

Equality Impact

14. The contents of this report comply with the Council's Equality and Diversity Policy whilst also seeking to introduce measures that will be of direct benefit to the whole of the community.

Recommendation

15. That:-
 - i) The establishment of the Black Country Strategic Transport Board to act as the Black Country Local Transport Body be approved;
 - ii) The Cabinet Member for Transportation be appointed as the Council's representative on the Board.

iii) A further elected member be nominated to act as substitute for the Cabinet Member of Transportation when needed.

iv) Wolverhampton CC act as the Accountable Body for the Board, including undertaking the role as Secretary, Auditor and Co-ordinator for Freedom of Information requests be agreed subject to further discussions in relation to the apportionment of all reasonable costs incurred in relation thereto.



.....
John Millar
Director of the Urban Environment

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List of Background Papers

- Report to ABCA – 5th December 2012
- Local Framework for Funding Major Transport Schemes: Guidance for Local Authorities - Department for Transport

Meeting of the Cabinet – 20th March 2013

Joint Report of the Chief Executive and Treasurer

Capital Programme Monitoring and External Funding

Purpose of Report

1. To report progress with implementation of the Capital Programme.
2. To propose amendments to the Capital Programme, and consideration of external funding issues.

Background

3. The table below summarises the *current* 3 year Capital Programme updated where appropriate to reflect latest scheme spending profiles.

Service	2012/13	2013/14	2014/15
	£'000	£'000	£'000
Public Sector Housing	35,517	36,814	31,629
Other Adult, Community & Housing	8,605	5,687	1,407
Urban Environment	13,596	31,671	13,541
Children's Services	11,652	17,168	67
Corporate Resources	3,339	1,755	920
TOTAL	72,709	93,095	47,564

Note that the capital programme for future years is in particular subject to government grant allocations, some of which have not yet been announced.

4. In accordance with the requirements of the Council's Financial Regulations, details of progress with the 2012/13 Programme are given in Appendix A. It is proposed that the current position be noted, and that budgets be amended to reflect the reported variances.

Adult, Community and Housing

Redistribution of Kickstart Funding

5. The Kickstart programme provided assistance to improve housing conditions in the private sector through equity and repayment loans. This was administered through a consortium with seventeen other local authorities known as West Midlands Kickstart Partnership, with funding from the Government's Regional Housing Pot. When the Kickstart programme ended, unused funds were redistributed to partner Authorities and as a result the Council has received £252,000. It is proposed to reinvest these funds through our current Housing Assistance schemes to continue to improve the condition of properties occupied by vulnerable households in the private sector, and that this expenditure be included in the Capital Programme.

Children's Services

Schools Grant Allocations 2013/14

6. The following grant funding has been allocated to the Council for schools capital investment.

	£m
Devolved Capital	0.820
This will be allocated to projects by schools on the basis of their own priorities.	
Capital Maintenance	3.847
This will be allocated on the basis of priorities with regard to health and safety issues, building condition surveys and access needs.	
Basic Need – New Pupil Places (2013/14 & 2014/15)	3.119
This will be allocated to specific projects following appropriate consultation and evaluation of options.	
Total	7.786

It is proposed that the allocations be noted, and the associated spend included in the Capital Programme.

Chief Executive's

Big Lottery Fund - Fulfilling Lives: A Better Start

7. This funding stream aims to deliver a step change in the use of preventative approaches for babies and children from pregnancy to three years of age, and is looking for outcomes in three main areas of child development: language development, social and emotional development and nutrition. The total funding available for the programme is £165m over 8 - 10 years, to be awarded to 3 - 5 areas with a total population of 30,000 - 70,000 where there is evidence of deprivation and high levels of need amongst children.

The awards will fund work that is additional to statutory requirements. Therefore in order to provide a holistic approach it is expected that total project costs would be greater than the award with funding for statutory provision being secured elsewhere.

Expressions of Interest (Eols) can be submitted only by local authorities, but a voluntary and community sector organisation will be the lead applicant if the area is invited to submit an application form, and will subsequently lead a partnership within the area across health agencies, the local authority and the community to implement the project. The Big Lottery expects to take a decision on stage one applications in summer 2013, when a shortlist of between 10 - 15 areas will be invited to submit a stage two application and offered development grants and support to help them prepare their final proposal. The 3 - 5 areas for final awards will be selected by March 2014.

An Eol has been submitted covering St. Thomas's, Netherton Woodside and St. Andrew's, Cradley and Wollescote, and Lye and Stourbridge North wards, which have been selected using a combination of indicators, local knowledge and partnership consensus. The selection has received the backing of partners in health, social care and the community and voluntary sector. Dudley Council for Voluntary Services has been proposed as lead applicant. Funding for statutory provision within the overall project will be met from within existing partner resources.

It is proposed that the Eol be noted and that Cabinet be updated on progress in due course.

Urgent Amendments to the Capital Programme

Council Housing New Build (Care and Support Specialised Housing)

8. The Homes and Communities Agency (HCA) announced at the end of October 2012 capital grants worth up to £300m to support development and stimulate the specialised housing market over the next five years. Specifically, £160m is being made available to support the development of affordable specialist housing for older people and adults with disabilities outside London.

Evidence shows that investment in specialised housing for older people and adults with disabilities or mental health problems is cost-effective and has a positive impact on health and social care spend.

It is proposed to explore opportunities for development of specialised council housing utilising Housing Revenue Account (HRA) sites that have been identified for disposal but have no sale pending. Two sites / schemes are planned:

- The Walk, Sedgley – 6 supported apartments plus (funded from HRA) 3 general needs houses.
- Norfolk Road, Wollaston – 8 supported apartments.

The proposed bid follows the Council's successful construction of 72 new council homes supported by the HCA, including 18 supported apartments. There remains considerable demand for appropriate homes where people with learning disabilities can live independently with support. The bid will provide additional affordable housing, particularly in areas where there is a shortage of appropriate dwellings. It will also contribute towards regeneration and the use of infill land which is currently vacant.

It is expected that the outcome of the bidding process will be known in May 2013. In the event of this bid not being successful, a report will be brought to a future Cabinet meeting regarding the prioritisation of the New Build capital budget.

Resources totalling £2,100,000 over the two financial years 2013-14 and 2014-15 have been identified for this scheme within the Council's Capital Programme. This budget will also support the construction of 3 general needs council homes, funded by the Council. The bid requests HCA grant support at a rate of £27,500 per unit, or £385,000 in total. The balance of the costs will be met from existing HRA resources, Section 106 development funds to support affordable housing, and capital receipts from Right to Buy sales.

To comply with bid timescales, a decision (ref. DCR/05/2013) was made by the Leader of the Council in consultation with the Cabinet Member for Housing, Libraries and Adult Learning, Director of Adult, Community and Housing Services, and the Treasurer on 5th February 2013 to submit a bid for HCA Care and Support Specialised Housing Fund grant for the construction of 14 supported apartments for people with learning disabilities and that the project be included in the Capital Programme.

Directorate of Adult, Community and Housing Services (DACHS) - Accommodation

9. A review of current DACHS accommodation outside Dudley town centre has been undertaken, with a view to rationalising operational accommodation, delivering further savings in line with the Transforming our Workplace agenda and DACHS future accommodation strategy.

Harbour Buildings at the Waterfront, Brierley Hill, has been identified as the most suitable building to accommodate around 400 staff relocating from 6 buildings. Initially around 120 staff will relocate from Capstan House, Waterfront, 60 staff from the central Dudley campus and 50 staff from Falcon House, Dudley. In addition, 90 staff will move from Solus House and 60 staff from Forge House in 2014-15, when the leases on these buildings come to an end. The proposal will deliver annual revenue savings for rent and service charges rising to £150,000 per year once all moves are completed.

Refurbishment work is currently being undertaken by the landlord, to bring the building back to its original condition. £250,000 is required to fit the building out so that it meets our specific requirements, including cabling, fittings and partitioning. These costs can be funded from HRA resources.

The Landlord's contractor is already on site and the Council's fit-out can be delivered more economically if undertaken at the same time as the landlord's refurbishment. To fit in with these timescales, a decision (ref. DCR/07/2013) was made by the Leader of the Council in consultation with the Treasurer on 15th February 2013 that the project to refurbish Harbour Buildings at the Waterfront to meet the Council's specific requirements to accommodate DACHS be included in the Capital Programme.

Post Completion Review of Capital Projects

10. The Post Completion Reviews required by Contract standing orders have now been undertaken for the following schemes, with copies of the proformas summarising the reviews attached at Appendix B.

Children's Services

Peters Hill Primary School – Re-roofing project

Newfield Park Primary School – Boiler Replacement Scheme

Gig Mill Primary School - Replacement of windows

The Dormston School – Boiler and Pipework Replacement Scheme

It is proposed that these be noted.

Finance

11. This report is financial in nature and information about the individual proposals is contained within the body of the report.

Law

12. The Council's budgeting process is governed by the Local Government Act 1972, the Local Government Planning and Land Act 1980, the Local Government Finance Act 1988, the Local Government and Housing Act 1989, and the Local Government Act 2003.

Equality Impact

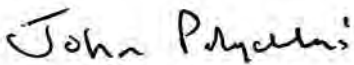
13. These proposals comply with the Council's policy on Equality and Diversity.
14. With regard to Children and Young People:
 - The Capital Programme for Children's Services will be spent wholly on improving services for children and young people. Other elements of the Capital Programme will also have a significant impact on this group.
 - Consultation is undertaken with children and young people, if appropriate, when developing individual capital projects within the Programme.
 - There has been no direct involvement of children and young people in developing the proposals in this report.

Recommendations

15. That the Expression of Interest to the Big Lottery for Fulfilling Lives: A Better Start funding be noted, and that Cabinet be updated on progress in due course, as set out in paragraph 7.
16. That the results of the Post Completion Review of capital projects, as set out in Appendix B be noted.

17. That the Council be recommended:

- That current progress with the 2012/13 Capital Programme, as set out in Appendix A be noted and that budgets be amended to reflect the reported variances.
- That the Council's redistributed Kickstart funding of £252,000 be reinvested through current Housing Assistance Grants schemes, and that this expenditure be included in the Capital Programme, as set out in paragraph 5.
- That the Schools Grant allocations It is proposed that the allocations be noted, and the associated spend included in the Capital Programme, as set out in paragraph 6.
- That the Urgent Amendments to the Capital Programme, as set out in paragraphs 8-9, be noted.



John Polychronakis
Chief Executive



Iain Newman
Treasurer

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List of Background Papers

Relevant resource allocation notifications.

2012/13 Capital Programme Progress to Date

Service	Budget £'000	Spend to 31 st January £'000	Forecast £'000	Variance £'000	Comments
Public Sector Housing	35,517	20,423	35,517	-	
Other Adult, Community & Housing	8,605	5,685	8,605	-	
Urban Environment	13,596	8,821	13,643	+47	See note 1
Children's Services	11,652	8,776	11,652	-	
Corporate Resources	3,339	1,826	3,339	-	
TOTAL	72,709	45,531	72,756	+47	

Note 1: Overspend of £47,000 on the New Salt Barn and Green Waste Facility - as a result of unavoidable building materials contractor change due to availability / quality issues. To be funded from revenue budgets.

Title of Scheme: Peters Hill Primary School – Re-roofing project.
Date of Executive / Cabinet approval: 08/02/2012 <i>(i.e. inclusion in Capital Programme)</i> This project was funded from the Capital Maintenance Grant which was approved by Cabinet on the above date.
Original Budget : £213,000. Planned Completion date: 21/12/2012
Outturn Cost (still provisional): £206,000. Actual completion date: 26/10/2012
Variation from Budget: - £7,000. Delay: Not Applicable.
Reason for Cost Variation and / or Delay in Completion <i>(please indicate if any variation has previously been reported to Executive / Cabinet):</i> Competitive tenders were invited in accordance with Council Standing Orders. This project ran to plan and to budget with the contractor being able to finish the project before the planned completion date. There were no significant variations. The unspent balance will be released back to the Capital Maintenance Grant budget. Cost variations were reported at regular intervals through PIT (Project Implementation Team).
Original Objectives of Scheme <i>(please indicate when and to whom these were reported):</i> The project was prioritised through the Council's AMP (Asset Management Plan) Scoring Matrix mechanism that targets capital resources where they will have the greatest impact on raising educational Standards and improving the overall quality of school buildings. Also, the School's Governing body and Senior Management Team highlighted the project as a priority in the School's Building Development Plan. Following a meeting of the AMP Consultation Group held on 18 th January 2012 the unanimous decision by the group was to recommend that the Directorate proceeded with the Re-roofing Scheme at Peters Hill Primary School. The Director of Children's Services agreed to the programme at Capital Board that also took place on 8 th February 2012. The chosen solution was an insulated single ply membrane system (20 yr guarantee). The completed project has provided a permanent solution to the flat roof failure and a school environment that is equipped for 21st century teaching and learning.
Have these Objectives been met? <i>(If "No" please provide explanation):</i> Yes.

Signed by: Jane Porter (Director)

Date: 14th February 2013

Scheme: Newfield Park Primary School – Boiler Replacement Scheme

Date of Executive / Cabinet approval: 08/02/2012

(i.e. inclusion in Capital Programme) This project was funded from the Capital Maintenance Grant which was approved by Cabinet on the above date.

Original Budget: £207,000.

Planned Completion date: 20/10/2012

Outturn Cost *(still provisional):* £223,000

Actual completion date: 17/11/2012

Variation from Budget: £16,000

Delay: 20 working days

Reason for Cost Variation and / or Delay in Completion *(please indicate if any variation has previously been reported to Executive / Cabinet):*

Competitive tenders were invited in accordance with Council Standing Orders.

Asbestos was found above the suspended ceilings in areas where the fan heating ducts needed to be replaced. The removal caused some delay and also incurred additional costs. In addition to the discovery of asbestos, a gas leak was identified in the underground service pipes in the car park area. This repair incurred additional costs and the additional works extended the completion date.

Cost variations were reported at regular intervals through PIT (Project Implementation Team).

Original Objectives of Scheme *(please indicate when and to whom these were reported):*

The project was prioritised through the Council's AMP (Asset Management Plan) Scoring Matrix mechanism that targets capital resources where they will have the greatest impact on raising educational Standards and improving the overall quality of school buildings. Also, the School's Governing body and Senior Management Team highlighted the project as a priority in the School's Building Development Plan.

Following a meeting of the AMP Consultation Group held on 18th January 2012 the unanimous decision by the group was to recommend that the Directorate proceeded with the Boiler Replacement Scheme at Newfield Park Primary School. The Director of Children's Services agreed to the programme at Capital Board that also took place on 8th February 2012.

The new boiler plant has reduced the overall condition backlog of the school, improved the quality of heating to the building and allowed individual areas of the school to be heated separately. The new boiler plant has also helped provide a stimulating learning environment for pupils, staff and the wider community.

Have these Objectives been met? *(If "No" please provide explanation):*

Yes.

Signed by: Jane Porter (Director)

Date: 14th February 2013

Title of Scheme: Gig Mill Primary School - Replacement of windows.
Date of Executive / Cabinet approval: 08/02/2012 <i>(i.e. inclusion in Capital Programme)</i> This project was funded from the Capital Maintenance Grant which was approved by Cabinet on the above date.
Original Budget: £170,000. Planned Completion date: 12/10/2012
Outturn Cost (still provisional): £148,000. Actual completion date: 12/10/2012
Variation from Budget: - £22,000. Delay: Not Applicable.
Reason for Cost Variation and / or Delay in Completion <i>(please indicate if any variation has previously been reported to Executive / Cabinet):</i> Competitive tenders were invited in accordance with Council Standing Orders. This project ran to plan and to budget. There were no significant variations therefore contingencies did not need to be used. The unspent balance will be released back to the Capital Maintenance Grant budget. Cost variations were reported at regular intervals through PIT (Project Implementation Team).
Original Objectives of Scheme <i>(please indicate when and to whom these were reported):</i> The project was prioritised through the Council's AMP (Asset Management Plan) Scoring Matrix mechanism that targets capital resources where they will have the greatest impact on raising educational Standards and improving the overall quality of school buildings. Also, the School's Governing body and Senior Management Team highlighted the project as a priority in the School's Building Development Plan. Following a meeting of the AMP Consultation Group held on 18 th January 2012 the unanimous decision by the group was to recommend that the Directorate proceeded with the Window Replacement Scheme at Gig Mill Primary School. The Director of Children's Services agreed to the programme at Capital Board that also took place on 8 th February 2012. This section of new windows have reduced the overall condition backlog of the school, improved room temperatures and issues with solar gain, and also helped provide a stimulating learning environment for pupils, staff and the wider community.
Have these Objectives been met? <i>(If "No" please provide explanation):</i> Yes.

Signed by: Jane Porter (Director)

Date: 14th February 2013

Scheme: The Dormston School – Boiler and Pipework Replacement Scheme

Date of Executive / Cabinet approval: 09/02/2011

(i.e. inclusion in Capital Programme) This project was funded from the Capital Maintenance Grant which was approved by Cabinet on the above date.

Original Budget: £630,000.

Planned Completion date: 31/10/2012

Outturn Cost (still provisional): £551,000.

Actual completion date: 31/10/2012

Variation from Budget: - £79,000.

Delay: N/A

Reason for Cost Variation and / or Delay in Completion *(please indicate if any variation has previously been reported to Executive / Cabinet):*

Competitive tenders were invited in accordance with Council Standing Orders.

This project ran to plan and to budget. Due to the number of unknown issues with the underground pipework prior to the works starting larger contingencies were identified, but there were no significant variations. The unspent balance will be released back to the Capital Maintenance Grant budget.

Cost variations were reported at regular intervals through PIT (Project Implementation Team).

Original Objectives of Scheme *(please indicate when and to whom these were reported):*

The project was prioritised through the Council's AMP Scoring Matrix mechanism that targets capital resources where they will have the greatest impact on raising educational Standards and improving the overall quality of school buildings. Also, the School's Governing body and Senior Management Team highlighted the project as a priority in the School's Building Development Plan.

Following a meeting of the AMP Consultation Group held on 16th February 2011 the unanimous decision by the group was to recommend that the Directorate proceeded with the Boiler and Pipework Replacement Scheme at The Dormston School. The Director of Children's Services agreed to the programme at Capital Board that also took place on 16th February 2011.

The new boiler plant and pipework has reduced the overall condition backlog of the school, improved the quality of heating to the building and allowed individual areas of the school to be heated separately. The new boiler plant has also helped provide a stimulating learning environment for pupils, staff and the wider community.

Have these Objectives been met? *(If "No" please provide explanation):*

Yes.

Signed by: Jane Porter (Director)

Date: 14th February 2013

Meeting of the Cabinet – 20th March, 2013

Report of the Director of the Urban Environment

Draft “Planning for Health Supplementary Planning Document” – Approval to Consult

Purpose of Report

1. To seek Cabinet approval to undertake a period of 8 weeks statutory consultation on the draft Planning for Health Supplementary Planning Document commencing 25th March 2013.

Background

2. The Council’s ‘Planning for Health’ Supplementary Planning Document (SPD) will form part of the Local Plan and it will be taken into account in making planning decisions for the Borough. The SPD sets out how health and health inequalities can be impacted by planning, and gives detailed guidance on ensuring that the health implications of any new development are considered. It is intended to inform the planning process and to provide a guide for developers, applicants and land owners. The document will also be strategically linked to Dudley’s Obesity Strategy, Joint Strategic Needs Assessment and Health and Wellbeing Strategy.
3. The SPD sets out the areas where planning influences health outcomes in the form of themes and presents a list of recommendations for each theme. This SPD sets the basis for discussions at a pre-application stage to ensure that health is an early consideration in the planning process.
4. The purpose of this SPD is;
 - a) To offer guidance for addressing the affect of the built and natural environment on health as part of a strategic approach to tackling the Borough’s health inequalities and promoting healthy lifestyle options.
 - b) To demonstrate how social, environmental and economic conditions influence health and health inequalities.
 - c) To clarify the importance of accessibility, its role in creating healthy, sustainable communities and how it helps impart better quality of life.

- d) To be an important material consideration in the determination of planning applications by providing checklists against which to assess development proposals.
 - e) To impose distance restrictions on the creation of new takeaways in proximity to schools and youth amenities and to reduce the clustering and over proliferation of hot food takeaways across the Borough.
5. This draft SPD is the second stage in the preparation of the document and it has been informed by the comments and views which were given at the Frontloading Consultation Stage (20th October – 17th November 2011) alongside expertise from key Council Officers, Public Health Professionals and the Shadow Health and Wellbeing Board at their meeting on 21st January 2013.
 6. Cabinet Approval is sought to undertake a period of statutory consultation in line with guidance in the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Planning) Regulations 2012. This consultation will take place between 25th March – 17th May 2013. Other Council Directorates, the Health and Wellbeing Board and stakeholders and those with an interest in the SPD will be given the opportunity to make representations on the document and these comments will be used to inform the final draft. It is expected that the SPD will be brought back to Cabinet for approval to be adopted in October 2013.
 7. A copy of the new SPD is available in the Member's Room or can be viewed electronically on the Council's 'Committee Management Information System' pages. The SPD is accompanied by a Consultation Statement explaining who the Council have consulted and the representations made during the consultation which will also be available in the Members Room and on the 'Committee Management Information System'.

Finance

8. All costs associated with the review and adoption of the Planning for Health SPD will be funded from within existing budgets.

Law

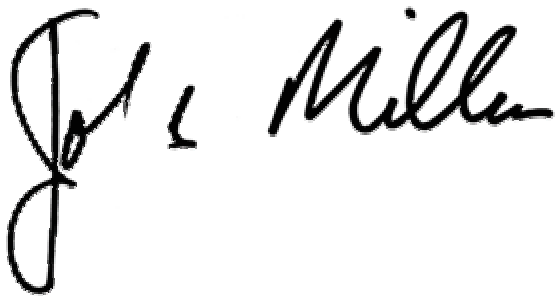
9. The SPD has been prepared under the provisions of the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Development) (England) Regulations 2004 (amended 2008).

Equality Impact

10. The SPD has been prepared in accordance with the Council's policy on Equality and Diversity, ensuring that it provides benefits for adults, children and young people alike, promoting equal opportunities for all.
11. The SPD seeks to promote healthy sustainable development and ensure that the future residential and commercial growth is delivered through the appropriate mechanisms taking consideration of the health impact of development.

Recommendation

12. It is recommended that the draft Planning for Health Supplementary Planning Document be approved for consultation.



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Director of the Urban Environment

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List of Background Papers

Draft Planning for Health Supplementary Planning Document

Meeting of the Cabinet – 20th March 2013

Report of the Director of the Urban Environment

Externally Funded Projects: Economic Development

Purpose of Report

1. To seek approval to enter into Collaboration Agreements with Black Country local authorities to enable the delivery of four sub-regional economic development projects; namely.
 - i) Black Country Regional Growth Fund (Round 3) Programme Bid;
 - ii) Black Country Business Property Investment Programme (ERDF);
 - iii) Black Country Growth Opportunities: Local Delivery (ERDF); and
 - iv) Black Country ERDF Technical Assistance

2. To seek approval to enter into future Black Country Collaboration Agreements to enable the delivery of economic development projects where Dudley MBC is a delivery partner.

Background

3. The report details four projects, developed by Black Country local authorities, utilising funding from the European Regional Development Fund (ERDF) and Regional Growth Fund (RGF). In order to progress with delivery each project will be subject to a Collaboration Agreement setting out the delivery, legal and financial responsibilities of the Accountable Body (one designated local authority) and delivery partners.

4. The four projects, to be delivered up to the end of 2015, are summarised below with specific details provided in Appendix 1:
 - *Black Country Regional Growth Fund (RGF) Round 3*: Resources secured from the Department for Business, Innovation and Skills to support private sector companies looking to create jobs;
 - *Black Country Business Property Investment Programme*: European resources secured to create or improve premises to 'excellent/good' BREEAM standard in defined geographical locations;
 - *Black Country Growth Opportunities, Local Delivery (GOLD)*: European resources secured to deliver one-to-one advice, workshops and business grants; and

- *Black Country Technical Assistance*: European funding secured to provide a staffing resource to assist in the delivery of existing and future ERDF projects across the Black Country

Finance

5. Financial contributions by DMBC, as detailed in Appendix 1, will be made from existing match-funding revenue resources. Potentially, the direct benefit to Dudley businesses, up to 2015, could be in the region of £6.2m on the basis of each local authority taking an equitable (25%) share of available European and RGF funding.

Law

6. All local authorities have agreed to work in a spirit of mutual co-operation to fulfil their agreed role responsibilities to achieve the objectives and outputs detailed in the respective Collaboration Agreements and Funding Agreements. Section 111 of the Local Government Act 1972 empowers the Council to do anything calculated to facilitate or that is conducive or incidental to the discharge of any of its functions.

Equality Impact

7. All RGF and ERDF funded projects have been subject to an equality impact assessment.

Recommendation

8. It is recommended Cabinet:
 - a) authorise the Cabinet Member for Regeneration and Cabinet Member for Finance, in consultation with the Director of the Urban Environment and Director of Corporate Resources (or their nominated representatives), to negotiate and agree all terms, conditions and financial commitments of the Black Country Collaboration Agreements for the following four projects:
 - (i) Black Country Regional Growth Fund (Round 3) Programme Bid;
 - (ii) Black Country Business Property Investment Programme (ERDF);
 - (iii) Black Country Growth Opportunities: Local Delivery (ERDF); and
 - (iv) Black Country ERDF Technical Assistance
 - b) authorise the Cabinet Member for Regeneration and Cabinet Member for Finance, in consultation with the Director of the Urban Environment and Director of Corporate Resources (or their nominated representatives), to negotiate and agree all terms and conditions of future Black Country Collaboration Agreements for collaborative economic development projects across the Black Country as part of:
 - (i) the current European Regional Development Fund Programme (2007 to 2013);
 - (ii) the next European Regional Development Fund Programme (2014 to 2020); and
 - (iii) future or exceptional rounds of Regional Growth Fund.



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List of Background Papers

APPENDIX 1

Project 1: Black Country Regional Growth Fund (Round 3) Programme Bid

Project summary	Black Country local authorities in partnership with the Black Country Chamber of Commerce and the Manufacturing Advisory Service have collaborated in a programme application to the Regional Growth Fund (Round 3). The bid has been successfully selected by government. The bid includes £6.5m for 23 named companies and a further £4.4million to be used as part of an 'unallocated pot' for companies seeking funding in the future. Each named company has requested under £1m of RGF and, as such, were unable to apply for funding independently.
Expected outputs	Specific outputs for businesses within Dudley Borough include providing support to seven local businesses seeking RGF grant funding. Provisional outputs, at a Borough level, include: Total direct jobs created: 83 Total jobs safeguarded: 141 Total indirect jobs created: 10 Total indirect jobs safeguarded: 7
Total funding	£11,160,105
DMBC financial contribution	Up to a maximum of £10,000 to cover due diligence costs
Delivery timescales	2013 to 2015
Project status	March 19 th 2013 – due diligence report by the Department for Business, Innovation and Skills (BIS) on Sandwell Council's ability to deliver the Programme completed. April 19 th 2013 – Final offer letter to be signed by all parties.
Accountable Body	Sandwell Metropolitan Borough Council
Risks and mitigating	Sandwell MBC will act as the Accountable Body for the project and will

actions	<p>therefore be the principal recipient of funding for the programme. This role carries full financial responsibility for the delivery of the programme including monitoring and contracting with the Department for Business, Innovation and Skills (BIS). In May 2012, Sandwell Council's Strategic Resources Cabinet Advisory Team endorsed the proposal to take on the role of Accountable Body for the Regional Growth Fund Programme Bid having assessed the level of financial risk.</p> <p>BIS will carry out due diligence on Sandwell MBC to determine its capacity to deliver and manage the programme bid and will report its findings on March 19th. Sandwell MBC is already managing the Growing Places Fund on behalf of the Black Country so already have experience managing large scale funding pots.</p> <p>Full and comprehensive credit checks will be undertaken on all recipients of RGF applicants. An Officer from Dudley Council's Economic Development Team will act as a Case Officer for all RGF applicants located within Dudley Borough. In addition to the appraisal of applications undertaken by the RGF Project Board, DMBC Finance and Legal will have the opportunity to review RGF applications for the 'unallocated pot' which fall within Dudley Borough.</p> <p>Progress reports will be presented to ABCA and the Black Country Heads of Regeneration Meeting, as appropriate.</p>
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Project 2: Black Country Business Property Investment Programme (ERDF)

Project summary	Funding will be available to for eligible applicants to improve premises to 'excellent/good' BREEAM standards and bring forward the development of employment sites. It is proposed that the project will offer 25-35% of funding intervention for Small and Medium-sized Enterprises (SMEs) looking to construct new/improve existing business floorspace. Total project development costs of between £0.150m and £2m are expected in light of existing demand.
Expected outputs	<p>Provisional outputs include:</p> <p>Jobs created: 145 To facilitate the start up and expansion of 12 new businesses. Number of hectares of brownfield land reclaimed / redeveloped: 4ha Premises new/refurbished: floorspace: 12,000 sqm Premises new/refurbished with environmental accreditation: 12,000 sqm Private sector investment levered: £19.3m</p>
Total funding	European Regional Development Fund (ERDF): £8m, Match: £16m, Total £24m. £6.7m to be available for grants to SMEs.
DMBC financial contribution	Up to a maximum of £60,000 by each Black Country local authority over a period of three years
Delivery timescales	2013 to December 2015
Project status	Funding Agreement to be signed on receipt of signed Collaboration Agreement
Accountable Body	Walsall Metropolitan Borough Council
Risks and mitigating actions	Each local authority agrees that in the event that any monies are clawed back from Walsall MBC as the Accountable Body, pursuant to the Funding Agreement, then all parties will:

	<ul style="list-style-type: none"> i) Take all reasonable steps to mitigate the amount of monies clawed back from Walsall MBC. ii) In the event of a pre-project expenditure default, pay to Walsall MBC an equal share of the monies that Walsall MBC is obliged to pay back to the Department for Communities and Local Government; and iii) In the event of a post-project expenditure default, pay Walsall MBC a share of the monies that Walsall MBC is obliged to pay back to the Department for Communities and Local Government in such proportion as the proportion of the Programme funding that has been expended in Dudley Borough. <p>An agreed governance structure is in place and detailed in the Collaboration Agreement. A Technical Advisor will appraise all full applications for funding and verify all project claims.</p> <p>Walsall MBC has a dedicated Working Group in place consisting of Senior Officers from across the Council to prepare contracts, grant agreements, legal charges, procurement, monitor expenditure and cash flow.</p> <p>A Black Country wide Steering Group will oversee the delivery of the programme from a sub-regional perspective and undertake initial project appraisals and make recommendations to an Executive Board.</p> <p>Progress reports will be presented to ABCA and the Black Country Heads of Regeneration Meeting, as appropriate.</p>
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Project 3: Black Country Growth Opportunities: Local Delivery (ERDF)

Project summary	<p>This project requests £955,000 ERDF, along with £955,000 match funding from private investment (£820,000) and public funding (£191,000) for a 2 year project from June 2013 – June 2015 to systemise business support services for up to 120 SMEs lacking capacity to exploit growth opportunities in the Black Country (Wolverhampton, Walsall, Dudley and Sandwell).</p>
Expected outputs	<p>This project aims to clarify the existing provision of business support for SMEs wanting to exploit growth opportunities, into a programme which offers tailored and specialist workshops by growth themes; expert 1-2-1 advice from agencies but tailored into a language that can be understood; and finally, a business grant for up to £32,000 (50% match funded by the SME) to invest in equipment or professional services to apply the advice and install the necessary infrastructure to help deliver the expected growth. Each business is hand-held by the local authorities, acting as co-ordinators, through a 4 stage process:-</p> <ul style="list-style-type: none"> i) Each business is offered a 1-2-1 diagnostic to understand the issues preventing them from accessing the growth opportunity and identify solutions. ii) They are then directed to a locally-run workshop on a specialist theme, tailored to 7 different types of growth opportunity, where specialists from national agencies will present the standards required and how to reach them; as well as local support agencies on hand to advise. iii) SMEs then receive 1-2-1 support from the specialist agency on how to develop their growth plans.

	iv) SMEs are then invited to apply for a business support grant of up to £5,000 for equipment or £16,000 for specialist professional services (plus 50% from the SME themselves) to carry out their growth plans.
Total funding	£1,910,000
DMBC financial contribution	£32,500 (to include a proportion of in-kind DMBC Officer contribution)
Delivery timescales	June 2013 to June 2015
Project status	Full Application submitted
Accountable Body	Wolverhampton City Council
Risks and mitigating actions	<p>A governance and project management role has been agreed as part of the development of the Full Application. As part of the development of the Full Application a full risk assessment has been prepared and the project has been categorised as 'low risk'.</p> <p>Progress reports will be presented to ABCA and the Black Country Heads of Regeneration Meeting, as appropriate.</p>

Project 4: Black Country ERDF Technical Assistance

Project summary	Black Country local authorities have agreed to collaborate to apply to the European Regional Development Fund for approximately £172,076 to be administered as the 'Black Country Technical Assistance Project'. It is intended that the Project will assist in the delivery of the existing Black Country ERDF Packages, offering technical advice and support, ensuring that spend and output targets are met, represent the Black Country in the development of any future EU programmes and start to identify project eligible for any future EU funding.
Expected outputs	Appointed staff will work across the Black Country and will oversee, manage and monitor the deliver of the two existing Black Country packages (North Black Country and South Black Country), along with any other Black Country projects from within Priorities 1 and 2 of the West Midlands Operational Programme 2007 – 2014. A new team will be developed to deliver the ERDF Programme and will consist of an External Funding Team Leader (to be appointed by Walsall MBC), ERDF Project Manager (an existing post employed by Sandwell MBC) and Development Officer (to be appointed by Walsall MBC).
Total funding	£172,076 (ERDF)
DMBC financial contribution	Up to a maximum of £45,000 by each Black Country local authority over three years:
Delivery timescales	2013 to 2015
Accountable Body	Walsall Metropolitan Borough Council
Risks and mitigating actions	<p>A governance and project management role has been agreed as part of the development of the Full Application. As part of the development of the Full Application a full risk assessment has been prepared and the project has been categorised as 'low risk'.</p> <p>Progress reports will be presented to ABCA and the Black Country Heads of Regeneration Meeting, as appropriate.</p>

Meeting of the Cabinet – 20th March, 2013

Green Deal / Energy Company Obligation (ECO) update and Home Energy Conservation Act (HECA)

Purpose of Report

1. The purpose of this report is to brief Cabinet on the Green Deal and ECO, and the joint Black Country work that has been undertaken and proposes that further work is undertaken at a Dudley level. The report also requests sign off of the Council's HECA return.

Background

2. The Green Deal and Energy Company Obligation (ECO)

The Green Deal is the Government's flagship retrofit energy efficiency scheme. It is a government led initiative that allows households, landlords and businesses to invest in energy efficiency measures without needing to meet the upfront capital costs of the measures and with repayments of the investment funded through the resultant savings in energy costs.

The Department of Energy and Climate Change (DECC) estimates that Green Deal has the potential to deliver upwards of £14bn of investment in energy efficiency and renewable energy at a household level over the next 10 years across the UK.

The key principles of Green Deal are:

- The Green Deal 'Golden Rule' specifies that the loan for the energy efficiency measures installed must be payable through savings from the energy bill (i.e. loan cost should be lower or equivalent to the predicted savings due to reductions in energy use.)
- The loan can be provided for a period of up to 25 years.
- The loan is tied to the home and not the person. The loan is passed onto the subsequent home occupants.
- The loan repayments will be collected by energy companies via the electricity bill. Home occupants remain free to switch suppliers.
- There are a list of Green Deal eligible measures.
- It is accepted that whilst Green Deal has a commercial focus local authorities will be critical to it be delivered at scale.

3. Energy Company Obligation

It is intended that the Green Deal will be supported by an energy company obligation (ECO) which has replaced the existing energy supplier obligations – Carbon Emissions Reduction Target (CERT) and Community Energy Savings Programme (CESP). The obligation is placed upon suppliers in the form of carbon

reduction targets or as fuel bill savings. The Government have estimated the financial costs of meeting these targets at £1.3bn per annum.

ECO provides support in three areas:

Home Heating Cost Reduction Obligation (HHCRO) (or Affordable Warmth ECO) approximately £350M p.a. targeted at those in fuel poverty living in private housing, owned or rented. It aims to reduce householders' fuel bills and is expected to largely deliver loft and cavity wall insulation but any energy efficiency measure will be eligible for support if it reduces the notional cost of heating the property.

Carbon Savings Community Obligation (CSCO) approximately £190M p.a. This is designed to target insulation measures in low-income communities defined using the bottom 15% of Lower Super Output Areas. It is targeted at both private and public sector housing.

Carbon Emissions Reduction Obligation (CERO) (or Carbon Savings ECO) approximately £780M p.a. This obligation is based on targets for hard to treat homes, mainly those with solid walls and is expected to be mixed with Green Deal finance in order that these measures can achieve the Golden Rule. It is anticipated that public sector housing will also be eligible for this obligation although the exact details are still to be confirmed.

Energy Companies will have the following options to choose from in delivering their ECO obligation.

- Self delivery (through their own contractors)
- Partnership Delivery (through contracts with partners such as local authorities)
- ECO brokerage (a market based trading mechanism to support an open and competitive market for the delivery of ECO).

4. **The role of local authorities -**

Three different roles have been identified for local authorities dependent on levels of control, local authority finance, resource and the risks they want to take.

Promoter -

A light touch approach would involve the local authority putting resources into marketing activities around Green Deal to make local residents aware of the benefits of Green Deal without promoting any specific delivery organisation. The level of control over any Green Deal programme in the local area, impacts on the local economy, carbon savings would be minimal to non-existent. It would be a low cost, low risk approach with limited resource requirements.

Producer -

A moderate touch approach where the local authority would put resources into marketing and generating green deal leads in their local area. A managing agent could be used to run the programme (marketing, co-ordination, referral routes, leads). These leads are then passed onto a procured panel of Green Deal providers. The panel of providers operate under the local authority's branding. Programme running costs could be covered by potential revenue streams such as referral fees from providers.

This approach provides a higher level of control for the local authority around impacts on the local economy, and the targeting of households. It also, however, carries higher risks for example a low uptake rate may not cover any programme running costs and there are reputational risks for a local authority if installations or after care is of a poor quality.

Partner -

An approach with a high level of control which would involve the local authority procuring a Green Deal provider to run a Green Deal programme under a set of local delivery requirements. These key performance requirements would be stipulated as part of any procurement process. There would also be a re-investment of revenues to cover running costs. This approach would bring the highest levels of control including delivery of local outcomes, and job creation, but would require capital funding requirements and would also carry higher risks – including both uptake and reputational risks.

Birmingham Energy Savers (BES) -

An option available in the West Midlands as Birmingham City Council have developed a model based on the partner approach and have chosen a delivery partner following an OJEU compliant procurement process. There is an option for Dudley to join BES - as we were named within their OJEU notice.

5. How will it work in practice?

It is anticipated that there are three ways in which properties can be refurbished using Green Deal finance and ECO subsidy.

Green Deal finance -

Measures or packages of measures that are cost effective and comply with the golden rule will be offered Green Deal finance. The householder has the option to take this finance or finance using alternative sources (i.e. own finances)

A combination of Green Deal finance and ECO subsidy -

More expensive measures such as solid wall insulation will require an element of subsidy to meet the golden rule.

ECO subsidy -

Measures providing affordable warmth to the vulnerable will be eligible for ECO subsidy. It is also intended that public sector housing will seek resources from ECO to provide additional funding for energy saving measures in the council owned stock. This will build on the additional resources that were secured in recent years under the previous schemes of CERT and CESP

6. Black Country Green Deal and ECO Options Appraisal -

The four Black Country authorities commissioned the Energy Savings Trust / Verco in May 2012 to undertake an options appraisal and business case for the implementation of a housing retrofit programme aligned to the Government's Green Deal across the Black Country.

The three key pieces of work were:

- To develop a comprehensive housing stock evidence base which was used to model the business case options for Green Deal across the Black Country.

- To conduct a financial options appraisal and develop an action plan and financial business case to maximise Green Deal delivery in the Black Country.
- To assess the relevant economic benefits of the Green Deal.

The project was overseen by a working group consisting of representatives from all four Black Country authorities who reported to a wider steering group of Black Country stakeholders consisting of representatives from various teams within all four authorities. There have also been updates to the ABCA Chief Executives' group.

The Options Appraisal identified that:

- There was significant Green Deal investment potential across the Black Country valued at £1.4 billion together with ECO potential of approximately £1 billion.
- The highest potential for energy efficiency measures was for loft insulation and loft top-up followed by condensing boilers and cavity wall insulation.
- The modelling of the different delivery models revealed a range of differing benefits versus risks. For example whilst the 'producer' approach offered the most benefits in terms of numbers of households upgraded with energy efficiency measures, maximising household energy bill savings, and retaining and creating jobs this approach was very sensitive to variances in consumer uptake rates.
- The partner model was also very sensitive to consumer uptake rates and would involve upfront procurement costs

The recommendation for the Black Country from the options appraisal was for a hybrid approach involving the Birmingham Energy Savers partnership with a Black Country 'producer' type entity. This entity would market the scheme and undertake initial home visits passing on leads to Birmingham Energy Savers for a full Green Deal assessment.

This piece of work is now completed at a Black Country level and each of the Black Country authorities are considering their approach. It is a rapidly changing environment and other opportunities have presented themselves during the final stages of the options appraisal. It is proposed to further consider our approach and the various options for delivering Green Deal/ECO in Dudley with an intention to bring a report to a future Cabinet on a proposed option(s).

7. Next Steps

In-house Options Appraisal

It is proposed to further consider our approach and the various options for delivering Green Deal/ECO in Dudley and to finalise the Borough's approach to Green Deal/ECO. A further report will be presented to Cabinet on the completion of this work.

Energy Company Obligations (ECO) - The options appraisal explored access to ECO funding in combination with the Green Deal with ECO supporting packages that otherwise would not meet the Golden Rule. It was not investigated as a standalone option.

There are currently potential opportunities to access ECO as a standalone option as energy suppliers are currently seeking partnerships for the delivery of ECO. One of the drivers for energy suppliers to seek partnerships with local authorities is that these obligations must be achieved by March 2015. A number of local authorities are considering partnerships with and there is a risk that ECO funding could be spent elsewhere if we don't form a partnership. The technical analysis identified that there was a potential of approx £300M ECO available for Dudley and this ECO potential has been mapped at a LSOA level. This puts us in a good position to negotiate with potential energy suppliers.

It is important to consider the advantages and disadvantages of a partnership for delivery of ECO before entering into any formal agreements as this could lead to a number of issues when developing a longer term Green Deal and ECO whole house retrofit programme but the benefits of investigating the delivery of ECO in the short term include: limited resource requirements; low cost, low risk; a potential for short term gain and some level of control over the delivery of ECO.

It is proposed to open discussions with Energy Service Providers and similar organisations and to bid for, enter into negotiations and / or seek tenders as appropriate to progress ECO schemes – in particular the Affordable Warmth ECO which is targeted as those in fuel poverty living in private housing, owned or rented.

8. Home Energy Conservation Act (HECA)

The Home Energy Conservation Act is a statutory duty which contains responsibilities for local authorities with housing responsibilities on monitoring improvements and improving energy efficiency.

The Department of Energy and Climate Change (DECC) have issued new guidance to local authorities setting out new requirements to report on the energy conservation measures of residential accommodation in its area.

The guidance specifically requires that local authorities publish a publically available report on their plans to achieve improved energy efficiency by 31 March 2013 and to report progress in implementing their proposed measures every two years starting in March 2015 up to and including 31 March 2027.

It also asks local authorities to consider setting out a timeframe for the delivery and the role key local partners such as social housing providers and community organisations can play in supporting their plans.

The borough's HECA has been compiled in consultation with officers from across the Council.

It sets out Dudley's ambitions and plans for home energy conservation. These plans are being driven by both a corporate and health agenda including fuel poverty and excess winter deaths. Key measures within the HECA include: using the data obtained through the Green Deal options appraisal to identify areas and households for targeting especially for affordable warmth ECO; progressing the work we have been undertaking to date on Green Deal / ECO options and determining our approach. We are also proposing to develop an Affordable Warmth Strategy during 2013/14.

Finance

9. Access by the householder to low cost long term finance is crucial to the success of the Green Deal and whilst private sector finance from banks is expected to provide the bulk of the required finance it is clear that some initial form of government finance in a quasi –equity role taking a first loss position in any programme will be required. This is expected to come from two sources: the Green Investment Bank and from local authorities. The ECO element will be funded through the energy suppliers.

Any financial implications for the local authority will depend on the role selected. The in-house options appraisal will cover the financial implications in more detail.

The Black Country options appraisal was funded by the West Midlands Housing Residual Fund with a contribution of £5000 from each of the Black Country authorities and the Homes and Communities Agency.

Law

10. The Energy Act 2011 made provision for the arrangement and financing of energy efficiency improvements to be made to properties by owners and occupiers.

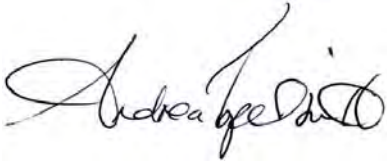
The Home Conservation Act 1995 sets out requirements for English Energy Conservation Authorities ECAs to report on the energy conservation measures of residential accommodation in its area.

Equality Impact

11. An Equality Impact Assessment will be undertaken prior to the final recommendation. ECO funding will enable energy efficiency measures to be installed in people's homes improving the quality of life of protected groups.

Recommendation

12. It is recommended that:-
- The contents of the report are noted.
 - To further develop the various options for delivering Green Deal/ECO in Dudley and to finalise the Borough's approach to Green Deal/ ECO with a future report to Cabinet for decision.
 - That the Council authorises the Cabinet Member for Housing, Libraries and Adult Learning, the Director of Adult, Community and Housing Services and the Director of Corporate Resources to bid for and enter into ECO funding arrangement.
 - The HECA is approved and is made publically available on the Council's internet.



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Appendix 1

Dudley HECA Report

ACTION	HOME ENERGY CONSERVATION ACT (HECA) REPORT	TIMING
I) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES		
	Our current performance on emissions and fuel poverty based on 2010 levels is: 41% of emissions in Dudley originate from the domestic sector and 20.9% of households in the Borough are fuel poor households. This is above the national average.	2010
	Our Carbon Management Plan, developed as part of the ‘Dudley Green Project’ is an overarching initiative which demonstrates the council’s commitment to delivering measurable environmental sustainability improvements and tackling climate change	2010 – 2015
	We have committed to the development a Strategic Energy Action Plan for the Borough focussing on emissions drivers over which the local authority has control or influence.	2013 – 2020
	Facing up to climate change and promoting sustainable development are key principles which underpin the vision within the Black Country Joint Core Strategy. The strategy identifies a number of environmental policies including meeting Code for Sustainable Homes (CSH) Level 3 for residential development and the development of renewable energy sources on residential developments of 10 units or more.	To 2026
	Making our neighbourhoods healthy - by planning sustainable, healthy and safe environments and supporting the development of health-enhancing assets in local communities is a priority within our Health and Well-being Strategy. This is supported by our Joint Strategic Needs Assessment, highlighting our position against England on the indicators relating to fuel poverty and excess winter deaths. It is proposed that targets against these indicators will be set as part our Affordable Warmth/Fuel Poverty Strategy	2013- Ongoing
	We are currently undertaking analysis to ascertain the future potential impact of fuel poverty and energy efficiency programmes to enable the setting of realistic reductions in C02 emissions and fuel poverty. The setting of any future fuel poverty targets will clearly be dependent on the final outcome of the Hills Review covering the definition of fuel poverty	2013- Ongoing

ii) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION		
Green Deal and ECO	We have been undertaking preparatory work on the Green Deal working with the three other Black Country authorities to complete: <ul style="list-style-type: none"> a. A financial and stock options appraisal at a Black Country level b. Business case options developed and recommendations under consideration c. Identification of eligible areas, household and property type for targeting of ECO 	2012/13
Feed in Tariffs Scheme	We have installed 688 PV installations as of September 2012. We will monitor the energy savings from these installations before progressing with further installations to the social stock.	2012 - Ongoing
	We will encourage households in the domestic sector through our Home Improvement Service to install renewable technologies ensuring that fuel poor customers are able to access an integrated programme that brings together the ECO, grants (or assisted Green Deal finance), FIT and RHI etc	2013- Ongoing
Renewable Heat Premium Payment	We have installed 0 installations as part of the short-term Renewable Heat Premium Payment Scheme. Subject to the launch of the RHI in 2013, we will encourage households in the domestic sector to install renewable technologies ensuring that fuel poor customers are able to access an integrated programme that brings together the ECO, grants (or assisted Green Deal finance), FIT and RHI etc	2013 - Ongoing
Zero Carbon Homes	There are no plans at present regarding all new built homes being zero carbon by 2016. The Borough's Joint Core Strategy requires residential development to meet CSH Level 3. Further improvements to the energy efficiency of residential dwellings will be driven through Building Regulations which are set nationally.	
EPCs	We are establishing data on the energy rating of our residential accommodation across all tenures. We will explore the use of this information to target energy inefficient properties for improvement.	2013
Minimum Standards in Private Rental Sector	We are undertaking data analysis to identify the most economically vulnerable living in hard to treat and inefficient housing in the private rented sector. This information will then form part of an Affordable Warmth/Fuel Poverty Strategy planned for 2013/4 to target action to improve energy efficiency and reduce fuel poverty levels in this sector.	2013/14
Smart	In line with government plans for a mass roll out of Smart Meters, it is estimated that 133,000 homes in the	2019

Meters	Borough will have Smart Meters by 2019	
iii) MEASURE WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT		
	We are proposing to:	
	a) finalise our approach towards delivering Green Deal in Dudley and will be presenting a further report to the Council's cabinet on the completion of this work.	2013-2015
	b) identify target areas and priority roll out using stock data analysis from the Black Country Options Appraisal	2013-2021
	c) deliver energy efficiency improvement to all tenures once delivery programmes and investment requirements have been identified.	2013-2021
iv) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS		
	We will continue to explore partnership working as part of our approach towards the delivery of Green Deal in Dudley.	By 2015
	We will also explore the option of working directly with energy suppliers for the delivery of ECO.	

Signed off by.....

Position: Chief Executive – Dudley Metropolitan Borough Council

Meeting of the Cabinet – 20th March, 2013

Report of the Director of Corporate Resources

Forward Plan of Key Decisions

Purpose of Report

1. To present the Forward Plan of Key Decisions for the four month period commencing 1st March, 2013.

Background

2. The Access to Information Procedure Rules set out in Part 4 of the Constitution include a requirement for a Forward Plan to be prepared by the Leader covering a period of four months.
3. Attached as an Appendix is the most recent Forward Plan covering four months from 1st March, 2013. The Forward Plan sets out information on key decisions that are likely to be taken by the Council, Cabinet, a Cabinet Member or Chief Officers in the period covered by the Plan.
4. The Forward Plan is available on the Internet via the Committee Management Information System (CMIS).
5. In accordance with the decision of the Council on 26th November, 2012, the Forward Plan will be reported to all ordinary meetings of the Cabinet. Increasing accessibility to the Forward Plan will assist the process of overview and scrutiny of key decisions.

Finance

6. The financial implications associated with individual key decisions will be included in reports submitted on each individual item.
7. A key decision is defined as an executive decision which is likely:-
 - (a) to result in the Council incurring expenditure, or the making of savings, which are £250,000 or more (revenue or capital); or
 - (b) to be significant in terms of its effects on communities living or working in one or more wards in the Borough.

Law

8. The requirement to produce a forward plan is set out under the Access to Information Procedure Rules in Part 4 of the Constitution.
9. The Constitution is adopted by the Council pursuant to the requirements of the Local Government Act 2000.

Equality Impact

10. The equality impact of specific key decisions will be referred to in individual reports on the items concerned.

Recommendation

11. That the Forward Plan of Key Decisions be noted.



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Director of Corporate Resources

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List of Background Papers
The Constitution

Forward Plan of Key Decisions

Decisions due to be made during the four month period from 01 Mar 2013

Decision No Directorate	Project Name	Key Decision	Decision Period Meeting Date	Reports, Appendices & Background Papers	Consultation Details	Decision Taker	Contact Name
0572 Adult, Comm & Hous.Services	Borough's Housing Strategy 2013-2016	To approve the Borough's Housing Strategy 2013-2016 which outlines the borough's housing needs and sets the strategic direction for housing in the Borough.	Cabinet March 2013	Housing Market Intelligence Report; Housing Strategy 2013-16; Housing Strategy Supporting Document	Housing Working Group, General Public, DFTRA, housing developers, Dudley Housing Partnership, Homelessness Review Group, Rough Sleepers Group, various community groups.	Cabinet	Andrew Leigh Acting Head of Service (Housing Strategy & Development) (Phone: 01384 815007)
0582 Adult, Comm & Hous.Services	Exceptions to the Council's Housing Allocations Scheme (Special Cases)	Individual decisions may be made in regard to the housing applications of people with exceptional circumstances not catered for within the Council's Housing Allocations Scheme. Items will be considered in private session to avoid the disclosure of exempt information as defined in paragraph 2 of part 1 of schedule 12a to the Local Government Act 1972 relating to information likely to reveal the identity of an individual.	February 2013 - March 2014	Individual reports; Lettings Policy	Individual cases are not consulted upon. The Council Housing Allocations scheme is subject to statutory consultation with registered providers and informal and formal consultation with other stakeholders.	Andrea Pope-Smith	Diane Channings Assistant Director of Housing (Housing Management) (Phone: (01384) 815063)
0571 Chief Executive	Scale of fees payable for election duties	Agree fees to be paid for staff undertaking election duties in connection with Local Elections.	Cabinet Member & Officer Mtg March 2013	A report will be prepared by the Chief Executive; along with the proposed sclae of fees	A consultation will be carried out by e-mail and verbally with local colleagues within the West Midlands branch of the Association of Electoral Administrators.	Cllr David Sparks; John Polychronakis	Alison Malkin Head of Electoral Services (Phone: 5274)
0588 Children's Services	Family Based Short Breaks for Children with Disabilities Service	To approve the extension of the Family Based Short Breaks for Children with Disabilities Service contract for a further 2 years from 1st April 2013 to 31st March 2015.	March 2013 - April 2013			Cllr Tim Crumpton	Pauline Sharratt Assistant Director of Social Services
0526 Corporate Resources	Acceptance of Tenders or Quotations	Agreement, in consultation with the Cabinet Member for Finance, to accept Tenders or Quotations for the Supply of Goods, Provision of Services or Works (or the Disposal of Goods) with a value in excess of £250,000 per annum - following a procurement exercise by the Directorate of Corporate Resources (Procurement, Contract Management and Credit Services Division). Decisions will be taken	April 2012 - March 2013	Associated documents and reports prepared by Head of Procurement; Summary of Tender Evaluation Report by Head of Procurement	Key stakeholders (directorates, business units, schools etc) participating within the resulting contract are included in the tendering/evaluation processes. Appropriate Legal and Financial advice is also taken. The Director of Corporate Resources	Philip Tart	Philip Tart Director of Corporate Resources (Phone: 01384 815300)

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		throughout the year in accordance with tendering programme. Items will be considered in private session to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 relating to the financial or business affairs of any particular person (including the authority).			is required to consult the Cabinet Member for Finance on proposed contract awards - this occurs through correspondence and discussion as required. Contracts of this value are tendered and awarded in accordance with EU Procurement Directives which require advance publication of proposed contracts and the outcome of the tender exercise following a contract award.		
0574 Corporate Resources	Acceptance of Tenders or Quotations	Agreement, in consultation with the Cabinet Member for Finance, to accept Tenders or Quotations for the Supply of Goods, Provision of Services or Works (or the Disposal of Goods) with a value in excess of £250,000 per annum - following a procurement exercise by the Directorate of Corporate Resources (Procurement, Contract Management and Credit Services Division). Decisions will be taken throughout the year in accordance with tendering programme. Items will be considered in private session to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 relating to the financial or business affairs of any particular person (including the authority).	April 2013 - March 2014	Summary of Tender Evaluation Report by Head of Procurement; Associated documents and reports prepared by Head of Procurement;	Key stakeholders (directorates, business units, schools etc) participating within the resulting contract are included in the tendering/evaluation processes. Appropriate Legal and Financial advice is also taken. The Director of Corporate Resources is required to consult the Cabinet Member for Finance on proposed contract awards - this occurs through correspondence and discussion as required. Contracts of this value are tendered and awarded in accordance with EU Procurement Directives which require advance publication of proposed contracts and the outcome of the	Philip Tart	Philip Tart Director of Corporate Resources (Phone: 01384 815300)

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					tender exercise following a contract award.		
0563 Corporate Resources	Budget and Council Tax 2013/14	Set Budget and Council Tax for 2013/14.	Cabinet February 2013; Full Council Meeting March 2013	Joint report of the Chief Executive and Treasurer	NNDR Payers (statutory consultation) Scrutiny Committees as specified by the Constitution Public	Cabinet; Full Council	Iain Newman Treasurer (Phone: 01384-814802)
0566 Corporate Resources	Citizens Advice Bureau Grant	Approval of Citizens Advice Bureau Grant for 2013/14. This Item will be considered in private session to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 relating to the financial or business affairs of any particular person (including the authority).	Cabinet Member & Officer Mtg April 2013	Service Level Understanding and CAB Service Outline; CAB Budget for 2013/14, Business Plan 2013/14	Citizens Advice Bureau- Budget meetings	Iain Newman; Cllr Peter Lowe	Mike Williams Assistant Director, Corporate Resources (Phone: 4970)
0565 Corporate Resources	Directorate of Corporate Resources Equality and Diversity Action Plan 2013/14	That the Directorate of Corporate Resources Equality and Diversity Action Plan 2013/14 be approved.	Cabinet Member & Officer Mtg March 2013	Directorate of Corporate Resources Equality and Diversity Action Plan; 2013/14	Consultation was undertaken with the Benefits Customer Focus Group, the Equality and Diversity Advisory Group and other stakeholders.	Cllr Peter Lowe; Cllr Gaye Partridge	Menna Flavell Principal Officer, Corporate Management (Phone: 4807)
0551 Corporate Resources	Localised Council Tax Rebate Scheme	Adoption of our local scheme to replace the current national council tax benefit scheme alongside a 10% reduction in expenditure.	June 2013	Local Government Finance Bill and any associated secondary legislation; and guidance issued	Key internal stakeholders (elected members, directorates, business units, etc), major preceptors, the public, the voluntary sector, other interested parties.	Cabinet; Full Council	Mike Williams Assistant Director, Corporate Resources (Phone: 4970)
0506 Corporate Resources	Localism Act 2011	To consider the ongoing implications of the Localism Act 2011 on the governance arrangements adopted by Dudley MBC.	March 2013 - October 2013	Localism Act 2011 and any guidance issued by the Secretary of State	Cabinet Members, The Audit and Standards Committee, other Committees depending on the implications of the Act; any other consultation as may be required by the legislation.	Cabinet; Full Council	Philip Tart Director of Corporate Resources (Phone: 01384 815300)
0527 Corporate Resources	Monitoring and Review of Capital and Revenue Expenditure or Income	To consider issues which have a significant impact upon the Capital or Revenue Expenditure and/or Income of the Council including those issues arising from the	April 2012 - March 2013	Periodic and ad-hoc reports	Consultation appropriate to individual proposals.	Cabinet; Full Council	John Everson Technical Accountant, Corporate Resources (Phone: 01384-814806)

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		monitoring, review and implementation of the approved Revenue Budget and Capital Programme. [This is a standing item at each Cabinet meeting and the Decision Taker will be the Cabinet and then the Council, or individual members/officers in accordance with relevant delegations].					
0575 Corporate Resources	Monitoring and Review of Capital and Revenue Expenditure or Income	To consider issues which have a significant impact upon the Capital or Revenue Expenditure and/or Income of the Council including those issues arising from the monitoring, review and implementation of the approved Revenue Budget and Capital Programme. [This is a standing item at each Cabinet meeting and the Decision Taker will be the Cabinet and then the Council, or individual members/officers in accordance with relevant delegations].	April 2013 - March 2014	Periodic and ad-hoc reports	Consultation appropriate to individual proposals.	Cabinet; Full Council	John Everson Technical Accountant, Corporate Resources (Phone: 01384-814806)
0573 Corporate Resources	Repair and Maintenance Budget 2013/14	To approve the Repair and Maintenance budget's programme of expenditure for 2013/14. To authorise the Director of Corporate Resources to establish a programme of works to make minor amendments to that programme and to add individual schemes to it during the course of the year, subject to available resources. To authorise the Director of Corporate Resources to negotiate/extend/agree any contract necessary to facilitate the Council's Repair and Maintenance Procurement System.	Cabinet Member & Officer Mtg April 2013	Repairs and Maintenance Policy	The Corporate Property Group	Cllr Gaye Partridge	Paul Bickerdike Building Surveying Manager (Phone: 01384-814107)
0586 Corporate Resources	Revenue Budget Strategy 2014/15	To consider the Revenue Budget Strategy for 2014/15 and future years.	June 2013 - February 2014	Report(s) of the Chief Executive,; Treasurer and Director of Corporate Resources	Public consultation - possible use of Citizen's Panel and Internet. Consultation with representatives of	Cabinet	Iain Newman Treasurer (Phone: 01384-814802)

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					the Non-Domestic Ratepayers.		
0585 Corporate Resources	Review of Council Governance	To consider a review of the governance arrangements, in particular Scrutiny Committees.	Cabinet April 2013; Full Council Meeting May 2013	Recommendations from Scrutiny Chairs and Cabinet	All Members of the Council, Directorates via Corporate Board, Scrutiny Chairs and Cabinet Members.	Full Council	Philip Tart Director of Corporate Resources (Phone: 01384 815300)
0587 Corporate Resources	Review of Housing Finance	To approve the revised Housing Revenue Account budgets for 2013/14 and updates to the 30 year Housing Revenue Account Business Plan. To approve the amendments to the Public Sector Housing Capital Programme for 2013/14 to 2017/18.	Cabinet June 2013		Corporate Board, Directorate of Adult, Community and Housing Services Senior Management Team. Corporate Resources (Finance).	Cabinet	Catherine Ludwig Housing Finance Manager, Directorate of Finance, ICT etc (Phone: 01384 815075)
0529 Corporate Resources	Spending Projections 2012/13	To report details of the projected outturn for 2012/13 and to recommend amendments to the revenue budget, funded from General Balances if necessary.	April 2012 - March 2013	Report of the Treasurer	Council Directors	Full Council; Cabinet	Iain Newman Treasurer (Phone: 01384-814802)
0576 Corporate Resources	Spending Projections 2013/14	To report details of the projected outturn for 2013/14 and to recommend amendments to the revenue budget, funded from General Balances if necessary.	April 2013 - March 2014	Report of the Treasurer	Council Directors	Cabinet; Full Council	Iain Newman Treasurer (Phone: 01384-814802)
0569 Corporate Resources	Staffing Issues	To determine staffing issues in accordance with the Council's budget strategy, including applications for redundancy, premature retirements and the implementation of proposals affecting the staffing establishments of the Council's Directorates. Individual items will be considered in private session to avoid the disclosure of exempt information as defined in paragraphs 1 and 2 of Part 1 of Schedule 12A to the Local Government Act 1972 relating to any individual or information which is likely to reveal the identity of an individual.	September 2012 - May 2013		Consultation with internal officers, employees affected and their representatives, depending on the nature of individual proposals.	Cabinet; Cllr Gaye Partridge	Teresa Reilly Assistant Director (Phone: 01384 814703)
0528 Corporate Resources	Waiver of Contract Standing Orders	Waiver of Contract Standing Orders by the Cabinet Member for Finance in appropriate circumstances. Certain items will be considered in private session to avoid the disclosure of exempt information as	April 2012 - March 2013	Returned tender documents/Council's Standing Orders; Records; maintained by the Chief Executive; Reports/correspondence by	The Scheme of Delegation requires the Cabinet Member for Finance to consult the Treasurer. Where appropriate	Cllr Peter Lowe	Iain Newman Treasurer (Phone: 01384-814802)

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		defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 relating to the financial or business affairs of any particular person (including the authority).		the; Director of Corporate Resources	Stakeholders with an interest in the contract(s) will also be consulted as part of the contract evaluation exercise.		
0577 Corporate Resources	Waiver of Contract Standing Orders	Waiver of Contract Standing Orders by the Cabinet Member for Finance in appropriate circumstances. Items will be considered in private session to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 relating to the financial or business affairs of any particular person (including the authority).	April 2013 - March 2014	Returned tender documents/Council's Standing Orders; Records; maintained by the Chief Executive; Reports/correspondence by the; Director of Corporate Resources	The Scheme of Delegation requires the Cabinet Member for Finance to consult the Treasurer. Where appropriate Stakeholders with an interest in the contract(s) will also be consulted as part of the contract evaluation exercise.	Cllr Peter Lowe	Iain Newman Treasurer (Phone: 01384-814802)
0578 Urban Environment	Dudley Local Enterprise Zone (LEZ)	To approve the management plan for the Dudley LEZ scheme.	Cabinet April 2013	Cabinet Report - Proposed Dudley Local Enterprise Zone - 14th March; 2012; Black Country Local Enterprise Partnership - Submission to DCLG; for a Black Country Enterprise Zone - August 2011	Consultation with property owners will be undertaken in December 2012. Consultation has taken place with the Dudley Business Group on the 19th December, 2012.	Cabinet	Phil Coyne Assistant Director, Economic Regeneration & Transportation (Phone: 4004)
0583 Urban Environment	Establishment of the Black Country Local Transport Board	To consider the establishment of the Black Country Local Transport Board, Political representation, designation of accountable body and ratification of the associated major scheme assurance framework setting out governance and working arrangements.	Cabinet March 2013	Black Country Assurance Framework	Subject to normal Council protocols for consultation.	Cabinet	Martyn Holloway DUE
0519 Urban Environment	Public Consultation - Draft Planning for Health Supplementary Planning Document	To approve the Draft Planning for Health Supplementary Planning Document for statutory public consultation.	Cabinet March 2013	Draft Planning for Health Supplementary Planning Document	Key internal officers and Cabinet Member for Regeneration. Draft document will be available to view prior to the Cabinet meeting.	Cabinet	Annette Roberts Directorate of the Urban Environment (Phone: 01384 - 814172)
0561 Urban Environment	Public consultation on the Draft Green Belt Supplementary Planning Document	To approve the Draft Green Belt Supplementary Planning Document for statutory public consultation.	Cabinet June 2013	Draft Green Belt Supplementary Planning Document	Key internal officers and Cabinet Member for Regeneration. Draft document will be available to view prior to the Cabinet meeting.	Cabinet	Annette Roberts Directorate of the Urban Environment (Phone: 01384 - 814172)

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0544 Urban Environment	Public Consultation on the Draft Sustainable Buildings SPD	To approve the Draft Sustainable Buildings Supplementary Planning Document for statutory public consultation.	Cabinet June 2013	Draft Sustainable Buildings Supplementary Planning Document	Key internal officers and Cabinet Member for Regeneration. Draft document will be available to view prior to the Cabinet meeting.	Cabinet	Annette Roberts Directorate of the Urban Environment (Phone: 01384 - 814172)
0580 Urban Environment	West Midlands Local Transport Plan	Decision of the Cabinet Member for Transportation and Community Safety in accordance with the resolution of Cabinet at its meeting of 16th March 2011 to approve, in consultation with the Director of the Urban Environment, the distribution to headings of the West Midlands Local Transport Plan - Integrated Transport Block allocation for the financial year 2013/14.	Cabinet Member & Officer Mtg March 2013	Proposed capital programme allocations for the financial year 2013/14	Cabinet Member for Transportation and Community Safety, Shadow Member for Transportation and Community Safety and the Director of the Urban Environment.	Cllr Foster	Martyn Holloway DUE