

# Item 8

## SEDGEFIELD BOROUGH COUNCIL OVERVIEW & SCRUTINY COMMITTEE 3

Conference Room 1,  
Council Offices,  
Spennymoor

Tuesday, 8 November  
2005

Time: 10.00 a.m.

- Present:** Councillor V. Crosby (Chairman) and  
Councillors Mrs. B.A. Clare, G.C. Gray, Mrs. J. Gray, M.T.B. Jones,  
B.M. Ord, Mrs. C. Potts, Mrs. L. Smith and Mrs. C. Sproat
- Invited to attend:** Councillors R.A. Patchett and Waters
- In Attendance:** Councillors Mrs. K. Conroy, A. Gray, B. Hall, J.E. Higgin, B. Meek,  
G. Morgan, Mrs. E.M. Paylor and T. Ward
- Apologies:** Councillors B.F. Avery J.P, D.R. Brown and J.P. Moran

**OSC(3)12/05 DECLARATIONS OF INTEREST**  
No declarations of interest were received.

**OSC(3)13/05 MINUTES**  
The Minutes of the meeting held on 22<sup>nd</sup> September, 2005 were confirmed as a correct record and signed by the Chairman.

**OSC(3)14/05 REGENERATION OF NEIGHBOURHOODS WITH OLDER PRIVATE SECTOR HOUSING**  
The Chairman of the Regeneration of Neighbourhoods with Older Private Sector Housing Review Group presented a report of the Review Group which had been established to look at the issues involved in the regeneration of areas with older Private Sector Housing. (For copy see file of Minutes).

The Cabinet Member for Housing was also present at the meeting to answer any queries.

It was explained that the Review had been set up to look at pre-1919 housing as part of the process of aiming to create sustainable communities.

The Review Group had examined issues surrounding older private sector housing within the Borough to determine what had been achieved to date and what needed to be addressed in the future. The report identified how the Review had contributed towards the Council's ambition of creating an attractive Borough with strong communities and to the associated community outcome of securing a range of quality affordable housing.

It was explained that the Review Group had gathered information and evidence through meetings, presentations by officers, visiting areas of the Borough with older private sector housing, considering Council policies and strategies and by speaking to residents.

The Review Group examined three priority areas within the Borough which had previously been identified by the Council for action at :

- Dean Bank, Ferryhill
- Ferryhill Station, and
- Chilton (West)

It was, however, recognised that further selective intervention could be required in other areas.

A number of measures to address the problems had been identified but in view of the resources required, the Council alone would not be able to resolve all issues. Other agencies would need to be involved and partnership working would be needed within those communities. The Review Group had also recognised that the development of a master plan would be fundamental to helping achieve objectives.

Recommendations had been formulated by the Review Group for consideration by Cabinet. Those recommendations were identified in the report.

During discussion of this item, reference was made to the selective intervention in other areas at a later stage and in particular how those areas would be identified. In response, it was explained that other areas could be identified using measured criteria to assess the viability of the community including joblessness, levels of crime, anti-social behaviour etc.

A query was raised by Members in relation to procedure and monitoring of intervention. It was explained that the recommendations of the final report would be submitted to Cabinet for consideration. An Action Plan would then be introduced including timescales. The Committee would have a role in monitoring the actions. The Council could have a role to play in levels of enforcement and selective licensing of private landlords if the provisions available under the Housing Act 2004 for selective licensing of private landlords were adopted. The Committee would receive updated reports on progress at appropriate times.

In response to a query raised regarding compulsory purchase and relocation it was explained that account would be taken of the wishes of the community in relation to relocation and suitable support provided for residents affected.

A query was also raised regarding the valuation of properties for CPO purposes and it was explained that the properties would be valued as at the date of the CPO being confirmed.

During discussion reference was also made to the master plan and strategic interventions which would be undertaken in the priority areas. It was suggested that running alongside those, there could be other small interventions e.g. grants programmes, tackling fuel poverty.

*AGREED : That the report and the recommendations contained therein be submitted to Cabinet for consideration :*

**OSC(3)15/05 WORK PROGRAMME**

Consideration was given to the Committee's Work Programme (for copy see file of Minutes).

It was explained that in respect of the Street Safe Initiative Review, the final report had been drafted. This would be presented to a meeting of the Review Group and then to Overview and Scrutiny Committee 3.

In relation to the proposed item on recycling skips and frequency of emptying, it was explained that the issues had been resolved.

Reference was also made to the issue of environmental protection and in particular dog fouling. It was suggested that this issue could be addressed as part of the proposed Street Scene Review.

*AGREED : That the Work Programme be approved.*

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**ACCESS TO INFORMATION**

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Liz North 01388 8161666 ext 4237

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