



**HEALTHY BOROUGH WITH STRONG
COMMUNITIES OVERVIEW AND
SCRUTINY COMMITTEE**

Tuesday,

15 January 2008

10.00 a.m.

**Council Chamber,
Council Offices,
Spennymoor**

AGENDA

and

REPORTS



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العربية (Arabic)

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

বাংলা (Bengali)

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

(中文 (繁體字)) (Cantonese)

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

हिन्दी (Hindi)

यदि आपको सूचना किसी अन्य भाषा या अन्य रूप में चाहिये तो कृपया हमसे कहे

polski (Polish)

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਪੰਜਾਬੀ (Punjabi)

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Español (Spanish)

Póngase en contacto con nosotros si desea recibir información en otro idioma o formato.

اردو (Urdu)

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

To notify the Chairman of any items that appear later in the agenda in which you may have an interest.

3. MINUTES

To confirm as a correct record the Minutes of the meeting held on 27th November 2007 (Pages 1 - 6)

4. OVERVIEW AND SCRUTINY REVIEW GROUP REPORT: THE PROVISION OF AFFORDABLE HOUSING – PROGRESS ON ACTION PLAN

To consider the attached Action Plan detailing progress against recommendations from the Overview and Scrutiny Review of the Provision of Affordable Housing (Pages 7 - 14)

5. OVERVIEW AND SCRUTINY REVIEW GROUP REPORT: REVIEW OF REGENERATION WITH OLDER PRIVATE SECTOR HOUSING – PROGRESS ON ACTION PLAN

To consider the attached Action Plan detailing progress against recommendations from the Overview and Scrutiny Review of Regeneration of Older Private Sector Housing (Pages 15 - 22)

6. WORK PROGRAMME

To consider the attached report of the Chairman of the Committee. (Pages 23 - 26)

7. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Members are respectfully requested to give the Chief Executive notice of items they would wish to raise under the heading not later than 12 noon on the day preceding the meeting, in order that consultation may take place with the Chairman who will determine whether the item will be accepted.

**B. Allen
Chief Executive**

**Council Offices
SPENNYMOOR
7TH January 2008**

Councillor J.E. Higgin (Chairman)
Councillor Mrs. P. Crathorne (Vice Chairman)

Councillors W.M. Blenkinsopp, Mrs. D. Bowman, J. Burton, Mrs. S. Haigh,
Mrs. H.J. Hutchinson, Mrs. E.M. Paylor, K. Thompson, T. Ward, J. Wayman J.P and
Mrs E. M. Wood.

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Item 3

SEDGEFIELD BOROUGH COUNCIL

HEALTHY BOROUGH WITH STRONG COMMUNITIES OVERVIEW AND SCRUTINY COMMITTEE

Council Chamber,
Council Offices,
Spennymoor

Tuesday,
27 November 2007

Time: 10.00 a.m.

Present: Councillor J.E. Higgin (Chairman) and

Councillors W.M. Blenkinsopp, Mrs. D. Bowman, Mrs. P. Crathorne,
Mrs. S. Haigh, Mrs. H.J. Hutchinson and Mrs. E.M. Paylor

Apologies: Councillors J. Burton, K. Thompson, T. Ward, J. Wayman J.P and
Mrs E. M. Wood

H&S.19/07 DECLARATIONS OF INTEREST

No declarations of interest were received.

H&S.20/07 MINUTES

The Minutes of the meeting held on 23rd October, 2007 were confirmed as a correct record and signed by the Chairman.

H&S.21/07 OVERVIEW AND SCRUTINY REVIEW GROUP REPORT - LEISURE CENTRE CONCESSIONARY PRICING SCHEME

Consideration was given to a report detailing progress to date on Cabinet's Response and Action Plan following consideration of its recommendations arising from the Leisure Centre Concessionary Pricing Scheme Review (for copy see file of Minutes).

It was explained that Paul Gray, Marketing Manager, was present at the meeting to outline progress. The portfolio holder for Leisure and Culture, Councillor Mrs B. Graham, was also at the meeting to respond to any queries.

Members were reminded of the background to the Review and recommendations provided by the Review Group, the Action Plan which had been drawn up and suggested timescale.

Details on progress of each action was outlined.

During discussion of this item specific reference was made to therapy facilities within the Borough and in particular the need to extend facilities to more areas of the Borough.

A query was raised regarding partnership working with the PCT in relation to encouraging fitness exercise prescribing. It was explained that initially uptake in fitness exercise prescribing had been slow due to certain criteria having to be met. However, uptake had now increased considerably through partnership working and approximately 900 people had been through the Fit-for-Life Programme.

There was scope for increased capacity and the situation continued to be monitored.

- AGREED :**
1. *That the Committee was satisfied with the progress of the Action Plan for the Overview and Scrutiny Review for Leisure Centre Concessionary Pricing Scheme.*
 2. *That the Committee reviews the progress of the Action Plan in six months.*

H&S.22/07 PERFORMANCE INDICATORS

Consideration was given to a report measuring performance against the Corporate Plan of the Healthy Borough and Strong Communities Delivery Plans covering the period from 1st April 2007 to 30th September 2007 (for copy see file of Minutes).

The report provided data on 15 healthy borough and 29 strong Performance Indicators, of which 8 were key to the Council's aims and objectives. The report did not include figures which were calculated on an annual basis.

Members expressed their satisfaction with the following key points of progress :-

Healthy Borough

- Percentage of Pest Control Complaints Responded to within 3 days
- Adults with physical disabilities helped to live at home per 1,000 of the population aged 18 – 64 and older people helped to live at home per 1,000 of the population aged 65 and over.
- Representative facility use by people from black and ethnic minorities.

Strong Communities

- 44% Homelessness applications that are repeat applications.
- Number of Homeless Applications and Number of Homeless Applications from 16 – 17 year olds.
- Number of Households who consider themselves as Homeless for whom Housing Advice Casework Intervention resolved their situation.
- Number of Domestic Burglaries per 1,000 Households/Violent Crime per year per 1,000 population Number of Vehicle Crimes per 1,000 population. Number of racial incidents per 1,000,000 of the population.

The Committee then broke into workshop sessions to give detailed consideration of performance information.

Members made specific reference to the following Indicators :

- Proportion of rent collected (BV0066(a)) : the Indicator was performing 1.38% below target. However, performance could only be calculated accurately at the end of the financial year. It was

anticipated that the target would be achieved. It was considered that no remedial action was required at this time. The situation should, however, be monitored.

- Rent Arrears of Current Tenants as a Proportion of the Authority's Rent Roll (LPI17) : Performance of this Indicator was below target. It was anticipated that the target, however, would be met by the end of the financial year. It was considered that no remedial action was required at this time. The situation, however, needed to be monitored.
- Robberies per year per 1,000 of the Population in the Local Authority area (BV127(b)) : This Indicator was performing below target. It was, however, considered that the target would be met by the end of the financial year. It was therefore considered that no remedial action was required at this time. The situation should, however, be monitored.

The following issues were identified for inclusion on the Committee Work Programme for further indepth examination :-

Percentage of High Risk Food Premises Inspections that should and were carried out (CPH04)

The Indicator was performing 15% below target. Staffing levels in the Food Safety Team were down by 33% and a high percentage of the premises in this years Programme requiring an inspection in the first half of the year were the reasons for the target not being met. The appointment of an additional Senior Environmental Health Officer would, it was anticipated, ensure that the overall inspection programme was completed by the end of March, 2008. It was, however, considered that further information and explanation was required to ensure that the target would be met.

Representative Facility Use by Young People under 16 (CPH16)

Concern was expressed that the Indicator was performing 18.91% under target. The figure had been recalculated for Quarter 1. The calculation was now based on actual figures from Torex, the software package, recording the number of people swiping their B: Active cards on entry to the facility. The figure would therefore before become more reliable once turnstiles were fully operational and all Leisure Centre visitors were recorded through the Torex via B: Active Card Swipes. It was considered, however, that more information was needed in relation to usage at the Centres by young people and indicating methods which were being used to attract users from this age group.

This was linked also to the following three Indicators relating to Leisure Centre usage :

Representative Facility Usage by People from the Most Disadvantaged Socio Economic Groups (CPH17)

It was noted that the figure for this would not be available until the end of the year.

Representative Facility Usage by People aged over 60 (CPH18)

This Indicator was also performing below target and information was required on how usage could be increased within this age group.

Proportion of Facility Use by Disabled People Aged under 60 (CPH20)

Although this Indicator was performing on target it was considered that ways of increasing usage by this Group needed to be examined.

Percentage of Population that is Within 20 Minute Travel Time of a Range of Three Different Facility Types of which one has achieved a High Quality Standard Assurance (CPH22)

This Indicator was performing 7.3% below target. Newton Aycliffe Leisure Centre had recently submitted its application for QUEST which was an accredited scheme. Assessment was due in February 2008 and it was anticipated that QUEST would be awarded by the end of the financial year and the target would be met. However, it was considered that further information was required.

Average Time Taken to Relet Local Authority Housing (BV212)

Performance was currently 4.1 days below target. Long term voids in sheltered units were being targeted resulting in properties being let. This was leading to an adverse affect on the voids turnaround time. Further information was requested on this Indicator.

This was also linked to the following Indicator :-

Satisfaction with Condition of New Let Properties (CPS08)

This Indicator was performing 12% below target. The voids standards were under review. Standards would be issued to new tenants in order for new tenants to assess satisfaction levels against standards dealing with tenants perception, compared to standards. Further information and clarification was needed in relation to this Indicator.

Total BCS Crime within the Borough (CPS15)

The performance was being monitored monthly by the Crime and Disorder Reduction Partnership. The Partnerships target was to reduce crime by 15% by 2008. It was noted that Sedgefield Crime and Disorder Partnership was the only one in the County to record a reduction in total crime against baseline in the year. Performance was good but achieving a 15% reduction was a challenging target. Further information was requested in relation to this Indicator.

- AGREED :*
- 1. That the key points of progress be noted.*
 - 2. That areas of concern be incorporated in the Committees Work Programme.*

H&S.23/07 WORK PROGRAMME

Consideration was given to the Work Programme for the Healthy Borough with Strong Communities Overview and Scrutiny Committee. (For copy see file of Minutes).

It was explained that at the meeting of Strategic Leadership Overview and Scrutiny Committee held on 20th November, 2007 consideration had been given to a half yearly Corporate Complaints report and in particular an issue identified in the Ombudsman's report relating to a complaint which had been referred regarding repairs to a central heating boiler. At that meeting it was agreed that consideration of the issue be referred to this Overview and Scrutiny Committee. Members noted that the issue had been identified and corrected. The tenant had been compensated as suggested in the Ombudsman's report and systems had been put in place to ensure that the possibility of a similar issue arising again was minimised. The Committee considered that no further remedial action was needed.

Members had identified Performance Indicators to be addressed in the Work Programme.

- AGREED :*
- 1. That the report be noted.*
 - 2. That the following items be placed on the Committee Work Programme :-*
 - Progress towards the Performance Indicator relating to High Risk Food premises inspections (CPH04).*
 - Progress towards Leisure Centre usage Indicators (CPH16, CPH17, CPH18 and CPH20) relating to usage by young people, older people and other disadvantaged groups.*
 - Progress towards Indicator (CP22) relating to the percentage of the population that was within 20 minutes travel time from a range of different leisure facilities.*
 - Progress towards Indicators (BV212 and CPS08) relating to the average time to let a Council property and the satisfaction with condition of new let properties.*
 - Progress towards crime Performance Indicator (CPS15) relating to the total BCS crime within the Borough.*

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**OVERVIEW AND SCRUTINY REVIEW GROUP - THE PROVISION OF AFFORDABLE HOUSING
CABINET RESPONSE AND ACTION PLAN**

Review Recommendations	Cabinet Response		Implementation for consideration by Management Team	
	Agreed?	Comments	Responsibility	Timescale
<p>1. Key Recommendation</p> <p>The following local definition of affordable housing is adopted by Sedgfield Borough Council:</p> <p>“Affordable housing is that which can be afforded to meet the needs of a household who are unable to resolve their housing requirements in the open housing market, due to the relationship between local incomes and house or rental prices in the open housing market.</p> <p>“Affordable housing consists of either “social housing” whose rent levels are set in line with Government rent policy, and “intermediary housing” such as shared ownership/reduced rental products that enable households to own part of their property.</p>	<p>Yes</p>	<p>The local definition provides a clear policy steer for the delivery of affordable housing in the Borough. The Local Planning Authority in both determining planning applications and within the Affordable Housing Supplementary Planning Document should use the definition.</p> <p>UPDATE <i>Definition agreed and currently in use in relation to all relevant planning applications.</i></p>	<p>Charlie Walton</p>	<p>Ongoing</p>

Review Recommendations		Cabinet Response		Implementation for consideration by Management Team	
		Agreed?	Comments	Responsibility	Timescale
	<p>"Affordable housing should be provided on the development site ensuring that they are integrated with open market value housing and they remain affordable in perpetuity."</p>				
2.	<p>Key Recommendation</p> <p>The Housing Needs Study is updated during 2007/08 to reflect changes in the housing market and to provide a valid evidence-base to demonstrate affordable housing needs within Sedgefield Borough</p>	Yes	<p>An up-to-date evidence base on which sound decisions are made is essential. Provision has been made in the 2007/8 revenue budget to procure a new Housing Needs Survey. Any decision to proceed would have to be taken with in the strategic context of the emerging sub regional Housing Market Assessment.</p> <p>UPDATE <i>Housing needs information to now be incorporated within the sub regional Strategic Housing Market Assessment. This work has been commissioned by the Durham Housing Neighbourhood Group. The consultants GVA Grimley are due to return the report by March 2008.</i></p>	Glyn Hall & Colin Steel	June 2008

Implementation for consideration by Management Team	
Responsibility	Timescale
Chris Myers	Data already acquired.
Chris Myers	Ongoing
Charlie Walton	As required. Site-specific issue.

Cabinet Response	
Agreed?	Comments
Yes	<p>An up-to-date evidence base on which decisions are made is essential. The Council together with the other district authorities are commissioning a Housing Market Assessment study to provide an analysis of the current market.</p> <p><u>UPDATE</u> <i>Use of CACI price check household income data is now in place. Discussions are also underway with the Land Registry regarding purchase of house price data.</i></p>
Yes	<p>An up-to-date evidence base on which decisions are made is essential.</p> <p><u>UPDATE</u> <i>Arrangements are in place to update data.</i></p>
Yes	<p>There is no in-house expertise to deal with development costs. Independent advice is therefore essential to ensure that the provision of affordable housing is maximised on housing sites.</p> <p><u>UPDATE</u> <i>Arrangements are in place regarding site-specific issues.</i></p>

Review Recommendations	
3. Information on house price data and local incomes is continuously monitored and updated and options to improve data available, including suitable software systems, be explored	
4. Housing land supply and house build data is continuously reviewed and updated	
5. Arrangements are made to secure access to independent specialist support for site-specific cases, in relation to individual development sites where unknown development costs are a key issue	

Review Recommendations		Cabinet Response		Implementation for consideration by Management Team	
		Agreed?	Comments	Responsibility	Timescale
6.	The Council's housing allocations policy is kept under review to ensure it meets local circumstances and needs prior to the implementation of the Choice Based Lettings Scheme	Yes	<p>The allocation policy will be subject to regular review a report on this issue will be presented to Cabinet at the end of April. Further reports on Choice based lettings will be presented as at future dates as required.</p> <p><u>UPDATE</u> <i>The Housing Allocations Policy will be updated to support the Choice Based Lettings process. A successful funding bid for the partnership has been achieved and the sub regional project management of the scheme will commence as from January 2008.</i></p>	Colin Steel	April 2008
7.	The Borough Council formalises links with the registered social landlord sector in respect of nominations	Yes	<p>Formal nomination agreements with all RSL have recently been agreed.</p> <p><u>UPDATE</u> <i>Nomination agreement is currently in place, any new social housing nomination agreements will be agreed with the developer and the partner Registered Social Landlord.</i></p>	Colin Steel	Completed

Implementation for consideration by Management Team	
Responsibility	Timescale
Glyn Hall	An implementation programme will be completed for Phase 1.

Cabinet Response	
Agreed?	Comments
Yes	<p>The implementation of the master plan, private sector licensing and the development of an empty homes strategy will help ensure the effective use of the private sector housing stock in the Borough.</p> <p><u>UPDATE</u> <i>The Selective Licensing Scheme covering the designated areas of Dean Bank and West Chilton will be implemented from the 7th February 2008. Work is currently underway to establish a Landlord's Accreditation Scheme across the Borough, which is anticipated to be launched from April 2008.</i></p> <p><i>To ensure further effective use of the private sector stock within the Borough development of an Empty Property Strategy is being undertaken. The above tools along with use of selective demolition and group repair scheme works are to also be carried out throughout the lifetime of the Masterplan programme.</i></p>
<p>8. Sedgefield Borough Council works to ensure the effective use of private sector stock through regeneration and action to bring empty properties back into use</p>	

Review Recommendations		Cabinet Response		Implementation for consideration by Management Team	
		Agreed?	Comments	Responsibility	Timescale
9.	<p>Key Recommendation</p> <p>A Supplementary Planning Document on Affordable Housing is developed for Sedgfield Borough by September 2007</p>	Yes	<p>The Affordable Housing Supplementary Planning Document will provide an up-to-date and clear policy steer for developers.</p> <p>UPDATE <i>Draft document published July 2007. Final version to be published once the results of the Strategic Housing Market Assessment are known.</i></p>	Chris Myers	September 2007
10.	<p>Key Recommendation</p> <p>The Borough Council's Planning and Legal Sections work jointly to produce a model Section 106 agreement, based on good practice guidance</p>	Yes	<p>The development of a model Section 106 agreement will reduce the timescale for granting planning permission. This will help the Borough Council achieve the BVPI target for determining major planning applications within 13 weeks.</p> <p>UPDATE <i>The Council now uses a model Section 106 legal agreement.</i></p> <p><i>The table in Appendix 1 identifies the current committed level of affordable housing provision in the Borough.</i></p>	Charlie Walton & Dennis Hall	May 2007

Review Recommendations		Cabinet Response		Implementation for consideration by Management Team	
		Agreed?	Comments	Responsibility	Timescale
11.	The effective use of Borough Council resources (financial and land) be reviewed, linked to the delivery of affordable housing in areas of high housing need, when necessary	Yes	<p>The council have already earmarked Capital receipts from land sales to be used for regeneration and affordable housing.</p> <p>UPDATE <i>The Hawkshed Place, Newton Aycliffe development is currently underway. The first social rented bungalows are to be allocated from February 2008.</i></p>	Glyn Hall & Alan Smith	Ongoing
12.	The Borough Council assumes a role in enabling potential development sites to come forward for affordable housing to meet housing needs when appropriate	Yes	<p>A joint approach between planning and strategic housing will be required to ensure when appropriate the development of sites is enabled through the planning system.</p> <p>UPDATE <i>At present there have been no specific sites that have come forward that have required an enabling approach.</i></p>	Chris Myers & Dianne Hedley	As required

Appendix 1 – Affordable Housing Provision in the Borough (January 2008)

Site	Permission	Affordable Percentage	Likely number of units provided	Tenure	Social Housing Grant
Neville Drive, Sedgefield	Full		10	Discounted market sale in perpetuity	No
Grayson Road, Spennymoor	Full	20%	29	20 – Shared Equity 9 – Social Rent	No
Hawkshead Place, Newton Aycliffe	Full	30% (Council owned site)	27	20 – Social Rent 7 – Shared Equity	No
Kemp Haulage Yard, Trimdon Grange	Outline	10% (reduced due to site viability)	5	Intermediary	No
Thorn Lighting, Spennymoor	Outline	10% (reduced due to site viability)	40	Mixture of social rented & intermediary	No
Chapel Row, Ferryhill	Full		20	Social rented	No
Watson Court, Spennymoor	Outline (on appeal)	20%	40	Mixture of social rented & intermediary	No
Gladstone Terrace, Ferryhill	Outline	20%	8	Intermediary	No

**OVERVIEW AND SCRUTINY REVIEW GROUP REPORT - REGENERATION OF NEIGHBOURHOODS WITH OLDER PRIVATE
SECTOR HOUSING
CABINET RESPONSE AND ACTION PLAN**

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
1. That the Council's commitment to acting as the lead agency in regeneration of neighbourhoods with older private sector housing be re-affirmed, together with the selection of three areas (at (West) Chilton, Ferryhill Station and Dean Bank, Ferryhill) for priority action through the delivery of the Master Plan for the areas.	Agreed	<p>The Master Plan is complete and was presented to Cabinet in July 2006. Further work has been undertaken to confirm the financial profiles and develop effective solutions to allow all residents to access housing of choice.</p> <p>UPDATE <i>The Cabinet report endorsing the masterplan was approved in July 2006. The Housing Market Renewal of these former coalfield communities remains a priority as set out within the Sedgefield Borough Council Transition Plan.</i></p>	A Palmer G Hall	July 2006 then ongoing Ongoing
2. That a project timetable be included in the Master Plan and that this be used to monitor the delivery of the Regeneration of the Priority Areas.	Agreed	<p>The Master Plan contains a section on delivery, together with indicative timescales. This will be expanded as part of the ongoing work with English Partnerships and other Durham Districts in preparing a development prospectus for the Coalfield Communities to be presented to Cabinet in July 2007.</p>	A Palmer G Hall	July 2006 Ongoing

Item 5

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
		<p>UPDATE <i>Development of a programme brief has been undertaken, further preparation of a prospectus incorporating all the identified priority sub regional coalfield areas will be completed by the Countywide Coalfield Housing Development Director.</i></p>		
3. That selective intervention is undertaken in other areas, as appropriate, to address problems associated with older private sector housing in those areas.	Agreed	<p>A report on the delivery mechanisms for Private Sector Renewal, including Private Sector Licensing of Landlords, presented to Cabinet in June 2007.</p> <p>UPDATE <i>Award of the designation of the Selective Licensing Scheme within Dean Bank and West Chilton to be implemented by the 7th February 2008.</i></p>	G Hall	<p>June 2007</p> <p>Implementation by 7th February 2008.</p>
4. That, in view of the resources required, the Council engages at a sub-regional level with agencies such as the Durham Coalfields Housing	Agreed	<p>Officers will continue to attend the Durham Coalfields Housing Renewal Partnership.</p>	G Hall A Palmer	<p>Ongoing November 2006</p>

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
<p>Renewal Partnership, Government Office North East and English Partnerships to examine all possible additional investment and funding opportunities.</p>		<p>Secured Single Programme resources and appointed Countywide Coalfield Housing Development Director to feed into work by English Partnerships and the Regional housing Board</p> <p><u>UPDATE</u> <i>Combined sub regional Local Authority approach to English Partnerships for financial support for the County Durham Programme. decision anticipated early in 2008.</i></p>		<p>March 2008</p>
<p>5. That as there is a range of solutions available to address relevant issues, the most appropriate solution should be identified in each case - with the overall aim of ensuring that the outcome is a sustainable and viable community.</p>	<p>Agreed</p>	<p>Officers will utilise a range of tools to address private sector housing renewal and regeneration of our priority neighbourhoods.</p> <p><u>UPDATE</u></p> <ul style="list-style-type: none"> • <i>The solutions include implementation of the Relocation Equity Loan Product as from December 2007.</i> • <i>A future street safe action programme within Dean Bank in partnership with the CDRP to commence from January 2008 to March 2008.</i> • <i>Implementation of Selective</i> 	<p>D Hedley</p>	<p>Ongoing</p> <p>Ongoing</p>

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
		<p>Licensing as from the 7th February 2008.</p> <ul style="list-style-type: none"> • Declaration of CPO process for Ferryhill Station approved by Cabinet on 27.9.07. • Cabinet approval 13.9.07 to dispose of Phases 1 & 2 of Ferryhill Station for redevelopment and joint venture agreement with Three Rivers Housing Group for future sale of Phase 3 showing commitment by the authority to assist regeneration and sustainability. 		
6. That any households displaced by regeneration programmes are offered, as far as is possible, the housing solution most appropriate to their needs.	Agreed	<p>Bespoke relocation packages are being developed to support any household displaced by regeneration programme.</p> <p>UPDATE <i>Package of Relocation Equity Loans and potential for deed swap agreed by Cabinet, to assist householders access new housing options.</i></p>	A. Stephenson J Wilkinson	<p>May 2006</p> <p>December 2007</p>

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
7. That the Council ensures, as far as it can, that any future housing developments resulting from the regeneration of neighbourhoods contain a mix of affordable family housing as well as a social housing element.	Agreed	<p>The implementation of the regeneration of neighbourhoods that includes new house building will ensure a suitable mix of house type and tenures.</p> <p>Overview and Scrutiny Committee 2 carried out a review of affordable housing and the findings of the review were reported in February 2007. The principles established will be used across the priority communities</p> <p><u>UPDATE</u> <i>All possible steps are being taken to ensure an effective mix of rented, intermediate and full ownership properties are available within the priority areas</i></p>	D Hedley C Myers	Ongoing February 2007
8. That residents and stakeholders affected by regeneration programmes are consulted and kept informed at all stages of the process.	Agreed	<p>Consultation with residents was fundamental to development of the Master Plan. Stakeholder Group developed to ensure effective community engagement during project delivery.</p> <p><u>UPDATE</u> <i>A recent Neighbourhood Renewal Assessment indicated that 81% of Residents in West Chilton and 76.2 %</i></p>	G. Hall D Hedley G Wood	July - October 2006 April 2007 then ongoing January 2008

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
		<p>of Residents in Dean Bank were aware of the Development Proposals for their area.</p> <p>Further rounds of consultation are planned for early 2008 following receipt of a Neighbourhood Renewal assessment for Dean Bank and west Chilton</p>		
9. That the Council uses all its available powers to achieve these objectives (including use of group repair schemes) to improve homes; use of compulsory purchase to acquire and clear blocks of redundant properties; use of planning and environmental health powers to tackle empty buildings and derelict sites; and consideration of the adoption of selective licensing of private landlords.	Agreed	<p>The Master Plans for Chilton West, Dean Bank and Ferryhill Station will include the use of these available powers. The lessons learned from these interventions will be used to inform the approach to other areas of older private sector housing</p> <p>UPDATE <i>To ensure further effective use of the private sector stock within the Borough development of an Empty Property Strategy is being undertaken. The above tool once approved along with use of selective demolition and group repair scheme works are to also be carried out throughout the lifetime of the Masterplan programme.</i></p>	D Hedley E Beevers A Blakemore	Ongoing Ongoing
10. That the Council works with other partners, such as the Police and County Council to effectively	Agreed	The Crime and Disorder Reduction Partnership and the Local Strategic	A Palmer G Hall	Ongoing

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
exercise the powers at 9. above.		Partnership are used to support the objectives of the regeneration of areas of older private sector housing. UPDATE <i>The Private Sector Renewals Team is represented through various CDRP groups. A future street safe action programme for Dean Bank in partnership with the CDRP will commence from January to March 2008.</i>	D Hedley	Ongoing
11. That links are established with other programmes via Neighbourhood Management, to address issues of crime, anti-social behaviour, joblessness, low educational achievement etc.	Agreed	Detailed integration of service delivery to underpin the use of the powers detailed in 10 above is to be provided by a Neighbourhood Management approach across the three communities. UPDATE <i>Effective multi agency links with Police, local schools and Surestart are being made via Neighbourhood Management.</i>	G. Hall A. Palmer D Hedley G Wood	Ongoing Ongoing

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Item 6

**HEALTHY BOROUGH
WITH STRONG
COMMUNITIES
OVERVIEW &
SCRUTINY
COMMITTEE**

15 JANUARY 2008

**REPORT OF
CHAIRMAN OF THE
COMMITTEE**

WORK PROGRAMME

SUMMARY

This report sets out the Committee's current Work Programme for consideration and review.

RECOMMENDATIONS

1. That the Committee's Work Programme be reviewed.

DETAIL

1. In accordance with Overview & Scrutiny Procedure Rule 8 of the Council's Constitution, Overview & Scrutiny Committees are responsible for setting their own work programme.
2. Each Overview & Scrutiny Committee should agree a realistic, achievable and considered work programme on the understanding that, from time to time, more urgent or immediate issues may require scrutiny. Issues may, for example, be raised by Cabinet reports, Members' constituency business or be referred to Scrutiny by Cabinet in advance of a Cabinet decision.
3. The current Work Programme for this Committee is appended to the report which details:-
 - Scrutiny Reviews currently being undertaken.
 - Scrutiny review topics held in reserve for future investigation.
 - A schedule of items to be considered by the Committee for the next 6 meetings.
4. **Scrutiny Review**
The Committee should aim to undertake a small number of high quality reviews that will make a real difference to the work of the Authority, rather than high numbers of reviews on more minor issues. Each Overview & Scrutiny Committee should therefore aim to undertake two

reviews concurrently. Any additional review topics that have been agreed by Members will be placed on a reserve list and as one Review is completed the Committee will decide on which review should be undertaken next.

Scrutiny reviews will be conducted by a Review Group established by the Committee comprising of 5-6 Members. In most cases the Review Group will be made up of Members from the establishing Committee. However, Members may decide to conduct a review that cuts across the responsibilities of another Overview & Scrutiny Committee. In these cases Members should consider whether it would be appropriate to co-opt Members from the other relative Overview & Scrutiny Committee(s). If it is decided that the review is crosscutting the Chairmen and Vice-Chairmen of Overview & Scrutiny Committees concerned should decide which Committee should take the lead on the review and how many Members should be co-opted from other Overview & Scrutiny Committee(s). The number of Members to be co-opted will depend on the extent to which the responsibility of the topic is shared, however the Review Group should have no more than 6 members.

5. **Business for Future Meetings**

The Work Programme sets out a plan of when it is anticipated that certain items will be considered by the Committee. These items may include:-

- Best Value Service Improvement Plan updates
- Items which are submitted at regular intervals
- Issues identified by Members for consideration
- Any updates requested by Members

Members are requested to review the Committee's Work Programme and identify, where necessary, issues which they feel should be investigated by the Committee. It will not always be possible to anticipate all reports which will need to be considered by an Overview & Scrutiny Committee and therefore a flexible approach will need to be taken to work programming.

4. **FINANCIAL IMPLICATIONS**

None associated with this report.

5. **CONSULTATION**

Contact Officers: Jonathan Slee
Telephone No: (01388) 816166 ext 4362
Email Address: jslee@sedgefield.gov.uk

Ward(s): Not ward specific

Background Papers None

HEALTHY BOROUGH WITH STRONG COMMUNITIES OVERVIEW AND SCRUTINY COMMITTEE

WORK PROGRAMME

Ongoing Reviews

No Reviews currently ongoing

Future Reviews

The following review topics have been identified by the Committee for future review. As one review is completed Members will decide which review should be undertaken next.

ANTICIPATED ITEMS

23rd January 2008

- **Budgets**

26th February 2008

- **Progress towards Housing Performance Indicators BV 212 and CPS08**
- **Progress towards Leisure Performance Indicators CPH16, 17,18, 20 and 22**
- **Progress towards Environmental Health Performance Indicator 'CPH04 Percentage of high risk food premises inspections that should and were carried out'**

15th April 2008

- **Choice Based Lettings**
- **CCTV Arrangements Within the Borough – Progress Update**
- **Overview and Scrutiny Review Group Report – StreetSafe Review – Progress Update**

1st Meeting in the 2008/09 Municipal Year

- **Overview and Scrutiny Review Group Report: Leisure Centre Concessionary Pricing Scheme – Progress on Action Plan**

<ul style="list-style-type: none">• Performance Indicators – 2007/08 Year End Performance
2nd Meeting in the 2008/09 Municipal Year
3rd Meeting in the 2008/09 Municipal Year <ul style="list-style-type: none">• Overview and Scrutiny Review Group Report Tourism within the Borough – Progress Update