



AGENDA ITEM: 5(h)

CABINET: 15th September 2015

Report of: Assistant Director Housing and Regeneration

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holders: Councillor J. Patterson

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SUBJECT: BEECHTREES REVIVAL SCHEME

Wards affected: Digmaor Ward

1.0 PURPOSE OF THE REPORT

1.1 To inform Cabinet of the findings of the consultation on the Beechtrees Revival Scheme.

2.0 RECOMMENDATIONS

2.1 That the findings of the consultation be noted.

2.2 That the decision regarding the Beechtrees Revival Scheme be deferred, pending the 2016/17 budget setting process.

3.0 BACKGROUND

3.1 Cabinet agreed a preferred option for consultation on the 18th March 2014 to address the sustainability issues with the flats on Beechtrees.

3.2 The Assistant Director Housing and Regeneration was authorised to undertake public consultation on the preferred option and to present a further report to Cabinet.

4.0 CURRENT POSITION

- 4.1 Consultation has now been carried out and the findings are attached at Appendix A.
- 4.2 The vast majority of respondents to our consultation are in favour of the Scheme in principle with only 2 people against it.
- 4.3 Council made budget provision in February 2015 to deliver the revival with finances being made available from 2016-2018, totalling approximately £3M.
- 4.4 Changes announced in the summer budget in relation to social housing and in particular rent levels, will have a major impact on the HRA Business Plan.
- 4.5 Officers are currently assessing the full impact of these changes in consultation with the Portfolio Holder and are investigating alternative methods for delivering the Scheme.
- 4.6 Officers do not feel it would be prudent to proceed with the Beechtrees Revival Scheme before an initial review of the business plan is carried out.

5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 5.1 The objective of the Revival Scheme is to ensure the long term sustainability of the flats on Beechtrees and to ensure they form a positive contribution to the Business Plan along with providing good quality homes for our tenants.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 6.1 A budget of £2,996,000 was allocated to the project by Council in February 2015; this was spread over the course of 3 years starting in the 2016/17 financial year.
- 6.2 As referred to in section 4, the current Business Plan will need to be reviewed and priorities reassessed prior to the project can commence.

7.0 RISK ASSESSMENT

- 7.1 The actions referred to in this report are covered by the Scheme Of Delegation to Officers and any necessary changes have been made in the relevant operational risk registers.
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Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

Appendix A – Consultation Beechtrees Revival Scheme

Appendix B – Equality Impact Assessment

Appendix C – Minute of the Landlord Services Committee (Cabinet Working Group) held on 10 September 2015 – *to follow*