



Kim Webber B.Sc. M.Sc.
Chief Executive
52 Derby Street
Ormskirk
West Lancashire
L39 2DF

Monday, 6 June 2016

**TO: COUNCILLORS I MORAN, Y GAGEN, T ALDRIDGE, J HODSON, J PATTERSON,
K WILKIE, K WRIGHT AND C WYNN**

CABINET 14 JUNE 2016

Dear Councillor,

Please find attached additional information in respect of the following agenda items:

7e	ENVIRONMENTAL IMPROVEMENT BUDGETS	437 - 440
7f	ONE FOR ONE CAPITAL RECEIPTS	441 - 442
7i	QUARTERLY PERFORMANCE INDICATORS Q4 2015-16	443 - 444
9a	HALL GREEN OPTIONS APPRAISAL	445 - 448
9b	192-198 ENNERDALE (FORMER HOUSING OFFICE)	449 - 450
9c	ORMSKIRK BUS STATION & POTENTIAL MOOR STREET GATEWAY	451 - 452

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Agenda Item 7(e)

Environmental Improvements Budgets

MOTION FROM COUNCILLOR MORAN

- A. That the Director of Housing and Inclusion, in consultation with the relevant Portfolio Holder, be authorised to utilise the £100,000 set aside within the Environmental Improvements budget, together with any monies remaining out of the £15,000 within the Visual Appearance of Render pilot scheme budget, towards meeting the cost of providing additional car parking at certain sheltered accommodation schemes within the Borough commencing with Holly Close, Westhead.
- B. That, subject to available funding remaining within the two aforementioned budgets, the Director of Housing and Inclusion, in consultation with the relevant Portfolio Holder, be authorised to invest funding into the remodelling of communal bin store areas on a priority basis in order to address issues of crime and disorder.

LANDLORD SERVICES COMMITTEE (CABINET WORKING GROUP) – 8 JUNE 2016

6. ENVIRONMENTAL IMPROVEMENT BUDGETS

Consideration was given to the draft report of the Director of Housing and Inclusion that was seeking the direction of Cabinet on the priority for investment of the Environmental Improvement Budget and Visual Appearance of Render Budget.

In discussion comments and questions were raised in relation to:

- Paths and footways – responsible authority to maintain.
- Soft landscaping – improvements and on-going maintenance.
- Proposed rendering works – long-term viability of improvements, external wall insulation funding opportunities.
- Energy efficiency improvements – future proposals / funding opportunities / on-going savings for tenants.
- Environmental improvements – categories selected for improvement.

In response the Chairman referred to the render cleaning pilot scheme currently being undertaken in Digmoor and the visual changes, to the properties in the “pilot”, resulting from the cleaning process. She proffered an invitation to the Tenant Representatives to visit the pilot scheme.

It was agreed that a report on the pilot scheme referred to, should come to the next meeting of the Committee.

RESOLVED: That, as a consequence of the discussion on this item, the report be noted and that details of the results of the pilot scheme being undertaken in Digmoor, be reported to the next meeting of the Committee.

LANDLORD SERVICES COMMITTEE (CABINET WORKING GROUP) – 8 JUNE 2016

8. ONE FOR ONE CAPITAL RECEIPTS

Consideration was given to the draft report of the Director of Housing and Inclusion which sought the approval of Cabinet on the use of one for one retained capital receipts to deliver affordable new housing which would remove the need to return capital monies to the Government.

In discussion clarification was sought in relation to the £1.19 million favourable budget variance that had been achieved on the HRA Capital Programme for 2015-16 and the Borough Transformation Manager & Deputy Director of Housing and Inclusion made an undertaking to seek an answer and pass it on to the Member who had raised it.

The Borough Transformation Manager & Deputy Director of Housing and Inclusion also noted the thanks proffered to the report author for the quality and clarity of the information presented.

RESOLVED: That, as a consequence of the discussion on this item, it was agreed that the recommendations to Cabinet be supported.

LANDLORD SERVICES COMMITTEE (CABINET WORKING GROUP) – 8 JUNE 2016

7. QUARTERLY PERFORMANCE INDICATORS (Q4 2015-16)

Consideration was given to the draft report of the Borough Transformation Manager & Deputy Director of Housing and Inclusion which detailed performance monitoring data for the quarter ended 31 March 2016.

In discussion Members raised questions and comments in respect of the following performance indicators (PIs):

- TS2b (Average time taken to re-let local authority housings (days) – Support Needs) – Improvements to Evenwood Court.
- TS2a (Average time taken to re-let local authority housings (days) – General Needs) – Issues related to ‘hard to let’ properties; re-lets and remedial action.
- Void properties in other sheltered schemes – options for future investment.

In response the Chairman stated the improvements to Evenwood Court were nearing completion, including the installation of the lift and reported that there was now only one void in the property.

In relation to performance improvement the Borough Transformation Manager & Deputy Director Housing and Inclusion provided clarification on the issues raised and reported that the data for the next quarter should see an improvement in the performance of the PIs highlighted.

RESOLVED: That, as a consequence of the discussion on this item, the report be noted.

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