

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 21 May 2019

Item 5				
Title	Care and Support Provider Fee Review 2019 – 2020			
Status	Recommendations Approved			
Record of Decision	1. That the following proposed increase in fee levels for 2019-2020 to meet the additional costs (employee and employer) resulting from the increases to the National Living Wage (NLW), pension contribution and where applicable increases to sustain the care market be approved:			
	Type of provision	Recommendation	Current £	Proposed £
	Domiciliary Care	Increase fee levels to meet the additional costs (employee and employer) resulting from the increases to the National Living Wage	14.52 (hourly rate)	15.04 (hourly rate)
	Home Based Respite	Increase fee levels to meet the additional costs (employee and employer) resulting from the increases to the National Living Wage	13.80 (hourly rate)	14.32 (hourly rate)
	Direct Payments Domiciliary Care Agency Rate	Increase fee levels to meet the additional costs (employee only) resulting from the increases to the National Living Wage.	13.72 (hourly rate)	14.10 (hourly rate)
	Direct Payments for Personal Assistants	Do nothing do not increase fee levels	10.76 (hourly rate)	10.76 (hourly rate)
	All Residential and Nursing Care Agreements for Older People	Uplift all agreements with a current rate of less than £433.30 to £433.30	Less than £433.30 (weekly rate)	433.30 (weekly rate)

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	All Residential and Nursing Care Agreements for Older People	Increase fee levels to meet the additional costs (employee and employer) resulting from the increases to the NLW	More than £433.30 (weekly rate)	Current rate plus additional NLW related costs
	Extra Care	Increase fees by 3%	N/A part of block contract	Increase to all contracts total £71,000
	Supported Living	Increase fee levels to meet the additional costs (employee and employer) resulting from the increases to the NLW	13.80 (hourly rate)	14.32 (hourly rate)
	<p>2. That any increase in fees be backdated to 1 April 2019 to reflect when the increase to NLW came into effect.</p> <p>3. That it be noted that engagement had been undertaken with current care and support providers as part of the fee review to listen to feedback, however due to current financial restraints the recommendations are not solely based on provider requests.</p> <p>4. That it be noted that work would be undertaken over the next nine months to work with providers in developing the social care market to ensure a shared approach based on high quality demand management to address the ongoing financial challenge faced by all stakeholders in Adult Social Care.</p>			
Options Considered	<p>Option 1 Do nothing. Do not increase fee levels.</p> <p>Option 2 Increase fee levels to meet the additional costs (employee and employer) resulting from the increases to the National Living Wage and pensions.</p> <p>Option 3 Where appropriate average range of provider costs based on open book accounting</p>			

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Reasons for Decision	To ensure sufficiency with the external social care provider market to meet the social care needs of residents in Wolverhampton.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	30 May 2019

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Item 6	
Title	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 50 Crowther Street, Wolverhampton WV10 9AG
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Housing be authorised to negotiate terms for the acquisition of the property 50 Crowther Street, Wolverhampton WV10 9AG, and, in default of that acquisition, authority be given for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the property. 2. That expenditure for the potential acquisition of the property be approved, with subsequent capital receipts being recycled within the Empty Property Strategy programme. 3. That in the event that the property is improved and re-occupied to the satisfaction of the Director of City Housing, withdrawal of the property from the CPO be authorised. 4. That following any acquisition, the Director of City Housing be authorised to dispose of the property on the open market on condition that the property is refurbished and re-occupied within six or 12 months (as appropriate to the scale of the works). 5. That the Head of Legal Services be authorised to: <ol style="list-style-type: none"> a. Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council's case at any Public Inquiry. b. Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers. c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).

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	d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.
Options Considered	<p>Do nothing – the property is likely to remain empty, continue to be a wasted housing resource, continue to have a detrimental effect on the amenity of the area and continue to be a drain on the public purse.</p> <p>Empty Dwelling Management Order (EDMO) – An EDMO is considered to be a less draconian option than a compulsory purchase. However, the cost of refurbishment for this property would place a strain on the Council's finances. It would not be possible to recover the cost of initial refurbishment and subsequent management/ maintenance through the rental income generated over the seven years that a Final EDMO could be in place.</p> <p>Compulsory Purchase Order (CPO) – The prospect of a CPO often prompts the owner to act leading to the property being refurbished and re-occupied. However, if it is necessary to acquire the property, the proposals for the onward disposal and refurbishment ensure that the property is brought back into use at a minimum cost to the Public Purse.</p>
Reasons for Decision	<ol style="list-style-type: none"> 1. To ensure that the property provides much needed housing by prompting the owner either act voluntarily or via enforcement through a CPO. 2. To ensure that the property does not continue to be a drain on public resources. 3. To ensure that the detrimental effect that the property is having on the area is removed. 4. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding. 5. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	30 May 2019

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Item 7	
Title	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 17 Haggar Street, Wolverhampton WV2 3ET
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Housing be authorised to negotiate terms for the acquisition of the property 17 Haggar Street, Wolverhampton WV2 3ET, and, in default of that acquisition, authority be given for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the property. 2. That expenditure for the potential acquisition of the property be approved, with subsequent capital receipts being recycled within the Empty Property Strategy programme. 3. That in the event that the property is improved and re-occupied to the satisfaction of the Director of City Housing, the withdrawal of the property from the CPO be authorised. 4. That following any acquisition, the Director of City Housing be authorised to dispose of the property on the open market on condition that the property is refurbished and re-occupied within six or 12 months (as appropriate to the scale of the works). 5. That the Head of Legal Services be authorised to: <ol style="list-style-type: none"> a. Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council's case at any Public Inquiry. b. Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers. c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process). d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.

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Options Considered	<p>Do nothing – the property is likely to remain empty, continue to be a wasted housing resource, continue to have a detrimental effect on the amenity of the area and continue to be a drain on the public purse.</p> <p>Empty Dwelling Management Order (EDMO) – An EDMO is considered to be a less draconian option than a compulsory purchase. However, the cost of refurbishment could place a strain on the Council's finances. It may not be possible to recover the cost of initial refurbishment and subsequent management/ maintenance through the rental income generated over the seven years that a Final EDMO could be in place.</p> <p>Compulsory Purchase Order (CPO) – The prospect of a CPO often prompts the owner to act leading to the property being refurbished and re-occupied. However, if it is necessary to acquire the property, the proposals for the onward disposal and refurbishment ensure that the property is brought back into use at a minimum cost to the Public Purse.</p>
Reasons for Decision	<ul style="list-style-type: none"> a. To ensure that the property provides much needed housing by prompting the owner either act voluntarily or via enforcement through a CPO. b. To ensure that the property does not continue to be a drain on public resources. c. To ensure that the detrimental effect that the property is having on the area is removed. d. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding. e. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	30 May 2019

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Item 8	
Title	Schedule of Individual Executive Decision Notices
Status	Recommendations Approved
Record of Decision	That the summary of open and exempt individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees be noted.
Options Considered	Not applicable in relation to the summary report.
Reasons for Decision	In accordance with the Council's Constitution, a summary of open and exempt individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees must be reported to the next available meeting of the Cabinet (Resources) Panel.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	23 May 2019

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Item 10	
Title	21 May 2019 - Procurement - Award of Contracts for Works, Goods and Services
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That authority be delegated to the Cabinet Member for City Environment, in consultation with the Deputy Managing Director, to approve the award of a contract for Provision of Transport Services when the evaluation process is complete. 2. That the contract for Tettenhall Park Paddling Pool refurbishment be awarded to William Gough and Sons Limited, of Tudor House, Moseley Road, Bilston, Wolverhampton, WV14 6JD as main contractor with Ustigate Waterplay of 11 Masthead, Capstan Court, Crossways Business Park, Dartford, DA2 6QG as sub-contractor for a duration of three months enabling completion in Summer 2019. 3. That authority be delegated to the Cabinet Member for City Economy, in consultation with the Director for Regeneration, to approve the award of a contract for Civic Halls Project Management and Design when the scope and pricing is complete. 4. That the Director of Governance and staff with appropriate delegated authority be authorised to execute contracts in respect of the above as required.
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	30 May 2019

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Item 11	
Title	External Funding - Grants from Black Country Local Enterprise Partnership for sites at Daisy Bank, Ash Street, Bilston and Wolverhampton Environment Centre, Wolverhampton
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the acceptance of grant from the Black Country Local Enterprise Partnership (BC LEP) to undertake site investigations at the site of the former Daisy Bank Community Centre, Ash Street Bilston and the site of glasshouses, ancillary buildings and bungalow at the former Wolverhampton Environment Centre, Wolverhampton, be approved, the grant to be 70% of the lowest quotation provided to the BC LEP. 2. That the difference in cost be covered by City of Wolverhampton Council but passed on to WV Living as the purchaser of the land as part of the purchase price.
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	30 May 2019