

Time	4.00 pm	Public Meeting?	YES	Type of meeting	Executive
Venue	Council Chamber - 4th Floor - Civic Centre, St Peter's Square, Wolverhampton, WV1 1SH				

Membership

Chair Cllr Stephen Simkins (Lab)

Labour

Cllr Obaida Ahmed
Cllr Ian Brookfield
Cllr Paula Brookfield
Cllr Chris Burden
Cllr Steve Evans
Cllr Bhupinder Gakhal
Cllr Jasbir Jaspal
Cllr Linda Leach
Cllr Beverley Momenabadi

Quorum for this meeting is three voting members.

Information for the Public

If you have any queries about this meeting, please contact the Democratic Services team:

Contact Dereck Francis, Democratic Services
Tel/Email 01902 555835 or dereck.francis@wolverhampton.gov.uk
Address Democratic Services, Civic Centre, 1st floor, St Peter's Square,
Wolverhampton WV1 1RL

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Some items are discussed in private because of their confidential or commercial nature. These reports are not available to the public.

Agenda

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

- 1 **Apologies for absence**
- 2 **Declarations of interest**
- 3 **Minutes of the previous meeting** (Pages 3 - 6)
[To approve the minutes of the previous meeting as a correct record]

DECISION ITEMS (AMBER - DELEGATED TO THE CABINET (RESOURCES) PANEL)

- 4 **Conversion of former Springfield Horseshoe HMC Housing Office to Residential Dwelling** (Pages 7 - 12)
[To seek approval to convert an office space to its original use as a residential property]
- 5 **Exclusion of press and public**
[To pass the following resolution:

That in accordance with Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business as they involve the likely disclosure of exempt information on the grounds shown below]

Part 2 - exempt items, closed to press and public

- | | | |
|---|---|--|
| 6 | Procurement - Award of Contracts for Works, Goods and Services (Pages 13 - 38)

[To approve the award of contracts for works, goods and services] | Information relating to the financial or business affairs of any particular person (including the authority holding that information) Para (3) |
| 7 | Regeneration Sites for Employment Use (Pages 39 - 58)

[To outline progress on the Council's Industrial Sites Strategy and to approve to the next steps to bring forward for development the remaining three sites within the Programme] | Information relating to the financial or business affairs of any particular person (including the authority holding that information) Para (3) |

CITY OF WOLVERHAMPTON COUNCIL	Cabinet (Resources) Panel Minutes - 6 July 2022
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Attendance

Members of the Cabinet (Resources) Panel

Cllr Stephen Simkins (Chair)
Cllr Obaida Ahmed
Cllr Ian Brookfield
Cllr Paula Brookfield
Cllr Chris Burden
Cllr Steve Evans
Cllr Bhupinder Gakhal
Cllr Jasbir Jaspal
Cllr Linda Leach
Cllr Beverley Momenabadi

Employees

Mark Taylor	Deputy Chief Executive
John Denley	Director of Public Health
Alison Hinds	Deputy Director of Children's Social Care
Laura Phillips	Deputy Director of People and Change
Richard Lawrence	Director of Regeneration
Rachel King	Head of Vulnerable Children
Alison Shannon	Chief Accountant
Jaswinder Kaur	Democratic Services Manager
Dereck Francis	Democratic Services Officer

Part 1 – items open to the press and public

Item No. Title

- 1 **Apologies for absence**
No apologies for absence were received for the meeting.
- 2 **Declarations of interest**
No declarations of interests were made.
- 3 **Minutes of the previous meeting**
Resolved:
That the minutes of the previous meeting held on 15 June 2022 be approved as a correct record and signed by the Chair.

4 **Procurement - Award of Contracts for Works, Goods and Services**

Councillor Obaida Ahmed presented the report on the latest procurement activity for approval. She reported that there was one procurement coming forward this month from the Governance and Equalities portfolio. In line with the Council's commitment to the Wolverhampton Pound, this was an opportunity to support local suppliers to submit bids to be included on the Yorkshire Purchasing Organisation Dynamic Purchasing System.

Resolved:

That authority be delegated to the Cabinet Member for Governance and Equalities, in consultation with the Director of Strategy, to approve the award of a contract for Apprenticeship Training Provider Call Off when the call off process is complete.

5 **Noose Lane to School Street Active Travel Route**

Councillor Steve Evans presented the report on a proposal to construct a segregated cycle route from Noose Lane to School Street, Wolverhampton. The Council had been successful in gaining £1.905 million from the Department for Transport Active Travel Fund (Tranche 3) to fund the scheme. It formed part of the wider A454 corridor programme that aimed to provide high quality cycling infrastructure and tackle traffic congestion along the A454 from the Wolverhampton ring road to Walsall ring road.

Resolved:

1. That the construction of a segregated cycle route from Noose Lane to School Street, a project that would form part of the A454 corridor active travel scheme be approved.
2. That the commencement of Early Contract Involvement totalling a spend of £15,000 be approved.
3. That it be noted that approval of a capital budget for delivery of the scheme, subject to a signed grant agreement, would be sought as part of the Capital Budget Outturn 2021-2022 including Quarter One Capital Budget Monitoring 2022-2023 report at this same meeting.
4. That it be noted that the Director of Finance would review and enter into the grant agreement for Active Travel Fund Tranche 3 for delivery of the scheme.

6 **Children's Residential Provision - Phase 2 (Business Case)**

Councillor Beverley Momenabadi presented the report seeking approval for funding to secure two properties to develop two local authority children's homes for children with complex needs. Each home would cater for up to two young people with the aim of creating high quality, specialist provision that would provide young people with a homely environment. She reported that the proposal was about firming up the Council's corporate parenting position in the city and making sure that children and young people in care have somewhere safe, suitable and that provides high quality support for them to live.

Resolved:

1. That the Council develops two Children's Homes, the first at a corporate asset site still to be confirmed and purchases a private property for the second home.
2. That authority be delegated to the Cabinet Member for Children and Young People and the Cabinet Member for City Assets and Housing, in consultation with the Executive Director of Families and the Deputy Chief Executive to approve the location and site of the two homes following consultation with key stakeholders and approve the allocation of the capital provision to the individual capital projects in order that they may be progressed in a timely manner.
3. That it be noted that the capital costs included in this report have been incorporated into the 'Capital Budget Outturn 2021-2022 including Quarter One Capital Budget Monitoring 2022-2023' report which is on the Cabinet agenda for today and would subsequently be reported to Full Council for approval on the 20 July 2022, assuming that Cabinet (Resources) Panel approval to progress with the project is given. As the progression is dependent on that decision, if the project is not approved, the capital programme would be reduced accordingly.

7 Exclusion of press and public

Resolved:

That in accordance with Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business as they involve the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).

Part 2 - exempt items, closed to press and public

The Chair reported that as stated previously the meeting was in confidential session as the information included in the report could, if released into the public domain, prejudice the financial position of the Council or its partners. As such all present are under a legal duty of confidentiality and must not disclose any confidential information - to do so would not only be a breach of the Council's codes (for councillors and employees) but also a breach of the legal duty of confidentiality.

8 Procurement - Award of Contracts for Works, Goods and Services

Councillor Obaida Ahmed presented, for approval, the report on a variation to the contract awarded for Heath Town Regeneration Project Phase 1.

Resolved:

That the variation with Engie Regeneration Ltd of Regeneration House, Gorsey Lane, Coleshill, Birmingham, B46 1JU for Heath Town Regeneration Project from 30 June 2021 to 30 November 2022 with a variation value of £2,043,375 be endorsed.

- 9 **Southside Asset Transfer and Disposal Strategy**
Councillor Bhupinder Gakhal presented the update report on progress and options for landholdings in the city centre (Southside) currently within the regeneration portfolio.

Resolved:

1. That the Council's landholdings as detailed in the body of the report be declared as surplus to regeneration requirements and transferred from the Regeneration portfolio to the City Assets portfolio.
2. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with Deputy Director of Assets to determine the future disposal method, if applicable.
3. That the current status of regeneration plans and proposals for the Southside area in accordance with previous updates to Cabinet be noted.
4. That the move of responsibility of properties recommended for long term retention from City Development to City Assets be noted.
5. That it be noted that City Assets would manage the disposal process for properties which would not be retained.

CITY OF WOLVERHAMPTON COUNCIL	Cabinet (Resources) Panel 27 July 2022
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Report title	Conversion of former Springfield Horseshoe HMC Housing Office to Residential Dwelling	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Bhupinder Gakhal City Assets and Housing	
Key decision	No	
In forward plan	Yes	
Wards affected	Heath Town	
Accountable Director	John Roseblade, Director for City Environment and Housing	
Originating service	Housing	
Accountable employee	Lakhi Sahota	Lead Officer – Housing Enabling
	Tel	01902 551610
	Email	Lakhi.Sahota2@wolverhampton.gov.uk
Report to be/has been considered by	City Housing and Environment Leadership Team	21 June 2022
	Cabinet Member Briefing	29 June 2022

Recommendations for decision:

The Cabinet (Resources) Panel is recommended to:

1. Approve the change of use of 27 Burton Road, Wolverhampton WV10 0EG from a housing office to a residential conversion.
2. Approve the management responsibility of the residential conversion to Wolverhampton Homes as the city's nominated housing management agent.

1.0 Purpose

- 1.1 To obtain approval for the change of use of 27 Burton Road from a housing office to a residential conversion.
- 1.2 To obtain approval for the management responsibility of the residential conversion to be with Wolverhampton Homes as the city's nominated housing management agent.

2.0 Background

- 2.1 In October 1995, the residential dwelling at 27 Burton Road was converted from a two-bedroom end terrace house to a housing office for use by Springfield Horseshoe Housing Management Co-operative (HMC) and tenants. The property was already in the Housing Revenue Account (HRA) and once converted, the running costs were funded by the tenant management organisation (TMO). In September 2017 the property was extended further to provide for additional ground floor space for a committee meeting room.
- 2.2 Springfield Horseshoe HMC managed 252 properties on the Council's behalf through a modular management agreement, delivering housing management functions including rent collection, repairs and maintenance.
- 2.3 In July 2019 a supervision notice was served on Springfield Horseshoe HMC due to performance issues and, following consultation with shareholders, approval was given to wind up Springfield Horseshoe HMC and transfer the management functions to Wolverhampton Homes.
- 2.4 After the supervision notice was served on Springfield Horseshoe HMC, Wolverhampton Homes supported in the management of the HMC and provided services from the housing office to tenants. The tenants are now permanently managed by Wolverhampton Homes and rent, repair and maintenance services and the property is no longer in use as an office.

3.0 Progress, options, discussion, etc.

- 3.1 It is proposed that the property be converted back to a dwelling suitable for a large family who require accessibility for disabilities and ground floor bedroom and facilities.
- 3.2 It was established through consultation with Wolverhampton Homes Lettings and Home Improvement Agency that the property would be most suited as a four-bedroom house, with a ground floor bedroom and wet room which allows for space and access for wheelchair users.
- 3.3 Appendix 1 illustrates two options for the property to be used as either a four or five bedroom house. It was determined that a four-bedroom parlour house will allow the property to be available to a higher number of eligible applicants on the housing register.

4.0 Evaluation of alternative options

- 4.1 If the property was not reconfigured , it could be declared surplus to requirements and disposed of on the open market. This is not a desired option as retaining the property would increase the Council's housing stock, particularly for use as a much needed large, adapted property.

5.0 Reasons for decision(s)

- 5.1 Converting the property to residential use will allow a large family who require disability access permanent accommodation
- 5.2 It is important to maximise the financial investment available to the City to achieve the greatest possible benefit for residents. The conversion of this property will provide an additional affordable large property for allocation to residents in housing need.

6.0 Financial implications

The estimated budget for conversion of the property based on a square metre rate of £600-700 is £110,000. The cost will be funded through the additional social housing capital budget.

[LT/28062022/O]

7.0 Legal implications

- 7.1 As detailed in this report there is a housing need supporting the conversion of the property from commercial to residential use. As such an application by the Council will need to be submitted to the Local Planning Authority.
- 7.2 Legal advice will be provided as required.
[JA/16062022/C]

8.0 Equalities implications

- 8.1 The conversion will add to the council stock and provide additional social housing opportunities through the choice-based lettings programme when available for letting.

9.0 All other implications

- 9.1 Investment in properties to bring them to council lettings standard will see them receive high quality thermal insulation and other repairs and upgrades as required.
- 9.2 The human resources implications will be managed within the Housing Services team.
- 9.3 The conversion of the property will supplement the existing housing stock and will be managed by Wolverhampton Homes.

9.4 Investment in properties to bring them to council lettings standard will see them receive repairs and upgrades to provide good quality homes for local residents in housing need.

10.0 Schedule of background papers

10.1 Briefing Paper – 1 March 2020 – Springfield Next Steps

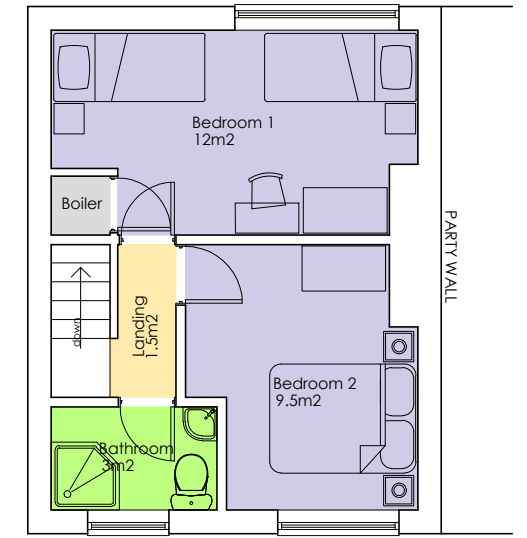
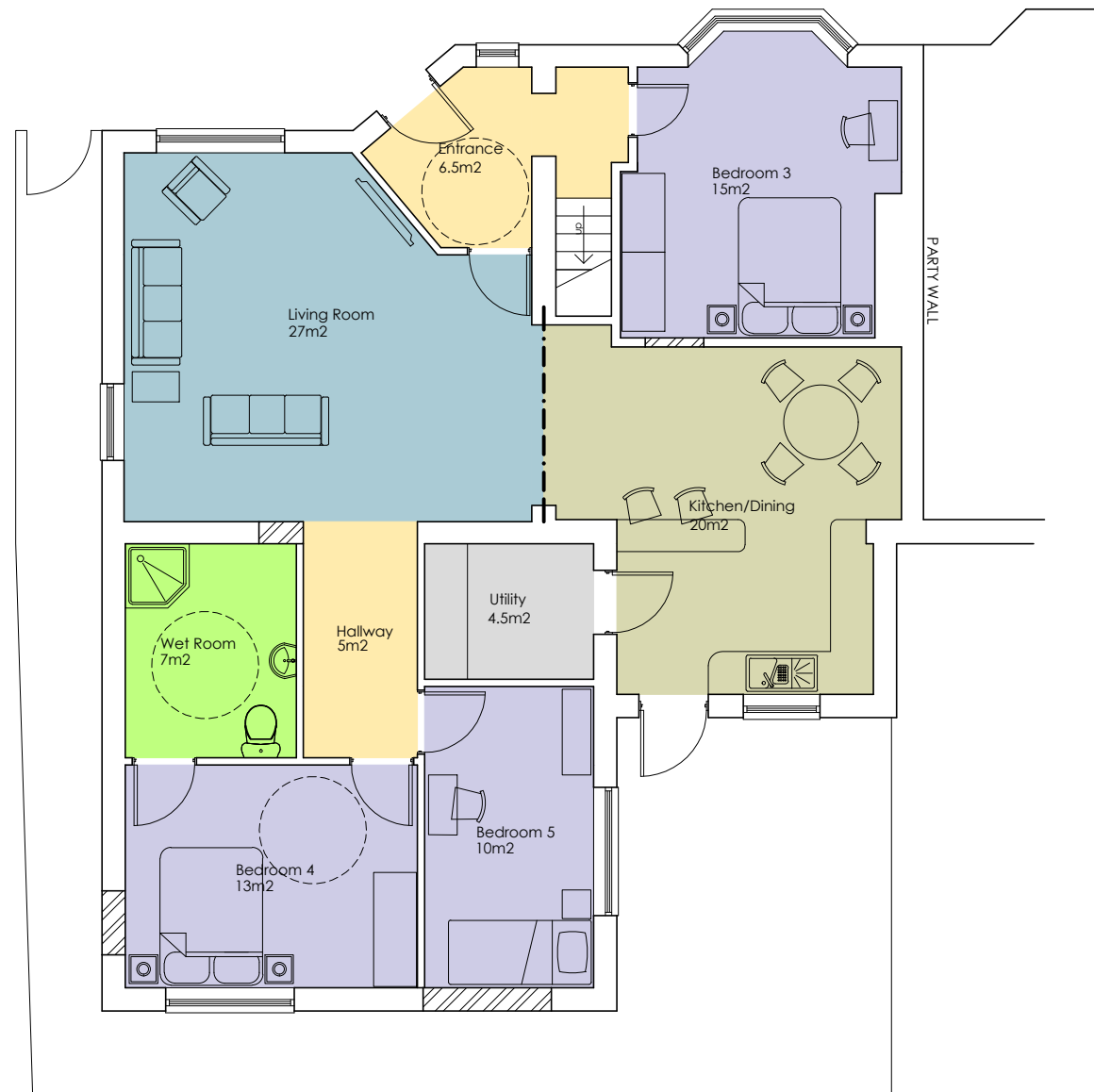
11.0 Appendices

11.1 Appendix 1: Proposed Plans for 27 Burton Road

**Option 3a
4 Bed Option**

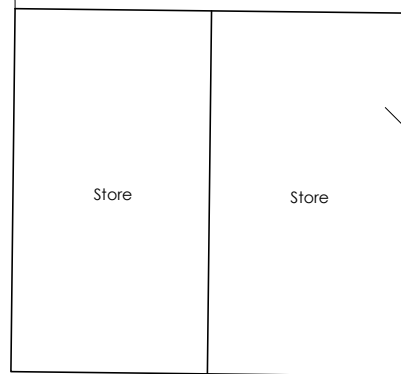
**Option 3b
5 Bed Option**

**Option 3a & 3b
4 or 5 Bed Option**



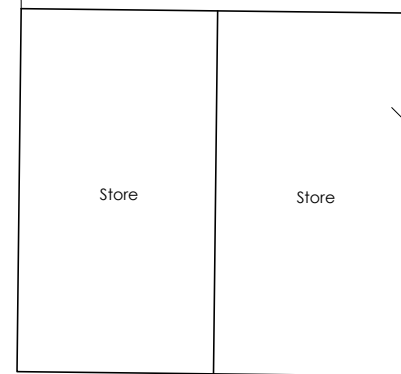
First Floor Plan

Page 11



Demolish 2no. stores
and landscape to
increase rear garden
space

Ground Floor Plan



Demolish 2no. stores
and landscape to
increase rear garden
space

Ground Floor Plan

27 Burton Road - Proposed Floor Plans
Option 3 'Large Family Living with Adaptations'
4 or 5 bed Semi-detached property (134m²)

REV	DATE	AMENDMENT



29 Market Street, Wolverhampton, WV1 3AG

PROJECT
Void Refurbishment Works - 27 Burton Road

DRAWING
Proposed Floor Plans - Option 3

DATE	SCALE	DRAWN BY	CHECKED
25.02.22	1:100 @ A3	DG	PWC
BIM360 Location	DWG	REV	
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