

Vibrant and Sustainable City Scrutiny Panel

23 July 2015

Time 6.00 pm **Public Meeting?** YES **Type of meeting** Scrutiny

Venue Committee Room 3 - Civic Centre, St Peter's Square, Wolverhampton WV1 1SH

Membership

Chair Cllr Ian Angus (Lab)

Vice-chair

Labour

Cllr Mary Bateman
Cllr Philip Bateman
Cllr Val Evans
Cllr Bhupinder Gakhal
Cllr Keith Inston
Cllr Lynne Moran
Cllr John Rowley
Cllr Caroline Siarkiewicz

Conservative

Cllr Christopher Haynes
Cllr Andrew Wynne

Liberal Democrat

Quorum for this meeting is three Councillors.

Information for the Public

If you have any queries about this meeting, please contact the democratic support team:

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Agenda

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

- 1 **Apologies**
- 2 **Declarations of interest**
- 3 **Election of Vice Chair**
[To elect Vice Chair to the panel]
- 4 **Minutes of the previous meeting (18.3.15)** (Pages 1 - 6)
[To approve the minutes of the previous meeting as a correct record]
- 5 **Matters arising**
[To consider any matters arising from the minutes]

DISCUSSION ITEMS

- 6 **'Rent with confidence' campaign** (Pages 7 - 16)
[Chris Hale, Head of City Housing/ Lesley Williams, Service Manager - Private Sector Housing, to provide an update on progress since the previous scrutiny review and an outline of next steps and proposed way forward.]
- 7 **Waste management and minimisation** (Pages 17 - 24)
[Chris Huddart, Head of Commercial Services / Christine Cole (Waste performance and Minimisation Officer), to present report on waste collection and disposal arrangements within Wolverhampton and discuss proposals for communicating to citizens the correct use of the waste collection bins.]
- 8 **Relocation of Wolverhampton Indoor and Outdoor Market** (Pages 25 - 30)
[Chris Huddart, Head of Commercial Services, to present a report outlining proposals for the relocation of Wolverhampton market that supports the delivery strategy for the Westside regeneration project.]



Vibrant, Safe and Sustainable Communities Scrutiny Panel Minutes - 18 March 2015

Attendance

Members of the Vibrant, Safe and Sustainable Communities Scrutiny Panel

Cllr Stephen Simkins (Chair)
Cllr Andrew Wynne (Vice-Chair)
Cllr Mary Bateman
Cllr Greg Brackenridge
Cllr Barry Findlay
Cllr Malcolm Gwinnett
Cllr Keith Inston
Cllr Tersaim Singh

Employees

Deborah Breedon	Scrutiny Officer
Nick Edwards	Service Director - City Assets
Christopher Hale	Head of Housing

Part 1 – items open to the press and public

Item No. *Title*

- Chairman's Announcement**

The Chair, Cllr Stephen Simkins, gave notice of thanks to officers and to the police liaison officer for support to the scrutiny function during the year. He thanked officers and partners who had provided detailed reports on key issues throughout the year and he thanked panel members for contributions made to debate at each meeting and he especially thanked the Vice-Chair Cllr Andrew Wynne for his valuable contributions at agenda planning meetings and in the Scrutiny Panel meetings.

Cllr Andrew Wynne, Vice-Chair echoed the comments of the Chair and on behalf of the Panel, welcomed the manner in which the Chair had conducted the meetings, in an impartial and fair manner.
- Apologies**

Apologies were submitted on behalf of Cllr Richard Whitehouse and Cllr Ian Brookfield who had other council business to attend.
- Declarations of Interest**

Cllr Tersaim Singh declared a non-pecuniary interest in item 5 on the agenda relating to 'Improving the City Housing Offer' as a member of the Wolverhampton Homes Board.

4 **Minutes of previous meeting (5 February 2015)**

Resolved:

That the minutes of the previous meeting (5 February 2015) be approved and signed as a correct copy.

5 **Matters arising**

There were no matters arising

6 **Improving the City Housing Offer**

Nick Edwards, Service Director City Assets and Chris Hale, Head of Housing were in attendance at the meeting to provide a presentation 'Improving the City Housing Offer' and to respond to questions arising from a report also relating to 'Improving the City Housing Offer' that had been previously circulated to the Panel and agreed for action by the Cabinet on 11 March 2015.

The Service Director advised that the purpose of the item was to summarise the challenges facing the Council in improving delivery of a 'fit for purpose' city housing offer across all tenures and building on the progress made to date, to set out a framework for progressing this across the city and to highlight the priorities for 2015 and onwards.

The Head of Housing gave a presentation which brought together the strands of the housing offer ranging from supporting people in need of housing to aspirational housing. It highlighted the challenges faced and the plans to deliver housing opportunities across all tenures.

The Service Director advised that the Cabinet report contained the agenda for where the Council goes next to improve the city housing offer.

There followed a period of questioning, the subject and response were recorded as follows:

Government target:

The Head of Housing confirmed that the Council will need to work with developers as the land identified could be quite difficult to build on and there will need to be work with affordable homes providers to improve the viability.

Inner Ring Road and city centre living:

The Service Director advised that regeneration programme is wider than the city centre and that one element is to increase number of city centre accommodations. He indicated that building in the city centre would help to attract people to live there, current regeneration projects are:

- Offices
- Youth zone
- Mander Centre
- Leisure based scheme
- West side market area (potential residential development)

The city centre has got to be right before housing comes into the city centre. The Service Director advised that issues such as unsightly 'for rent' boards by the Blue

Brick Hotel had to be addressed and that officers were investigating and will improve the situation.

Older people housing:

Housing older people in bungalows was raised as a particular point. The Service Director advised that there have been elements of recent developments that provide supported housing and that the aging population is a challenge and one of the priorities in the work going forward.

Developers – planning officer advice:

The Service Director advised that the Council is trying to give a full package to developers not just a planning response and that developers want to look at infrastructure, demographics and employment rates to build a picture of the area and what is required. The joined up response is a work in progress and Taylor Wimpey will be giving feed back to the Council of their experience of working with the Council.

Shortfall in housing in the City:

The Head of Housing advised that this is due to a number of factors but mainly due to the economic downturn. Councillors considered that bringing 200 houses back into use this year is only a part of plugging the gap, the Head of Housing advised that a number of measures are being developed and used, including putting a mixture of empty properties back into use / new build and so on to try to get some traction and move forward on this agenda.

Empty Housing – private owners:

The Head of Housing advised that there are a number of stages and tools available to the Council to engage with the owner to put private properties back into use, such as:

- Discuss with the private owner
- Enforcement tools
- Enforcement to bring back into use; compulsory purchase order (CPO) which can sometimes urge people to move on
- Wolverhampton Homes (WH) operated private sector leasing scheme which provides for managing the property on behalf of the home owner

Cllr Greg Brackenridge indicated that in his ward Wednesfield South there were approximately 400 properties empty, he suggested that this could be a huge amount of empty houses up to 5,000 if this was replicated across the city. He indicated that approximately 12,000 names were on the waiting list for social housing and that putting private properties back into use should be a priority. The Service Director advised that there is an evolving fund for empty property; that work has commenced to look at Council tax data cleanse and to try to address empty homes in locality.

Licensing schemes:

The Head of Housing referred to selective and additional licensing schemes and their applicability to areas in the city centre CH1. He advised how improving conditions in rented accommodation was a priority. The rules around licensing schemes are very specific. Additional licensing for houses of multiple occupations (HMOs) is part of the work moving forward to get into communities, work with the landlords and partners and improve the housing offer.

Trees in private housing:

The Service Director responded to questions about the cost of dealing with large trees in Council gardens when the property is Council owned there can be some direction to the type of tree planted but where the property is privately owned there is only an ability to influence. This can however stretch to the species of trees.

Derelict sites:

The Service Director advised that there are a number of comparatively big sites across the city where the Council is working with owners to develop the land. The delays to housing developments have been primarily due to the national drop in funding source (previously used to close the gap for developers). Without the funding source, either other sources have to be identified through developers or the Homes and Community Agency (HCA). The message needs to be strengthened that there is economic growth across the city to encourage investment from housing construction companies.

Ground conditions:

The Service Director referred to the ground conditions of available land for housing in Wolverhampton. He indicated the instability and condition of some building land is challenging, some have a number of mineshafts and the poor ground condition is reflected in the price for land. Some housing group receive affordable housing grants and there are a number of other factors to work with developers on to secure the build for example - a recent development in Wolverhampton where 40 houses were pre-sold, there have to be ways of bridging the gap and making the development viable.

Housing Design:

Councillors raised concerns about some of the new design social housing builds in the city. It was suggested that the designs may actually encourage anti-social behaviour (ASB) such as the design which enables young people to play football in alleys and against walls which causes offence to residents. It was suggested that officer and Council resources are utilised trying to stop the behaviour. Cllr Stephen Simkins suggested that the Council should 'design it out'. The Head of Housing advised that the Police architectural design team are involved in the process, and design them out (rather than not design them in). The Head of Housing advised that the Council learns as it goes forward.

Rogue tenants:

The Head of Housing advised that part of the work being developed is encouraging the tenants and landlords in rented sector to work together. The tenants have to sign up to agreements to act responsibly as well as the landlord as part of tenancy agreements.

Councillors were advised that 'Homestamp' has been developed across the West Midlands and will be used by reputable landlords as part of the tenancy agreement. Tenants and landlords engage with the Council to modify their behaviour in a long term approach.

Next stages:

In response to a suggestion to carry out a scrutiny review relating to the housing offer the scrutiny officer indicated that the Review of Private Rented Sector Housing had been carried out last municipal year and the first progress report is due to Scrutiny

Board at its next meeting and that many of the recommendation had yet to be implemented.

There was a suggestion from the Chair that there should be a review of planning design in the City. The Head of Housing advised that the Black Country Core Strategy is due for review, the process starts in 2015 and that scrutiny panel could input into the wider Black Country review.

The Service Director indicated that it would be helpful for scrutiny to generally consider a number of ideas to move the housing offer forward in the new municipal year to have key input and help shape housing policy.

Resolved:

That the comments of the scrutiny panel be shared with the Cabinet member for Economic Regeneration and Prosperity and considered when preparing the work programme for scrutiny 2015-16.

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Vibrant and Sustainable City Scrutiny Panel

23 July 2015

Report title	“Rent with Confidence” campaign	
Cabinet member with lead responsibility	Councillor Peter Bilson City Assets	
Wards affected	All	
Accountable director	Nick Edwards, City Assets	
Originating service	Housing Services	
Accountable employee(s)	Lesley Williams	Service Manager Private Sector Housing
	Tel	01902 550553
	Email	lesley.williams@wolverhampton.gov.uk
Report to be/has been considered by		

Recommendation(s) for action or decision:

The Panel is recommended to:

1. To recognise the existing and potential future role of the private rented sector (PRS) in delivering on the housing offer in the City
2. To note the rent with confidence (RwC) proposals and timescales to develop and deliver the resulting strategies and the progress made to date
3. To endorse a cross Council approach to the development, support and use of PRS accommodation
4. To note the public health outcomes and wider impact that a vibrant and appropriately managed PRS can bring to the City.

1.0 Purpose

- 1.1 The purpose of this report is to provide an update on progress on “Rent with Confidence” (RwC) proposals to date, and to seek Panel’s views on the proposals for progressing and implementing the initiative across the City.

2.0 Background

- 2.1 The concept of RwC was approved by Cabinet in July 2014 following a Scrutiny Review of Wolverhampton’s Private Rented Sector (PRS).
- 2.2 RwC is part of the Council’s three tiered approach to improving the PRS in Wolverhampton, which is one of the five key priorities for the Improving the City Housing Offer within a five year strategy. The two other key areas of focus are a review of the Housing Enforcement Policy to strengthen the stance taken against non-compliant landlords, and further consideration of an Additional Licensing Scheme to cover all Houses in Multiple Occupation (HMOs); although the Government are now considering options for licensing all HMOs.
- 2.3 The PRS represents at least 13 per cent of the City housing stock (2011 Census), having doubled in size over the past 10 years, and is continuing to expand. The sector provides an important and growing part of the City’s housing market offering flexible accommodation to a range of households. However, the standards at the lower end of the market are often poor and in some cases dangerous, and there is often perceived to be little choice for those who are unable to access social housing or owner occupation.
- 2.4 Whilst the majority of PRS landlords are diligent and responsible, there are a small but seemingly growing minority of landlords who appear to ignore their legal and moral obligations to their tenants and knowingly rent out unsafe and overcrowded accommodation. This has an adverse impact on the health and welfare of those living in substandard accommodation driven by a lack of investment by the owner, and leads to a further negative knock on for business investment into the City.
- 2.5 Wolverhampton needs a vibrant and suitable PRS as part of its housing offer, ensuring this is a viable tenure of choice rather than last resort. In order to achieve this, the Council needs to be able to distinguish between the reputable landlords offering suitable accommodation and tenancies and those who are exploiting the vulnerable. The Council needs to be confident when utilising the PRS including the discharge of homelessness duty, and as part of preventing homelessness. The ending of assured shorthold PRS tenancy is currently the most common cause of homelessness presentations in Wolverhampton.

3.0 Progress to date

3.1 The Private Sector Housing Scrutiny Review report made several recommendations regarding improving the private rented sector which subsequently received Cabinet approval.

The key recommendations relating to driving forward the RWC confidence strategy are listed below with an update of the action to date and proposed actions to be undertaken. Other actions are outlined in Appendix 1.

R1 (a) That Cabinet approve in principle the draft 'Rent with Confidence' (RWC) campaign as a positive way forward to encourage a more professional private rented sector and allow potential tenants to exercise choice when selecting property and a reliable landlord or agent and ask employees to consult in greater detail.

Progress

The Rent with Confidence concept has been promoted both within and outside of the Council as a sound methodology to enable the Council to encourage and promote a responsible private rented sector in the City, giving visibility of both acceptable and exemplary housing standards in the sector and highlighting cases where failure has been tackled through enforcement work. Initial consultation on the concepts has taken place with the private sector landlords steering group including professional landlords' organisations etc.

R1 (b) That consideration is given to the future resources required to move forward with the 'Rent with Confidence' (RWC) campaign and agree the need to implement RWC when resources become available for effective enforcement to help drive improvement in PRS housing in the city.

Progress

Work with the Director Public Health has identified potential Public Health funding regarding making improvements to the wider determinants of public health through targeted housing interventions. It is proposed to bring forward detailed proposals as part of the Improving the City Housing Offer (ITCHO) work stream in the Corporate Plan to support the delivery of the RWC strategy. This is likely to include dedicating resources to

- developing the "Star" rating of landlords and property to ensure clarity for tenants and organisations accessing private rented accommodation
- promoting the scheme amongst stakeholders and providers
- working with the professional private rented sector to develop a package of support to enable landlords to achieve high RWC star ratings and maintain their standards

The implementation of the RWC strategy should enable the Council to dedicate existing resource towards supporting the programme and at the same time increase the level of targeted (rather than reactive) enforcement work to tackle the most significant bad practices and illegal operations in the sector.

- 3.2 Cabinet acknowledged the financial constraints currently facing the Council and approved the review's recommendations and agreed to monitor the implementation of actions arising from them. Whilst looking to secure the necessary funding employees have been developing the strategy, and began consulting on the RWC concept, which has received favourable feedback.
- 3.3 As part of its strategy to positively tackle the wider determinants of health, Public Health has allocated funds from April 2015 specifically to support the housing service to improve the conditions in the PRS. As part of the next steps employees are developing project implementation proposals to take the initiative forwards. Proposals for a revised staffing establishment to realign with the delivery of the wider determinants of public health through the delivery of RWC proposals should be completed in September 2015.
- 3.4 Views are now being sought on the detail for the assessment and rating of landlords and their properties and how this needs to be implemented, with specific health outcomes for tenants in mind. RWC will link to the Councils housing enforcement policies and any Additional and Selective Licensing proposals, with the top rated landlords as assessed by the scheme, being incentivised to work directly with the Council, for example having licence fees waived or reduced etc. The indicative timescales for implementation are April 2016.
- 3.5 The overarching principles of RWC are set out in Appendix 2.
- 3.6 In taking the proposals forward the next steps are:
 - Engagement with the wider PRS including refocus of the landlords steering group to ensure effective input from the sector in Council housing strategies is on-going; the concept was positively received at the National Landlords Association Branch Meeting on 9 July 2015.
 - Development and consultation on the RWC accreditation scheme including scheme standards, star rating, management standards, accrediting bodies (NLA, ARLA, etc.), prior to its launch.
 - Working exclusively with our "3 star" landlords to set the benchmarks for the sector and drive delivery against the wider city outcomes – commencing April 2016.

4.0 Financial implications

- 4.1 There are financial implications to implementing RWC and any Additional or Selective Licensing schemes.

There is £400,000 in an earmarked reserve for Public Health Housing standards, which will enable the scheme to be set up and implemented, with further funds being generated from the Additional Licensing scheme in order to continue to self-fund that specific work area.

[JB/13072015/E]

5.0 Legal implications

5.1 There may be legal implications presenting as the proposals are developed and the Council will be required to meet all legislative requirements. Employees will consult with Legal Services during the development of the proposals to ensure legal compliance throughout.

5.2 In particular the ability of the Council to either support any accreditation scheme, or develop one of its own, would likely depend for its lawfulness upon the general power to do anything that is calculated to facilitate the performance of the Council's work as the Local Housing Authority.

[RB/10072015/Q]

6.0 Equalities implications

6.1 The initial equalities analysis screening for these proposals has not identified any equality issues at this stage; however on-going equality analysis will be undertaken as the proposals are being developed.

7.0 Environmental implications

7.1 Targeted enforcement, licensing of HMOs, Additional Licensing and Selective Licensing of problem areas will have the combined effect of improving communities and the environment. The RWC proposals will help to voluntarily drive up standards in the PRS as landlords achieve and strive to maintain top star status and take a better share of the PRS market, whilst Housing Standards can concentrate on tackling the worst landlords.

8.0 Human resources implications

8.1 There is currently insufficient capacity in the Housing Standards team to implement the RWC proposals. Proposals to restructure part of the service to deliver on this strategy are currently being developed. It is proposed that the funding provision from Public Health referred to in 2.3 above will be utilised to support any additional resourcing required to implement RWC and the development of an Additional Licensing scheme to concentrate on the multi occupied sector (subject to further legislative changes as outlined by the Government in the Queens speech regarding tackling rogue landlords).

9.0 Corporate landlord implications

9.1 This report has no corporate landlord implications as it only concerns property in the private rented sector.

10.0 Schedule of background papers

- 10.1 Scrutiny Review of Private Rented Sector Housing, Scrutiny Board 15 April 2014 and Cabinet 23 July 2014.

APPENDIX 1

Progress on other recommendations from the Private Sector Housing Scrutiny Review

R2 That a review of the current PRS enforcement policy is carried out with the aspiration to strengthen the processes, make them fairer across the range of landlords, to improve the quality of accommodation in the city, to promote processes and to identify where resources need to be re-aligned or strengthened.

Progress

The PRS enforcement policy has been redrafted and subject to initial consultation to ensure that it supports the RWC strategy. Following further refinement the draft policy will be subject to wider consultation prior to being adopted by the Council, subject to any further redrafting to take account of any representations made. Further consideration is being made in relation to recent legislative changes specifically around protection from eviction, given that this is now the highest reason for homelessness presentations in the City.

R3 That Cabinet approves Additional Licensing as a mechanism to licence and regulate Houses of Multiple Occupation (HMOs) locally and across the city as an alternative and more cost effective way of addressing problems with HMOs.

Progress

The government have recently announced via the Queens Speech that it intends to extend the existing mandatory licensing scheme for houses in multiple occupation (HMOs). This is likely to be achieved through an amendment of the definition of HMO which is to be consulted on, although no timescale has been given. The outcome of the consultation and implementation of the changes are likely to impact both on resources to administer an extended scheme and any impact of an Additional Licensing strategy.

R4 That Cabinet gives consideration to tackling problems associated with poor housing standards and overcrowding in inner areas of the City, and to consider the use of Selective Licensing, such as the All Saints Selective Licensing scheme, in other priority areas as identified by the Police and the Housing Standards Team.

Progress

There are a number of areas in the City where the PRS tenure is significantly higher than the average, and where issues associated with these higher concentrations are a cause for concern from partners (police and health in particular). We are continuing to monitor these areas carefully, and are providing evidence in support of the implementation of proposed Public Space Orders for Park Village and Hawkesford Crescent in a bid to tackle anti-social behaviour in those areas.

APPENDIX 2

Rent With Confidence Principles

- **Educate** – encourage all landlords regardless of the size of their rental portfolio or whether they use Letting Agents or not, to be accredited through the Midland Landlord Accreditation Scheme (MLAS), the National Landlords' Association (NLA) or the Residential Landlords' Association (RLA). RWC will support landlords to voluntarily register their properties in order to obtain a star rating.
- **Encourage** – the Council will always look to encourage landlords to operate within the law and to the highest standards, and will look to provide a certain level of guidance and assistance with respect to legal obligations, access to resources and information, and appropriate signposting wherever possible (at the same time this cannot be used by landlords as a free service or a means of by-passing any legal processes).
- **Enforce** – where landlords do not comply with the law the Council will use whatever enforcement route is necessary to achieve legal compliance and will further ensure that any landlords prosecuted are identifiable by means of links to the details of convictions for any potential tenants to see.
- **Portfolio landlords should know best**
 - 1-4 properties/lets = small/independent landlord
 - 5-19 properties/lets = semi-professional landlord
 - 20-upwards = professional landlord, letting agent or registered social landlord. There is an underlying principle that professional portfolio landlords should have an understanding of their legal requirements and that should any enforcement action be required the Council will seek to recover those costs directly from the landlord.

Star Rating of Landlords

- The scheme proposes to use an easily recognised **star rating** to enable tenants and others to make informed decisions regarding their landlord. The following criteria was set before Cabinet but further consideration needs to be given to the rating and how the rating will be maintained.

0 stars	An unknown landlord (not known to the Council) The descriptor for this is that this landlord has no track record with the council at all; has not applied for any licences that may be applicable, is not accredited through the NLA/RLA/MLAS or one that has been the subject of a complaint to the service during the past 5 years
1 star	A licence holder (or registered with the Council in some way) One star will automatically be awarded to any landlord that has come forward for mandatory/additional/selective licensing as applicable and meets the minimum statutory requirements. If the landlord is not NLA/RLA/MLAS accredited or has had any standard intervention during the last 5 years they will remain at 1 star until Housing Standards are satisfied that they have improved (i.e. following a full and detailed property inspection)
2 stars	An accredited landlord and/or a member of the NLA or the RLA. 2 stars will go to any accredited landlord in recognition of the training element they have undertaken providing Housing Standards have not had to take any formal statutory action – if they are accredited and have had a valid notice served since accreditation (to remain in force for five years) they go back to one star only
3 stars	A three star landlord recommended by the Council with a “rent with confidence” status For this the landlord will be as a minimum accredited to the two Star standard and have had no Housing Standards interventions and meet further conditions to demonstrate the level of service and property standards being offered
X	A landlord that has been prosecuted for Housing Act Offences (or similar which means they do not meet the not fit and proper test). The Council is considering whether it would be able to publish a list of landlords who are subject to such (unexpired) action

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Vibrant and Sustainable City Scrutiny Panel 23 July 2015

Report title	Waste management and minimisation	
Cabinet member with lead responsibility	Councillor Steve Evans Cabinet Member for City Environment	
Wards affected	All	
Accountable director	Nick Alderman, City Environment	
Originating service	Commercial Services	
Accountable employee(s)	Chris Huddart	Head of Service
	Tel	01902 556788
	Email	Chris.Huddart@wolverhampton.gov.uk
Report to be/has been considered by		

Recommendation(s) for action or decision:

1. The Panel is recommended to review and provide feedback on the draft literature to promote recycling across the city.

Recommendations for noting:

1. The Panel is asked to note the current collection arrangements for waste and recycling and the cost disposing household waste generated within the city.

1.0 Purpose

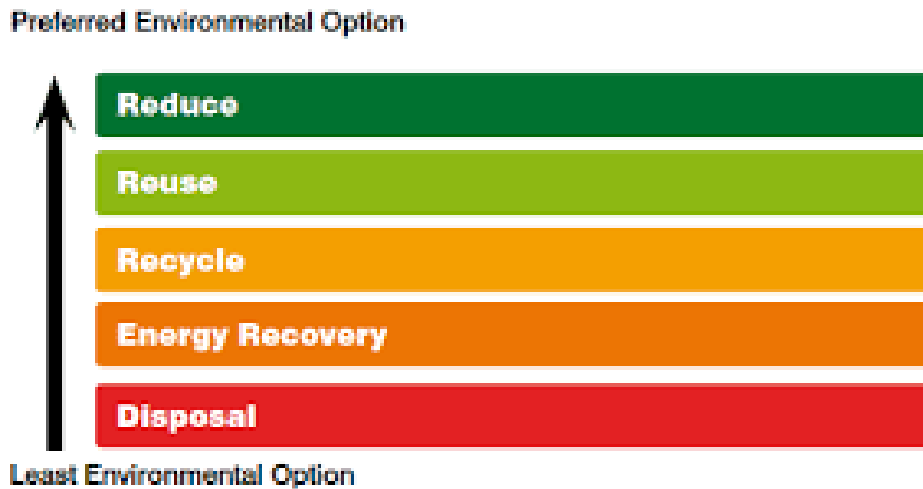
- 1.1 The purpose of this report is for the Scrutiny Panel to note the current arrangements for the collection and disposal of waste within the city and to review and provide feedback on the draft literature to promote the benefits of recycling to citizens across the city.

2.0 Background

- 2.1 The Waste and Recycling Service is delivered in partnership with Amey (formally Enterprise Managed Services) and provides a waste collection, recycling and disposal service for approximately 105,900 households across the city that fulfils the requirements of residents and the government. The current contract commenced in April 2006 with the contract term set at 14 years (i.e. expiring in 2020). Under the contract, Amey are responsible for all aspects of the day to day operations within the household and trade waste and recycling collection and disposal services. This includes operating two Household Waste Recycling Centres (HWRC).
- 2.2 The current collection services includes 14 weekly domestic and food collection rounds plus an additional hard to reach properties round, 7 fortnightly garden waste collection rounds between April and November and 7 fortnightly co-mingled dry recycling collection rounds.
- 2.3 Occupiers of conventional properties have been provided with a 140 litre wheelie bin for residual waste deposited at Wolverhampton Energy from Waste plant, a 23 litre bin for food waste recycled at an anaerobic digestion plant; 240 litre wheelie bin for garden waste directed to windrow composting and a 240 litre wheelie bin for the collection of co-mingled dry recyclates for sorting at a material recycling facility (MRF). An assisted collection service for the elderly and infirm who are not able to present their refuse or recycling containers at the edge of their property is in operation on all rounds.
- 2.4 Waste management legislation has been implemented over several years to improve waste collection and disposal with the general concerns being:
- Public Health
 - Local environmental issues (Local pollution issues)
 - Global environmental issues (Climate Change)
- 2.5 The Environmental Protection Act (1990) defines the duties of Waste Collection Authorities, responsible for the collection of waste from households and Waste Disposal Authorities, responsible for the disposal (treatment) of household waste. As a unitary authority, Wolverhampton City Council has a statutory responsibility to act as both the Waste Collection and Disposal Authority.
- 2.6 The revised Framework Directive names four recyclable materials (paper, glass, metals and plastics) that must be collected separately from general waste for recycling.

This legislation also requires the treatment and disposal of waste to be in accordance with the Waste Hierarchy, which shows waste treatment and disposal options in the order of environmental preference, these are:

- i) Reduce the amount of waste produced
- ii) Reuse materials repeatedly
- iii) Recycle, using materials to make new products
- iv) Recover energy from waste
- v) Safe disposal of waste to landfill (least preferred option)



- 2.7 The costs associated with waste collection and disposal services are traditionally high, with the disposal charges being a high proportion of the costs involved. Landfill disposal is by far the most expensive treatment option. The wide scale environmental impact of landfilling waste have seen it become subject to legislation that limits its use, as well as financial measures being implemented to encourage the use of alternatives. Landfill disposal is subject to Landfill Tax, which is currently set at £82.80 per tonne of waste that is landfilled. This is in addition to the disposal charge that the Landfill operator charges. Landfill Tax also had the effect of making other forms of treatment and disposal more competitive and in the early years the avoidance of Landfill Tax had the effect of “subsidising” the introduction of kerbside recycling collections.

2.8 The table below shows the current waste and recycling collection service offered to households in Wolverhampton. Also shown are the indicative processing costs for a tonne of each waste type.

	Materials collected	Container	Collection frequency	Treatment costs (per tonne)
Recycling collections	Paper, cardboard, glass, steel and aluminium cans and plastics	Black wheeled bin (240 litre)	Fortnightly	£15.00
Garden waste	Organic garden waste for composting	Green wheeled bin (240 litre)	Fortnightly (suspended during winter months)	£25.00
Food waste	Organic waste for anaerobic digestion	Food waste caddy (23 litre)	Weekly	£41.00
Residual waste	Remaining waste collected for incineration	Brown wheeled bin (140 litre)	Weekly	£57.00

2.7 Disposal and processing costs for each waste type vary. The cost of processing recyclable material and organic wastes (garden and food waste) is much cheaper than the cost of incinerating waste. Therefore, it is prudent for the council to encourage householders to use the more environmentally friendly forms of waste treatment (recycling, composting garden waste and anaerobically digesting food waste) because the cost of disposal for these methods of treatment is far cheaper. Encouraging residents to use the more environmentally friendly options also has the effect of reducing disposal and treatment costs to the council.

2.8 Recently, legislation has been introduced to improve the quality of recyclable material collected by Councils. This has caused recycling processors to take action to reduce the amount of contaminants in recycling collections. By operating separate collections of organic waste (garden and food waste) Wolverhampton is offering residents the opportunity to have this waste processed correctly and is reducing the chances of this material entering the black bin and becoming a contaminant in the recyclable materials.

2.9 Contaminated recycling may be rejected at the processing plant. If this occurs the recyclable material will have to be disposed of in some other way and this will incur additional costs for the Council. It is in everyone's interest to encourage the collection of clean, quality materials for recycling.

3.0 Waste and recycling communications plan

- 3.1 The importance of ensuring that citizens dispose of their waste in a sustainable manner is set out in section 2 of this report. The purpose of the communications plan is to set out the annual activities that will support operational delivery of the waste collection service and to inform citizens on how to use the collection service provided by the council in the correct manner, in order to minimise the annual operating cost of the service. The waste management communication work is currently undertaken by Amey which includes outreach visits to community groups and households that is supported by the Council's Communications Team.
- 3.2 The key aim of the communication plan is to
“effectively promote waste prevention and recycling to residents, motivating and enthusing residents to take responsibility for managing their waste in a more sustainable way”
- 3.3 The means by which messages are communicated to the citizens need be undertaken in such a way to ensure that they are accurate and accessible to everyone by using a range of media and languages that is appropriate to the target audience. The communications plan will maximise the engagement and involvement of citizens thereby enabling them to provide feedback when necessary.
- 3.4 In particular, the Waste Partnership is currently reviewing all promotional literature in relation to the collection service, to ensure that messages are clear and understandable by citizens. Draft copies of these leaflets are contained in Appendix 1, and the panel are requested to provide feedback on the contents of the leaflets.

4.0 Financial implications

- 4.1 The legislative requirements for the delivery of the current collection service are set out in this report. However, there are also financial benefits associated with improving resident's behaviour patterns to reduce the amount of waste overall, separate the organic waste for separate treatment and recycle well.
- 4.2 The production and distribution of this promotional literature is currently undertaken by Amey as waste management communication work.

[TT/09072015/S]

5.0 Legal implications

- 5.1 In order to comply with current legislation the Council has to offer all households a recycling collection separate from the residual waste for four named materials (paper, glass, metals and plastics). Recent legislation has been introduced to improve the quality of recyclable materials collected and this may have an impact on how the Council delivers its recycling collections in the future. [Legal Code: TS/09072015/W]

6.0 Equalities implications

6.1 There are no immediate equality implications arising from this report.

7.0 Environmental implications

7.1 The Waste Hierarchy outlined in the revised Waste Framework Directive shows waste treatment and disposal options in the order of least impact on the environment. This legislation now makes it a legal requirement that waste is treated, where possible, in accordance with the Waste Hierarchy.

8.0 Human resources implications

8.1 There are no Human Resource Issues contained in this report.

9.0 Corporate landlord implications

9.1 There are no corporate landlord implications contained in this report.

10.0 Schedule of background papers

10.1 None

General waste

Weekly Collection

Anything that can't go in the other bins can go in your brown bin;



Polystyrene



Crisps & sweets packets



Nappies



Tissues



Worn-out clothing



Plastic bags / film

As well as the following;

- Cat litter
- Animal bedding
- Soiled or greasy packaging
- Broken pottery or cookware



Visit www.wolverhampton.gov.uk/recycling or call City Direct on **01902 551155** for more info.

Recycling centres

Take these items to either of the two Household Waste Recycling Centres;



Electrical items



Large pieces of metal



Hard plastics



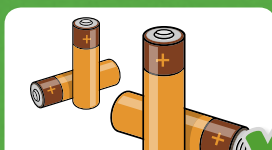
Clean textiles



Lightbulbs



Cooking oil



Batteries



Wood

If you have extra rubbish or recycling you can take it to either of the two recycling centres;

Anchor Lane
Lanesfield WV14 9NE

Shaw Road
Bushbury WV10 9LA

Check opening times before you visit

Your WASTE AND RECYCLING services



Recycling

You can recycle these in your black bin.



Any plastic-style bags



Cardboard boxes



Food tins, drinks, aerosol cans & metal takeaway containers



Glass bottles & jars



Plastic bottles and plastic food containers



Paper, magazines, newspapers & catalogues

X No electrical items

X No wood

X No textiles

X No large metal items

X No food waste

X No polystyrene

X No plastic childrens' toys

X No nappies

X No bubble wrap

X No plastic film

X No plant pots

Garden waste

You can recycle these in your green bin.



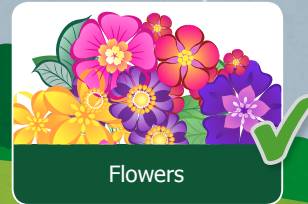
Leaves



Grass cuttings



Twigs & bark



Flowers



Plants & weeds



Hedge clippings

X No garden furniture

X No plastic bags

X No pots

X No food waste

X No soil

X No timber

X No diseased plants

X No bricks or slabs

X No garden tools

Food waste

You can recycle these in your food caddy.



Fish



Tea & coffee grounds



Bread & pastries



Meat & bones



Fruit & vegetables



Dairy

X No packaging

X No liquids

NOTE: You can put your food waste in plastic carrier bags to keep your caddy clean.

If you place Household waste out incorrectly you may receive a **£100 Fixed Penalty Fine**. The Council is not obliged to collect household waste that is not in the correct bins or placed out for collection on the wrong day.

Vibrant and Sustainable City Scrutiny Panel 23 July 2015

Report title	Relocation of Wolverhampton Indoor and Outdoor Market	
Cabinet member with lead responsibility	Councillor Steve Evans Cabinet Member for City Environment	
Wards affected	All	
Accountable director	Nick Alderman, City Environment	
Originating service	Commercial Services	
Accountable employee(s)	Chris Huddart	Head of Service
	Tel	01902 556788
	Email	Chris.Huddart@wolverhampton.gov.uk
Report to be/has been considered by		

Recommendation(s) for action or decision:

1. The Panel is recommended to review and provide feedback on the proposed layout and branding for Wolverhampton Market.

Recommendations for noting:

1. The Panel is asked to note timeline for the relocation of the market.

1.0 Purpose

- 1.1 To brief the Panel on proposals the arrangements for relocating Wolverhampton market to support the delivery strategy for the Westside regeneration project and provide feedback on the proposed layout and branding to be presented at the meeting, in order to finalise proposals in preparation for the submission of the planning application.

2.0 Background

- 2.1 The current provision at Wolverhampton market comprises of an indoor hall with 88 general stalls, 19 food hall stalls; an open market with 46 stalls, 13 shop units; associated storage and car parking.
- 2.2 Market Services have reviewed case precedents for markets relocation with a view to developing a relocation plan. Regular meetings are being held with trader representatives to ensure all existing traders are up-to-date on proposals and timescales.
- 2.3 The relocated market will have provision for up to 70 stalls that will need to accommodate traders relocated from the current indoor market as well as the existing outdoor traders. This represents an overall reduction in the number of stalls but is aimed at providing a higher quality offer of trade lines and securing licence/lease agreements with traders to support the sustainability of the market.
- 2.4 Initial feasibility work focused on producing a cost model for the use of two vacant units in London Place that could provide accommodation for up to 12 traders from the meat and fish hall. The financial model for this proposal to be sustainable required an increase in fee levels for the traders in the region of 40% when compared against their current payments.
- 2.5 The option to occupy London Place was discussed with traders in January 2015 and they agreed not to progress this option. An alternative option for the provision of units on Markets Square to operate alongside the existing outdoor traders as an interim provision was also discussed. The traders agreed that this approach would enhance the shopping experience for customers, by having all the stalls in a single location and requested that further feasibility work be undertaken on this option.
- 2.6 The relocation on Market Square is an interim solution prior to a permanent home for the market being determined as part of discussions with potential developers for Westside. This process will involve further discussion with the traders and the traders will be informed of progress with the marketing process.

3.0 Progress

- 3.1 Proposals for the relocation of the indoor market to Market Square are close to conclusion and there has been prolonged engagement with market traders to establish their requirements and ensure these are met.

The markets manager has completed one to one meetings with all the traders (indoor and outdoor) to record their ideas about the layout and space requirements of the proposed new market. Where appropriate provisional lease terms applicable to their occupation going forward have also been discussed.

3.2 The strategy aims at improving the quality of the market offer by having a balance of trade lines that is dependent upon key anchor tenants from the meat/fish, fruit and vegetable, household goods and textiles trades. The proposed option includes clear zoning covering food, household and personal goods trade lines that will assist customers in locating the stalls they are seeking. This will improve pedestrian flows through the market to enhance the customer experience and enhance trader revenues.

3.3 The initial design and layout of the relocated market has been subject to review with a specialist market design and operations consultancy and the project manager for the Westside regeneration project. The plans that will be tabled at the meeting incorporate the following:

- 1) A design that reflects best practice in outdoor markets that includes the zoning of market stalls according to their trade line.
- 2) A retail unit has been identified as a value for money option for providing management and frontline staff facilities
- 3) Enabling works will be minimised by using existing power towers and other, existing pop up electricity units
- 4) Use of self-contained water supply with mains drainage connection for the meat and fish cabins only.
- 5) Options for branding of the cabins are under development that is consistent with the councils branding.
- 6) Approach for the engagement of traders in the marketing of Westside 1 and 2 to be finalised and included in trader review meeting in July

3.4 Corporate Landlord (Estates & Valuation Team) has issued formal notices to existing lease holders on the site formally terminating their agreements from January 2016. All lease holders, have been kept fully up to date on progress and the Council is assisting all tenants in finding alternative accommodation both within the new design and elsewhere within the City Centre. Tenants have been advised of their legal rights and are aware of the critical deadlines with plans to ensure continuity of their businesses well advanced.

4.0 Timetable

4.1 Governance arrangements for the decant of Heaton House have been established and a timetable for the relocation of the market traders is outlined below.

Milestone	Date
Wider Councillor Consultation (Ward Councillors) invite/offer	W/C 20 July 2015
Traders Review	W/C 20 July 2015
Vibrant and Sustainable City Scrutiny Panel	23 July 2015
Public Consultation – Non Stat	27 July 2015
Cabinet (Resources) – delegated approval to award contract.	28 July 2015
Market Design Signed Off	11 August 2015
Planning Application Submitted	18 August 2015
Markets Tender Issued	18 August 2015
Tenders Returned	15 September 2015
Tender Evaluation Complete	22 September 2015
Planning Application Approved	29 September 2015
Successful Tender Approved	29 September 2015
Market Square Works Completed	7 January 2016
Traders Relocate from Market Hall	18 January 2016

4.2 The timescales indicated above for the relocation of the market are subject to securing the necessary statutory consents such as planning permission. In addition, traders have been briefed on the proposed timetable and they are satisfied that it will not impact on their peak trading period prior to Christmas.

5.0 Financial implications

5.1 There is an approved budget of £983,000 to cover the costs of the relocation of the indoor market and the proposals contained in this report are within budget allocated. [MF/09072015/K]

6.0 Legal implications

6.1 By virtue a Royal Charter granted to Wolverhampton by King Henry III in 1258, there is an obligation upon the Authority to hold a weekly market. Such an obligation could only be extinguished by seeking sponsorship of a private Act of Parliament. Common Law would dictate that the size of the market would be of such size as is convenient for all those who would wish to buy and sell thereat. Provided that a facility is provided for a market, there is no bar to relocation of the market venue within the City centre. Any relocation should only be considered after consultation with stakeholders in order to minimise the possibility of judicial challenge. [Legal Code: TS/09072015/X]

7.0 Equalities implications

7.1 The Westside regeneration project is will be supported by a full Equality Analysis that will allow all stakeholders to negotiate a process that will comply with the Public Sector Equality Duty as created by Section 149 of the Equality

8.0 Environmental implications

8.1 There are no Environmental implications contained in this report.

9.0 Human resources implications

9.1 There are no human resource implications contained in this report.

10.0 Corporate landlord implications

10.1 Heantun House has been considered and categorised as an asset to be used to develop and realise projects and programmes of strategic importance to the City with an overview and endorsement from both Strategic and Operational Land and Property Boards under the Corporate Landlord Model.

11.0 Schedule of background papers

11.1 Westside Delivery Strategy – Exempt Amber Decision – Cabinets – 26 March 2014

11.2 Westside Delivery Strategy – Exempt Amber Decision – Cabinets – 10 December 2014

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