



## **CABINET**

### **MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, TREDOMEN ON WEDNESDAY, 25TH JULY 2018 AT 2.00 P.M.**

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#### **PRESENT**

Councillor D.V. Poole – Chair

#### **Councillors:**

C. Cuss (Cabinet Member for Social Care and Wellbeing), N. George (Cabinet Member for Neighbourhood Services), C. Gordon (Cabinet Member for Corporate Services), B.A. Jones (Cabinet Member for Finance, Performance and Governance), P. Marsden (Cabinet Member for Education and Achievement), S. Morgan (Cabinet Member for Economy, Infrastructure and Sustainability), L. Phipps (Cabinet Member for Homes and Places) and E. Stenner (Cabinet Member for Environment and Public Protection).

#### **Together with:**

C. Harrhy (Interim Chief Executive), R. Edmunds (Corporate Director for Education and Corporate Services), M. S. Williams (Interim Corporate Director - Communities), G. Jenkins (Assistant Director – Children’s Services), M. Lloyd (Head of Infrastructure), S. Couzens (Chief Housing Officer), C. Davies (Interim Private Sector Housing Manager), J. Morgan (Trading Standards, Licensing and Registrars Manager), L. Morgan (Licensing Manager) and A. Dredge (Committee Services Officer).

#### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from D. Street (Corporate Director – Social Services and Housing).

#### **2. DECLARATIONS OF INTEREST**

Councillors S. Morgan, D. V. Poole, Mrs E. Stenner and M. S. Williams (Interim Corporate Director – Communities) declared personal interests in relation to Agenda Item 6 - Revised National Home Improvement Loan Schemes and associated amendments to Private Sector Housing Renewal Policy, at the commencement of the meeting.

Councillors N. George and B. A. Jones declared personal interests in relation to Agenda Item 9 - Draft Caerphilly Homes Asset Management Strategy, at the commencement of the meeting.

#### **3. CABINET MINUTES - 11TH JULY 2018**

The minutes of the Cabinet meeting held on 11th July 2018 were approved and signed as a correct record.

## **MATTERS ON WHICH EXECUTIVE DECISIONS WERE REQUIRED**

### **4. SOCIAL WORKER RECRUITMENT AND RETENTION IN CHILDREN'S SERVICES LOCALITY TEAMS**

The report updated Cabinet with the challenges being faced with recruitment and retention within Children's Services and the direct correlation with the Council's current salary scales for Social Workers and Senior Practitioners. The report also identifies additional resources required to safely manage the significant increase in workload experienced over the last 12 to 18 months.

It was explained that Frontline Children's Services Teams, called Locality Teams in Caerphilly, have historically been areas where recruitment and retention of staff can be challenging. There are six Locality Teams across the Borough and they provide direct social work support to children, young people and their families. Cabinet were reminded of the service pressures faced across Children's Services with the increased complexity of difficulties being presented by families, the significant increase of 100 Looked After Children, the resultant projected budget overspend and the relentless demands of increased Court Proceedings. Children's Services relies on professionally trained and registered Social workers and Senior Practitioners in order to deliver its statutory function. Ensuring the Council has a high quality workforce is imperative to managing the risks to children, young people and families across the Borough. Over the last 12-18 months, increasing difficulties have been experienced in both recruiting and retaining qualified staff in the six frontline Locality Teams across the Division.

It was noted that discussions undertaken with staff leaving and potential applicants who do not accept posts confirm that the current level of remuneration is a critical factor. The Council offers the lowest starting salary and a restricted salary scale for their Social Worker posts in comparison with neighbouring Local Authorities with whom Caerphilly are in direct competition for qualified staff. It was acknowledged that Caerphilly was one of the first Councils to implement Job Evaluation with Newport and Monmouthshire being two of the most recent to complete the task. This may be a factor in the difference in pay scales across the Councils.

Cabinet discussed the recruitment and retention issues and the impact of the additional workloads and Members were reminded that In July 2017, Cabinet approved the recruitment of two additional fixed term Social Workers to the Locality Teams to support the increased court pressures. Unfortunately, the Department have been unable to recruit to these posts. A report was presented to Corporate Management Team who in turn agreed a Task Group consisting of Finance, Human Resources and Social Services should be established to identify options. The options considered by the Task Group were to regrade Social Workers to Grade 10 and Senior Practitioners to Grade 11 within the existing Job Evaluation Pay Scales to align Caerphilly with the other Council's in Gwent. The Group considered this option and concluded that the Council should not re-evaluate the Grade 9-12 posts because of the equal pay claim potential for all other posts in those grades across the whole of the Council. The second and preferred option was to introduce a market supplement in recognition of the recruitment difficulties and the workload pressures in Children's Services Locality Teams only. This supplement would need to be £3227 to make it competitive with Newport and Monmouthshire. The Group considered whether this should be applied across the Division and/or the Directorate and agreed that the rationale for applying the supplement clearly links to persistent and sustained recruitment difficulties over 18 months in specific Teams.

In addition, Cabinet were advised that supporting unqualified staff to undertake training to qualify and register as a Social Worker is a proven way of ensuring vacancies are able to be filled going forward. These secondments were previously suspended and it has now been agreed that secondment opportunities shall recommence in Children's Services only, utilising Welsh Government grant funding available through Workforce Development. Seconded staff will require study days and placement opportunities to be made available.

In terms of financial implications, it was confirmed that the full year cost of implementing a £3,227 market supplement to the posts within the six Locality Teams will be £264,776. This is based on 7 Social Workers and 3 Senior Practitioners in each of the six teams plus the two additional posts agreed last year and includes employer's National Insurance and Superannuation contributions. The full year cost of the 4 additional Social Workers (Grade 9 plus the market supplement) and 1 Independent Reviewing Officer (Grade 10 with no market supplement) would be approximately £244k. It is proposed that the additional cost of £338,666 for the remainder of 2018/19 is funded through the one-off use of Social Services Reserves. Subsequent financial years will need to be incorporated into the budget setting process for 2019/20 in the light of anticipated growth to be allocated to the Directorate of Social Services.

The Cabinet Member for Social Care and Wellbeing recently met with each of the Locality Teams and he relayed the concerns expressed by staff and in particular the current salary levels. He emphasised that the Teams are Frontline Services and this market supplement will go a long way in supporting existing staff by ensuring consistency with the support and services available to families. The staff consider that they have a good support network around them. Cabinet wholly supported the proposals and extended their congratulations to the dedicated and loyal staff who have shown their commitment with the increased service pressures within the Directorate.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's Report: -

- (i) the contents of the report, be noted;
- (ii) the use of Social Services Reserves in the sum of £338,666 to fund the following proposals for the remainder of 2018/19, be approved:
  - a) the recruitment of four additional Social Workers (in addition to the two unfilled posts agreed last year) and an Independent Reviewing Officer to meet workload demands;
  - b) the application of a market supplement of £3,227 to all Social Worker and Senior Practitioner posts in the six Children's Services Locality Teams, which will be reviewed 12 months after implementation, with a further report being presented to Cabinet at that time.

## **5. PROPOSAL TO INCREASE HACKNEY CARRIAGE FARE TARIFFS**

The Report sought Cabinet's approval for the proposed increase in the Hackney Carriage Fare Tariff. Cabinet were advised that the Report had been considered by the Taxi and General Committee on 21st June 2018 as a consequence of requests received from the Caerphilly County Borough Taxi Drivers Association (CCBTDA) and two Hackney Carriage Vehicle Proprietors, for the current Hackney Carriage Fare Tariff to be increased.

It was explained that the current tariff has been in place since 2010 and that this should be reviewed in line with the current economic climate. Cabinet were referred to the information contained in the report and its appendices, including the current tariff, the Council's position within the National Fare Table, a comparison of the two mile tariff across Wales, a comparison of each proposal as suggested by the trade and Licensing Authority demonstrating the prospective fares based on 1 to 5 mile journeys. Details of the proposals made by the trade, a draft new tariff based on the most popular proposal, and the Council's Equality Impact Assessment were also provided.

It was confirmed that the consultation was undertaken with all traders in respect of the proposals and the resultant responses and level of support for each proposal, as set out in Section 4.6 of the report. Proposal 1 consisted of identical suggestions made by the taxi association and one proprietor, whilst Proposals 2 and 3 were submitted by another licensee. It was noted that the Licensing Department had suggested its own proposal (Proposal 4) as part of the tariff increase exercise, which was supported by the majority of respondents (46 out of 97 respondents which equated to 47.4% of the responses). This would see a tariff increase to fares of between 4%-13%, depending on the relevant tariff period. Members were also asked to note the proposal to amend the range for times of operation relating to Tariffs 1 and Tariff 2 (from 6am and midnight and midnight to 6am respectively, to be amended to 7am to 7pm and 7pm to 7am respectively).

It was explained that following ratification by Cabinet, and if no objections are received following advertisement in the press for a 14-day period, the fare tariff shall come into effect immediately. If any objections are received then Cabinet will receive a further report to consider these and to approve the fare tariff with or without modification and the date upon this should come into effect.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's Report: -

- (i) Proposal 4 in respect of an increase to the hackney carriage fare tariff as set in the report and Appendix F be approved, to enable the proposal to be advertised in the press for a 14-day period;
- (ii) it be noted that following the consultation period if no objections are received, the fare tariff shall come into effect immediately. If any objections are received then Cabinet will receive a further report to consider these and to approve the fare tariff with or without modification and the date upon this should come into effect.

## **6. REVISED NATIONAL HOME IMPROVEMENT LOAN SCHEMES AND ASSOCIATED AMENDMENTS TO PRIVATE SECTOR HOUSING RENEWAL POLICY**

Councillors S. Morgan, D. V. Poole, Mrs E. Stenner and M. S. Williams (Interim Corporate Director – Communities) declared personal interests in relation to this item at the commencement of the meeting. As the interests were personal, Members and the Director were not required to leave the room and could take part in the debate.

Cabinet were initially referred to a typographical error in paragraph 4.7. in the report that should read a *non-repayable*, recyclable Welsh Government (WG) capital grant that was provided for the Houses into Homes Schemes, and operated on a regional basis.

The report advised Cabinet of the changes introduced by Welsh Government (WG) in relation to the following Schemes and sought approval to make the proposed amendments to the Authority's Private Sector Housing Renewal Policy:

- (i) the Houses into Homes and Home Improvement Loan Schemes;
- (ii) the financing of Capital Budgets for Home Improvement Loans and Houses into Homes Scheme;

- (iii) Loans for owner occupiers and landlords, including a proposal to offer lifetime Loans to help those homeowners most in need.

It was explained that in February 2018, WG introduced amendments to the Houses into Homes and Home Improvement Loan schemes that will affect arrangements for Loans currently offered by Caerphilly County Borough Council. The report outlines how the revised National Home Improvement Loan Scheme is required to operate. At that time WG also introduced changes to the capital funding arrangements for Local Authorities who offer Houses into Homes and Home Improvement Loans. These changes were accepted, in principle, by the Cabinet Member for Homes and Places and Interim Head of Corporate Finance, to enable the Council to accept the award of funding within the specified timescale.

Cabinet noted that there were originally two separate sources of capital funding. Initially, non-repayable, recyclable WG capital grant was provided for the Houses into Homes Scheme, which was operated on a regional basis. In addition, WG provided a source of capital funding in the form of an interest free, long term repayable Loan to Local Authorities, to fund loans for home owners and landlords and to return empty properties back into use. Both sources of funding will now be merged to form a single pot for the Authority to utilise for repayable Loans according to local need and demand. However, the Authority must ensure that sufficient funding is available to allocate to loans in respect of Empty Properties to ensure that the all Wales sector target of 5,000 homes brought back into use is met.

In addition to requiring changes to the administration of existing loans available to owner occupiers and landlords, as a condition of accepting the revised award for loan assistance, WG require the Local Authority to also provide repayable financial assistance to low income owner occupiers, who fail Home Improvement Loan affordability criteria and are ineligible for other available grants. These 'lifetime loans' will be available to remove hazards within the home and to make the homes 'safe, warm and secure'. Such assistance is to be provided at the discretion of the Local Authority and is required to be offered in addition to pre-existing financial assistance products. Cabinet were informed that this should have been made available to the public by 30th June 2018 but WG are aware of the timeline for consideration by Members. As the changes to existing loans and the introduction of Owner Occupier Repayable Financial Assistance are prescriptive in their format, Members were asked to consider only whether or not to agree to make the revised financial products available as part of the Private Sector Housing Renewal Policy.

Cabinet discussed the proposals and considered this as a 'good news story' that will provide housing for more people in the long-term. It was confirmed that in order to maximise the take up of the loan products and to comply with WG guidance, the availability of the range of loan products will be promoted in various local publications, on the Council's website and through social media.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that subject to an amendment to paragraph 10.1. to include the *in principle decision of the Cabinet Member for Homes and Places in relation to the revised arrangements for the Houses into Homes and Housing Improvement loans as detailed in paragraph 4*, and an additional recommendation at paragraph 10.4. to include *the changes introduced by WG for the three various loan options be noted and ratified and that this be reflected by amending the Private Sector Housing Renewal Strategy*, and for the reasons contained in the Officers Report: -

- (i) the contents of the report regarding changes introduced by Welsh Government in relation to the funding of Loan Assistance, be noted and the in principle decision of the Cabinet Member for Homes and Places in relation to the revised

arrangements for the Houses into Homes and Housing Improvement loans as detailed in paragraph 4, be endorsed;

- (ii) the introduction of an Owner Occupier Repayable Financial Assistance product to be operated in the manner outlined in paragraphs 4.16 and 4.17, be agreed and these paragraphs be appended to the Private Sector Housing Renewal Policy;
- (iii) the proposed changes to the existing Owner Occupier and Landlord Loans products outlined in paragraphs 4.14 and 4.15, be agreed and these paragraphs be appended to the Private Sector Housing Renewal Policy;
- (iv) the changes introduced by WG for the three various loan options be noted and ratified and this be reflected by amending the Private Sector Housing Renewal Strategy, be agreed.

## **7. PROPOSED ALLOCATION OF FUNDING FOR APPRENTICESHIPS ACROSS COUNCIL SERVICES**

The Report sought Cabinet approval for the allocation of funding for Apprenticeships across the Council together with a formal process for the consideration of applications for apprenticeships from service areas across Council Services.

It was explained that in April 2011 a revenue budget of £485k was established for the purpose of funding Apprenticeships. Due to ongoing savings requirements arising from the Medium-Term Financial Plan (MTFP) this budget was reduced to £150k in 2015/16 and then removed in its entirety from 2016/17. Underspends on the revenue budget were ring-fenced into a usable reserve and as at the 31st March 2018 the uncommitted balance on the reserve is £530k. Consideration now needs to be given to releasing the reserve for a new apprenticeship programme in order to support the Welsh Government, Council (and wider Cardiff Capital City Region (CCR)) employment, regeneration, skills and apprenticeship priorities and to assist various services across the Authority with workforce planning issues.

Cabinet were advised that Corporate Management Team has recently been examining the age profile across the Authority and there is a general skew in the data towards staff aged 50+. In this context workforce remodelling and workforce flexibility policies can assist in downsizing the organisation where it is required but there needs to be a balance that allows talent to enter the organisation as well. This is more important in some services than others due to various workforce planning issues.

It was proposed that should a service area wish to recruit an apprentice, a business case must be completed and submitted to the Apprenticeship Panel, which would consist of the Corporate Director of Communities, the Head of People Services and Head of Corporate Finance. The Panel will consider the applications and make recommendations to the Chief Executive. Furthermore, a periodic progress report will be provided to the Policy and Resources Scrutiny Committee for information on the engagement of apprentices.

The sum currently available in the reserve of £530k and this could either support 23 apprenticeships for a 1 year period or 11.5 apprenticeships for a 2 year period (which is a typical apprenticeship period). It was emphasised that there are a number of other permutations dependent on specific service requirements relevant apprenticeship periods and/or whether the service area could make any financial contribution to salary costs. The ability of an individual service to contribute funding to the apprenticeship scheme will be an integral part of the business case to be completed. There would also be an expectation that individual services would fund the training costs or source external funding to support the costs of training. In addition, the Council would have to seriously consider what employment

opportunities could be available for these Apprentices at the end of the period of training, otherwise it would not realise any benefit.

Cabinet discussed the benefits the proposed apprenticeship scheme will offer jobseekers in acquiring the skills relevant to specific long term employment. In addition, the prospects within the Local Authority will provide particular contributions to prosperity, equality, community and economic regeneration and global responsibility, in terms of the Well-being of Future Generations (Wales) Act 2015. Members expressed the importance of considering skills for the future and not just in the short term and that the apprenticeships should provide meaningful outcomes in the long term.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that subject to an amendment at paragraph 10.2. to include *the Cabinet Member for Corporate Services* and for the reasons contained in the Officer's Report: -

- (i) the uncommitted one off sum of £530k currently set aside in Reserves is used to fund apprenticeships, be agreed;
- (ii) the establishment of an Apprenticeship Panel consisting of the Interim Corporate Director – Communities, Head of People Services, Head of Corporate Finance and the Cabinet Member for Corporate Services, which will consider apprenticeship Applications in accordance with the process outlined in paragraph 4.9, be endorsed;
- (iii) a further report be presented to Cabinet in due course that will set out a proposed workforce development programme including any initiatives that will ensure the Council's workforce is sustainable over the longer term.

## **8. DECRIMINALISATION OF PARKING (STAGE 2)**

Cabinet were reminded of the previous report brought on the 28th February 2018, where Members adopted an implementation model for Civil Parking Enforcement (CPE) where on street enforcement is undertaken in house and to collaborate with another (or other) local authorities for the back office notice processing and administration. The decision also included an instruction to undertake the Traffic Regulation Order review necessary to prepare the application to Welsh Government to secure the CPE powers. Several Specialist reports have been undertaken since this time, the results of which will be consolidated and compiled in a further report that will also consider interface issues within the next two to four months. A Service Level Agreement will also be agreed with Rhondda Cynon Taff Local Authority. Officers have drafted their application for submission to Welsh Government to obtain powers for Civil Parking.

The current planned 'Go live' date for CPE is April 2019 and Officers are on target to achieve this. The report set out the proposals and recommendations to be undertaken to implement the decision and the issues requiring further consideration that will assist in achieving this implementation date. Officers outlined the key actions planned and progress made in regards to CPE preparations, and it was noted that the proposals and issues were presented to a Members' Seminar on the 6th June 2018, where approximately half of the Members attended to consider the proposals. The report was also considered by the Regeneration and Environment Scrutiny Committee at its meeting on the 26th June 2018. Two key points were raised at the Seminar namely, concerns of the 'balance of enforcement' and Officers gave assurances that a sufficient amount of resources would be made available. The second point was the withdrawal of Gwent Police from this service prior to the implementation date. Cabinet in turn were reassured that Officers having spoken with the Police and have received

assurances that the Police are prepared to be flexible and will offer a smooth transition for the period January to April 2019. The Scrutiny Committee supported the recommendations as set out in the report.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that subject to an amendment to paragraph 1.11. (x) to include *and as substitute, the Cabinet Member for the Environment and Public Protection* and an additional recommendation at paragraph 1.11. (xi) to include *the formal resolutions and delegations as set out in Section 5 of the report which are required in order to progress the actions necessary for implementation, including an application for CPE powers to Welsh Government* and subject to an amendment to paragraph 1.12. to include *and a report thereafter be presented to full Council* and for the reasons contained in the Officer's Report: -

- (i) CCBC reach a formal agreement with RCTCBC for them to manage the back office on CCBC's behalf;
- (ii) for consistency, that responsibility for enforcement of all Countryside and Tourism carparks be transferred to the Civil Enforcement Team;
- (iii) all existing resident permit parking schemes within the borough be consolidated (as part of the TRO consolidation order) to bring them in line with the policy and ensure consistency across the Borough;
- (iv) new customer relation protocols and/or systems via the Customer Services Team be developed;
- (v) any cashless parking system be procured remotely and separate to a Civil Parking Enforcement (CPE) IT service provider;
- (vi) that the CEO role initially be implemented under CPE to avoid any delays to its implementation. In parallel work on combining the role with CSWs will be progressed and implemented at the earliest possibility, if viable;
- (vii) any financial surpluses from the operation be ring fenced to CPE activities and provisions in accordance with the requirements detailed within Section 55 (as amended) of the Road Traffic Regulation Act 1984;
- (viii) the recommendations and delegations as set out in Section 5.1 of the report be sought to facilitate the CPE application to WG and subsequent implementation;
- (ix) the additional costs of £431k for the TRO review and CPE set up costs be funded from SEW and Communities Directorate reserves (i.e. £291k from SEW reserve and £140k from Communities Directorate reserve);
- (x) endorse and nominate to Council that the Deputy Leader and Cabinet Member for Economy, Infrastructure, Sustainability and Well-being of Future Generations and as substitute the Cabinet Member for the Environment and Public Protection be the Representatives appointed to stand on the Joint Committee of England and Wales for the Civil Enforcement of Parking and Traffic Regulations outside London, which oversees the adjudication service known as the Traffic Penalty Tribunal (TPT) and that a substitute representative is also nominated and appointed;



- (xi) the formal resolutions and delegations as set out in Section 5 of the report which are required in order to progress the actions necessary for implementation, including an application for CPE powers to Welsh Government, be supported;
- (xii) the interface between Community Safety, CPE and the resultant staff roles needs further consideration, be noted and a further report be presented to Cabinet in due course in relation to these matters and thereafter full Council.

## **9. DRAFT CAERPHILLY HOMES ASSET MANAGEMENT STRATEGY**

Councillors N. George and B. A. Jones declared personal interests in relation to this item at the commencement of the meeting. As the interests were personal, the Members were not required to leave the room and could take part in the debate.

The report outlined the proposed asset strategy for Caerphilly Homes following the anticipated achievement of the Welsh Housing Quality Standard in 2020. This will ensure the standard is maintained thereafter and the Council's Housing portfolio will continue to provide affordable, quality homes that meet customers' needs. The strategy applies to all council owned housing stock which is funded by the Housing Revenue Account, and new council housing. The report sought Cabinet approval to proceed with wider tenant consultation on the proposals. A further report will then be presented at Cabinet that will incorporate the outcome of the consultation for final consideration/approval.

In terms of delivering this strategy Cabinet were referred to paragraph 4.6. in the report that sets out the key issues that have been identified. It was explained that in relation to Asset Management and to assist with the delivery of the WHQS programme a new asset management database was acquired called Keystone. This system helps to manage the maintenance and improvement of the housing stock by maintaining a record of the portfolio. It also identifies the investment required for each property and the financial commitments required to achieve the standard required, i.e. WHQS and to support the ongoing maintenance of the standard post 2020. Whilst the asset management database can provide information at an individual property level, a delivery plan needs to be agreed to ensure that any future planned maintenance programmes are provided as economically and efficiently as possible. Clarification was provided regarding the logging of complaints and it was confirmed that the database would not log this information and that any complaints are currently logged and processed via the Corporate Complaints Procedure.

The provision of new Council housing also needs to be considered and included within the delivery plan. Cabinet noted that the existing procurement strategy needs to be reviewed to ensure the approach taken not only supports the delivery plan as effectively and efficiently as possible, but also ensures value for money and maximises community benefits from the investment. In terms of standards/quality it was emphasised that the Council's understanding of the asset portfolio and customers' needs is key to the successful delivery of this strategy. Maintaining existing properties to the WHQS is one aspect, but there will be other legal and regulatory standards to comply with. In addition innovation and sustainability will be required to ensure existing and new housing remains affordable and meets customers' needs. The tenants' Charter for Trust will continue to be supported to ensure satisfactory levels of service are being delivered to all tenants. Cabinet were advised that the agreed strategy will need to be supported by a financially viable business plan that clearly sets out the income/borrowing requirements to meet the identified investment contained within the delivery plan.

An overview of the Asset Maintenance Programme was provided that includes the remodelling of Sheltered Housing Schemes, Accessible Housing and New Council Housing. It was confirmed that further reports will be brought to Cabinet following surveys and a Consultation process undertaken. Cabinet requested that when considering the remodelling

of Sheltered Housing Schemes, Officers should have in-depth discussions with the Social Services Department regarding requirements. Emphasis was placed on the needs of tenants to be considered during the next five to ten years and not just for the immediate future.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that subject to an amendment at paragraph 16.1. (c) to read 13.2. and not 12.2. and for the reasons contained in the Officer's Report, the following principles be agreed: -

- (i) the establishment of a 5 year Asset Management Strategy as set out in the report;
- (ii) agreement in principle to the proposed delivery plan as indicated in paragraph 6 in the report;
- (iii) the assumptions which have been included in the Business Plan that outlines the affordability envelope and have been set out in Appendix 1 and paragraph 13.2, whilst noting that these may be subject to change which may result in further reports being submitted, be agreed;
- (iv) separate detailed reports to be submitted in relation to the remodelling of Sheltered Housing Schemes and new Council housing;
- (v) a further report be submitted following wider tenant consultation.

The meeting closed at 2.55 pm.

Approved and signed as a correct record subject to any corrections made at the meeting held on 12th September 2018.

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CHAIR