

# **Cabinet Member for Prosperity**

## **Agenda**

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**Date:** Friday, 30th April, 2010  
**Time:** 10.00 am  
**Venue:** Room S1/2 - Westfields, Middlewich Road, Sandbach CW11 1HZ

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests in any item on the agenda

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the meeting. Individual members of the public may speak for up to 5 minutes but the Chairman will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide three clear working days' notice, in writing, in order for an informed answer to be given.

4. **Minutes of Previous meeting** (Pages 1 - 2)

To approve the minutes of the meeting held on 23<sup>rd</sup> February 2010.

5. **Homelessness Strategy** (Pages 3 - 6)

To seek authority to proceed with the formal consultation on the draft homelessness strategy.

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**Contact:** Paul Mountford, Legal and Democratic Services  
**Tel:** 01270 686472  
**E-Mail:** paul.mountford@cheshireeast.gov.uk

6. **Commitment of Capital Funds Carried Forward from Former District Authorities for Housing Projects** (Pages 7 - 12)

To consider a report about ongoing capital projects from legacy authorities and the need to spend the funds on various housing-related schemes.

**(There are no Part 2 items)**

**CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Cabinet Member for Prosperity**  
held on Tuesday, 23rd February, 2010 at Committee Suite 3, Westfields,  
Middlewich Road, Sandbach CW11 1HZ

**PRESENT**

Councillor Jamie Macrae, Cabinet Member for Prosperity

**Officer**

Caroline Simpson, Head of Regeneration  
Rob Elliot, Economic & Regional Policy Manager

**10 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**11 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**12 PUBLIC SPEAKING TIME/OPEN SESSION**

There were no questions from members of the public.

**13 MINUTES OF PREVIOUS MEETING****RESOLVED:**

That the minutes of the meeting held on 8 December 2009 be approved as a correct record.

**14 RS2010 PART 1 PUBLIC CONSULTATION**

The Cabinet Member considered the proposed response to the consultation in respect of Part 1 of the Integrated Regional Strategy (RS2010).

The Council had been consulted by 4NW (the Regional Leaders Board) and the North West Development Agency (NWDA) on Part 1 of a new Integrated Regional Strategy – RS2010. It was important that Cheshire East Council responded to the consultation as this would help secure a sound basis for investment decisions and economic policy development. In particular, RS2010 would provide the context for the future development of Crewe and Macclesfield and rural areas.

The Environment and Prosperity Scrutiny Committee had been informally consulted on the proposed response and their views were reported to the Cabinet Member.

**RESOLVED:**

That the responses to the consultation document RS2010 Part 1, as set out in the Appendix to the Report, be approved for submission to 4NW and the NWDA.

The meeting commenced at 4.00 pm and concluded at 4.20 pm

Councillor Jamie Macrae

## CHESHIRE EAST COUNCIL

### Cabinet Member for Prosperity

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**Date of the meeting:** 30<sup>th</sup> April 2010  
**Report of:** Director of Places  
**Subject/Title:** Homelessness Strategy

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#### **1.0 Purpose of Report**

- 1.1 To seek authority to proceed with the formal consultation on the draft homelessness strategy.

#### **2.0 Recommendation**

- 2.1 That authority be given to proceed with the formal consultation on the draft homelessness strategy.

#### **3.0 Reasons for Recommendations**

- 3.1 It is a statutory requirement that Local Authorities have a strategy in place to prevent and deal with homelessness.

#### **4.0 Wards Affected**

- 4.1 All Wards

#### **5.0 Local Ward Members**

- 5.1 All Local Ward Members

#### **6.0 Policy Implications including - Climate change - None - Health -**

- 6.1 N/A

#### **7.0 Financial Implications for Transition Costs (Authorised by the Borough Treasurer)**

- 7.1 N/A

**8.0 Financial Implications 2009/10 and beyond (Authorised by the Borough Treasurer)**

- 8.1 For the financial year 2010/11 there are no financial implications as all costs can be met within existing resources and from funding allocated to the authority from The Department for Communities and Local Government (DCLG) for homelessness prevention work. For 2011/12 onwards, there is no further guarantee of any funding from DCLG so actions may need to be reconsidered in light of any reduction in funding levels.

**9.0 Legal Implications (Authorised by the Borough Solicitor)**

- 9.1 Under the Homelessness Act 2002 it is a statutory requirement that Local Authorities have a strategy in place to prevent and deal with homelessness. The strategy is not only for preventing homelessness in their district but also for securing that sufficient accommodation is and will be available for people in their district who are or may become homeless and for securing the satisfactory provision of support for people in their district who are or may become homeless or who have been homeless and need support to prevent them becoming homeless again.
- 9.2 The Council as local housing authority and social services authority must take their homelessness strategy into account in the exercise of their functions.
- 9.3 Before adopting a homelessness strategy the Council must consult such public or local authorities, voluntary organisations or other persons as they consider appropriate.
- 9.4 A new homelessness strategy must be published by the Council every five years
- 9.5 A copy of the published strategy must be made available at the council's principal office for inspection and copies provided on request on payment of a charge if required.

**10.0 Risk Management**

- 10.1 The Audit Commission placed a 2010 dead line on the production of the Homelessness strategy, failure to produce a strategy will result in criticism from the commission and this will impact on any future inspection.

**11.0 Background and Options**

- 11.1 Local authorities are required to undertake a homelessness review within their area and use the information to formulate a strategy. The homelessness review should look at levels and likely future levels of homelessness in their district, establish the activities which are carried out to prevent homelessness, establish accommodation needs of the homeless and support needs.

- 11.2 Cheshire East's Homelessness team carried out the review in 2009 Extensive consultation with statutory and voluntary agencies as well as service users took place to identify gaps in service and ways of improving access to services and this has been fed into the strategy and the actions attached to it.
- 11.3 The areas identified for action focus on five key areas: homeless prevention, processes, temporary accommodation, tenancy support and permanent housing.
- 11.4 The focus of the strategy is on working in partnership with internal and external partners to provide holistic services which provide value for money, take account of best practice and enhance the services to customers.
- 11.5 There are 47 actions set in the Homelessness Strategy which will be monitored quarterly by the Homeless Strategy Steering Group.
- 11.6 The Homelessness Strategy is now ready to progress to the consultation stage. Following this 12 weeks stage any required amendments will be made and then the strategy will be ready for Cabinet approval.

## **12.0 Overview of Year One and Term One Issues**

- 12.1 In order to meet the deadline set by the Audit Commission we need to proceed to formal consultation.

## **13.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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## CHESHIRE EAST COUNCIL

### Cabinet Member for Prosperity

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<b>Date of Meeting:</b>	30 <sup>th</sup> April 2010
<b>Report of:</b>	Strategic Housing Service – Places Directorate
<b>Subject/Title:</b>	Commitment of Capital Funds Carried Forward from Former District Authorities for Housing Projects

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#### 1.0 Purpose of Report

- 1.1 This report provides information about ongoing capital projects from legacy authorities and seeks and describes why approval is now needed to spend those funds on various housing-related schemes.

#### 2.0 Recommendations

That

- (1) the capital schemes approved and commitments made by the former District Councils, as detailed in paragraphs 11.1 and 11.2 of the report be endorsed and approved for completion; and
- (2) the remaining balances of approved housing capital resources be used for the schemes described in paragraph 11.3 of the report.

#### 3.0 Reasons for Recommendations

- 3.1 The provision of affordable housing is a priority for Cheshire East Borough Council and the Strategic Housing service is committed to bringing forward schemes in order to meet the growing need. There is currently a capital allocation totalling £2,541,484 which has been brought forward from the capital allocations of the former district authorities, and there are a number of schemes which are already reliant upon previous decisions to allocate this funding in order to deliver the projects.
- 3.2 Regulations preserve decisions made by the former authorities, but given the age of some of the previous decisions, as a matter of good practice, the continuance of existing schemes should be considered again by Cheshire East Council, and confirmed. All these capital schemes identified in the background information section of this report were included in the Capital Programmes of previous authorities as part of their objectives for Housing. These schemes were priorities for the previous authorities and accordingly should continue to be identified as priorities for Cheshire East Council. Commitments for these funds, have been made to partner organisations who are helping to deliver

these schemes. These are outlined within the background information section of this report.

- 3.3 In addition to the approved schemes, there are a number of schemes which so far have no formal approval, but which are also detailed within the background information and for which approval to progress is now sought.

#### **4.0 Wards Affected**

- 4.1 All Wards

#### **5.0 Local Ward Members**

- 5.1 All.

#### **6.0 Policy Implications including - Climate change - Health**

- 6.1 Climate Change – The properties are being built to meet the Homes and Communities Code for Sustainable Homes – Level 3.

- 6.2 The provision of decent homes contributes towards better health as it is well documented that poor housing can have a detrimental impact on health.

#### **7.0 Financial Implications for Transition Costs (Authorised by the Borough Treasurer)**

- 7.1 N/A

#### **8.0 Financial Implications 2009/10 and beyond (Authorised by the Borough Treasurer)**

- 8.1 The report relates to the allocation of capital monies within the approved Capital Programme and within designated S106 reserves, as identified in paragraphs 3.1 and 12. No additional capital resources are required

#### **9.0 Legal Implications (Authorised by the Borough Solicitor)**

- 9.1 The existing commitments to external bodies which are described in the background information are legally binding, or likely to be capable of being legally binding, so that failure to honour those existing contractual commitments may result in the Council being sued for breach of contract.

- 9.2 Regulation 4 of the Local Government (Structural Changes) (Transitional Arrangements) (No 2) Regulations 2008 preserve the effect of decisions made by former authorities as if they had been made by Cheshire East Borough Council. Notwithstanding this, this report provides the opportunity to bring together for consideration all of the existing funding and existing schemes, and allows a confirmatory decision to be made in relation to existing projects. It

also enables a decision to be made to allocate funding which at the moment if more generally earmarked for housing to be allocated to specific projects.

## **10.0 Risk Management**

- 10.1 As outlined in the background information, commitments for a number of schemes have been made and failure to honour these would be highly likely to result in a deterioration of working relationships and partnership arrangements with local registered social landlords.
- 10.2 Failure to honour commitments would also result in a loss of other public subsidy such as Homes and Communities Agency (HCA) and private borrowing from housing associations. Subsidy applications have been made on the basis of the commitments having been made, and Big Stone House and Bunbury have started on site following reassurance from the former boroughs that the funding is secure. Invoices for first stage payments have been received by Cheshire East.

## **11.0 Background and Options**

- 11.1 **Committed Capital Schemes:** The following schemes have been committed by the former district authorities.
- Following a competitive process, it was agreed that the use of section 106 Commuted sums from the former Borough of Macclesfield (Cabinet decision 24<sup>th</sup> Jan 2007 minute 124) stated “That approval be given to the use of Affordable Housing Section 106 monies to provide rural affordable housing in partnership with Moorlands Housing a Registered Social Landlord currently working in the borough” The capital sum was £1,007,164, of which £712,549 now remains
  - Following a competitive process from the former Borough of Congleton a sum of 468,000 has been carried forward. £225,000 is committed to the Big Stone Cottage project in Cranage which was funded from the Regional Housing Pot allocation. This housing is being provided by Equity Housing and also has received grant from the Homes and Communities Agency (HCA).
  - The following funds have been committed to the organisations by the former Crewe and Nantwich BC in accordance with reports submitted in May 2007, October 2008 and March 2009.
    - £195,000 towards new affordable housing in Bunbury. This housing is being provided by Equity Housing and also has received grant from the Homes and Communities Agency (HCA) This scheme is currently on site.
    - Board decision - £16,750 to Wulvern Housing for the joint funding of the construction of an extension to one of their properties. CNBC Board meeting 19th March 2009- “That

payment of a capital grant of £16,750 be made to Wulvern Housing to enable it to accommodate a large family and potentially prevent it from becoming homeless, in accordance with good practice recommended by Government”

- £30,915 - 9 Oakfield Ave Wrenbury to Wulvern Housing to enable them to buy the property from a family moving into their extra care scheme in Nantwich and for it to be subsequently provided as affordable housing
- £300,000 from Crewe and Nantwich to be spent on temporary accommodation for homeless households

All these funds have now been transferred to Cheshire East's Capital Programme

11.2 External processes that have taken place to commit these funds

- Contract, dated 19<sup>th</sup> February 2009, has been drawn up between former Macclesfield BC and Moorlands HA which agrees what the section 106 commuted sums should be spent on
- Written commitment to Equity HA that Congleton BC will fund £225,000 of the work needed to build 10 new affordable homes on the site of the Big Stone Cottage in Cranage
- Written commitment to Equity HA that Crewe and Nantwich BC will fund £195,000 of work needed to build 6 new affordable homes in Bunbury
- Written commitment to Wulvern HA that Crewe and Nantwich will fund a grant of £16,750 to enable them to accommodate a large family and potentially prevent them from becoming homeless
- Written commitment to Wulvern HA of £30,915 for 9 Oakfield Ave Wrenbury to allow them to buy the property from a family moving into their extra care scheme in Nantwich and for it to be subsequently provided as affordable housing

11.3 **Uncommitted Capital Schemes:** The following funds have not yet been committed but are available within the general capital allocation already earmarked for housing to meet housing objectives. They will also meet the objectives of the Council in relation to Sustainable Communities and affordable housing.

- Cheshire East currently have 6,000 empty properties across the authority. These are a wasted commodity in an area where affordable housing is in high demand. It is proposed that a pot of £500,000 be identified to enable the Private Sector Housing Team to utilise their powers under the Housing Act 2004. This will enable us to look at the options of Empty Dwelling Management Orders and Compulsory Purchase. The £500,000

would be funded from the remaining Crewe and Nantwich Regional Housing Pot allocation.

- Permission is sought to identify a potential site within the Holmes Chapel area to bring forward affordable housing provision, where the commuted sum of £243,000 from Holly Lodge should be spent. This is due to the restrictions in the section 106 agreement.
- Permission is sought to allocate £298,935 from Section 106 agreements from the former district of Crewe and Nantwich for the provision of affordable housing as indicated within the agreements.

## 12.0 Overview of Year One and Term One Issues

- 12.1 Below is an overview and breakdown of the resources which have contributed to the total capital allocation figure, the commitments which have already been made, and the as yet uncommitted funds, with details of where these are to be committed.

<b>Former Districts</b>	<b>Level of fund</b>	<b>Source of funding</b>
Congleton	£ 225,000	Regional Housing Pot Section 106
	£ 243,000	
Macclesfield	£ 712,549	Section 106
Crewe and Nantwich	£ 762,000	Regional Housing Pot Capital funding Section 106
	£ 300,000	
	£ 298,935	
<b>Total</b>	<b>£2,541,484</b>	
<b>Commitments</b>		
Moorlands Housing – Rural Properties	£ 712,549	
Equity Housing – Big Stone Cottage	£ 225,000	
Equity Housing – Bunbury	£ 195,000	
Wulvern. - Extension	£ 16,750	
Wulvern – Oakfield Ave	£ 30,915	
Temporary Accommodation	£ 300,000	
<b>Uncommitted</b>		
Empty Properties	£ 500,000	
Section 106 – Holmes Chapel	£ 243,000	
Section 106 – Former District of Crewe and Nantwich	£ 298,935	
<b>Total</b>	<b>£2,522,149</b>	
<b>Uncommitted at this time</b>	<b>£ 19,335</b>	

### **13.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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