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CABINET
26/01/2015 at 6.00 pm

Present: Councillors McMahon (Chair)
Brownridge, A Chadderton, Harrison, Jabbar and Stretton

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Hibbert.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

No public questions were received.

5 **MINUTES OF THE CABINET MEETINGS HELD ON 8TH
DECEMBER 2014 AND 15TH DECEMBER 2014**

RESOLVED – That the minutes of the Cabinet meetings held on the 8th December 2014 and the 15th December 2014 be approved.

6 **OLD TOWN HALL - MAKING THE CASE**

The Cabinet gave consideration to a report of the Director of Development and Infrastructure which provided public information in relation to the Old Town Hall project.

The report set out the local economic benefits resulting from the construction contract, the cost of the project and the value for money.

It also provided public information about commercially sensitive reports considered by the Cabinet in private at previous meetings.

The Leader advised the Cabinet Members that the report was open and transparent and provided the commercial detail not previously considered in public.

RESOLVED – That the report be noted.

7 **COUNCIL TAX AND NATIONAL NON DOMESTIC RATES
TAX BASES 2015/16**

Consideration was given to a report of the Interim Borough Treasurer which provided the Cabinet the Council Tax and National Non Domestic Rates (NNDR) Tax Bases for 2015/16 for use in budget deliberations.

It was reported that the information set out in the report on the Council Tax Base for 2015/16 used the most up to date valuation list and other information and estimates available and also information in relation to the setting of the NNDR Tax Base. Members were advised that the total number of chargeable properties included in the Council Tax Base calculation in Oldham for 2015/16 was 92,995 of which the figure was reduced

to 83,981.75 after allowing for discounts and exemptions. This converted to 66,531.6 Band D equivalent properties.

After applying adjustments for the Local Council Tax Support scheme and to reflect charges to empty properties and an anticipated increase in the number of properties to be included in the valuation list over the year, the number of Band D equivalent properties reduced to 55,115.1. The final Tax Base after the application of the anticipated collection rate of 96.89% was 53,401 which was an increase of 1,536 over the Council Tax Base for 2014/15.

The Tax Bases for Saddleworth and Shaw and Crompton Parish Councils of 8,237 and 5,270 respectively had been calculated on the same basis.

Options/Alternatives considered

The Council has little discretion in the calculation of the number of properties incorporated into the Council Tax Base given the legislative framework that is in place. The main area for an alternative approach was over the level of assumed collection rate. An increase in the collection rate would boost the anticipated Council Tax income and a decrease in the rate would decrease income. There would however have to be a reasoned argument to support an alternative anticipated collection level.

The NNDR1 return generates the figures upon which the NNDR Tax Base is prepared. It is not therefore appropriate to consider an alternative approach.

Consultation

Indicative Tax Base information had been shared with precepting Authorities to assist them in the budget projections, subject to confirmation by this report.

The Council would advise the preceptors of the approved Council Tax and NNDR Tax Bases (as appropriate) by the required date of 31st January 2015 and submit the final NNDR1 also by that date. Due to the requirement to publish the Tax Base information by this date this report would need to be exempt from call-in.

RESOLVED – That:

1. The Council Tax Base for 2015/16 at 53,401 Band D equivalent properties be approved.
2. The final estimated net rate yield from Business Rates and hence the Oldham Council 2015/16 NNDR Tax Base of £28.002m be approved.
3. The report be exempted from call-in as the Tax Bases were required to be set by 31st January 2014 for legal reasons.
4. The Tax Bases for Saddleworth and Shaw and Crompton Parish Councils of 8,237 and 5,270 respectively be noted.

8

EXTRA CARE HOUSING PHASE 2A

Consideration was given to a report of the Executive Director, Health and Wellbeing which provided details for the implementation of a new 24/7 care and support offer to two Housing PFI Extra Care Housing schemes, Hopwood Court, Shaw and Old Mill House, Grotton.

It was reported that a new 24/7 service offer was approved by Cabinet in February 2014 in four schemes and this report sought approval to roll the new offer out to a further two schemes.

Options/Alternatives considered

Option 1: Do nothing. The disadvantage of this option was that numbers of residents with critical or substantial care needs in the Borough was continuing to rise, placing pressure on those schemes and increasing numbers moving into residential care. The care and support needs of tenants in Phase two schemes was likely to increase and the current service configuration would increasingly be unable to meet the demands of a more vulnerable ageing population.

Option 2: Officers implement the 24/7 care and support model in phase 2a, Hopwood Court, High Crompton and Old Mill House, Grotton with phasing in of costs supported by the HRA over 3 years. New Service as follows:

- A Housing 21 court manager from 9am to 5pm, Monday to Friday
- A newly commissioned Well-being Service delivering elements of care and support service located on site from 7am to 11pm, seven days a week
- A newly commissioned Housing 21 night time concierge on site from 11pm to 7am seven days a week (via Housing and Care 21). The costs of the new Concierge Charge that would fall to self-funding tenants would be phased in over 3 years, supported by the HRA to lessen the financial impact on self-funding tenants. At year 3 tenants would be expected to contribute full costs. Those receiving Housing Benefit would have this cost covered.

Option 3: Implementation of the 24/7 care and support model in Phase 2s, Hopwood Court, High Crompton and Old Mill House, Grotton straight away with no support to phase in additional costs for self-funders.

Tenant Consultation

Since October 2013, a number of informal and formal consultation events had been delivered by Council officers through the Housing and Care 21 Tenant consultation structures in place. All tenants (approximately 240 plus) in schemes have had their care and support needs reviewed during 2013/4. The Council has more robust information on needs that exist in the schemes.

The tenant consultation for those in the Phase 2 a) schemes was detailed in the Equality Impact Assessment detailed in Appendix 2 of the report.

Response to Consultation

Upon close inspection of the consultation on 15th December 2014, there had been no formal representations made against the consultation.

RESOLVED – That:

1. Implementation the 24/7 care and support model (Phase 2 a) in Hopwood Court, High Crompton and Old Mill House, Grotton be approved.
2. Officers procure and commission a new care and support offer on site in the schemes from 7am to 11pm and

introduce a care and support related Wellbeing charge to those tenants assessed as eligible to pay it. This charge was already established, but would be applied to the two additional schemes once the new service was in place.

3. The tenancy agreements for tenants in the two schemes be varied.

This would allow introduction of a new additional service charge to cover the costs of the Housing 21 night time concierge.

4. The new concierge service charge for existing tenants be phased over three years as per option 2 in the report.

9

LIMEHURST VILLAGE: SELECTION OF PREFERRED DEVELOPER

Consideration was given to a report of the Executive Director Health and Wellbeing which sought approval of the selection of a developer partner for Limehurst Village

It was reported that the sites were offered to the market using an EU compliant, procurement process, to enable the council and its partner to retain greater control over outcomes. Responses to the Pre Qualification Questionnaire produced 3 eligible bidders:

- Keepmoat Homes
- Seddon Construction
- Casey Contracting

All bidders were taken to the second stage and issued with the Invitation to Tender details. Mid bid clarification meetings were offered to enable bidders to ask additional questions relating to the project. At this stage, both Seddon and Casey formally withdrew from the process, both stating that they were unwilling to take sales risk in this area.

Options/Alternatives considered

There were no other bidders interested in delivering homes for sale in this area, the alternatives therefore were:

Option 1: Abandon the current procurement exercise and leave the sites undeveloped – an outcome that would be deeply unpopular with local people who have made their views on the blight, caused by the vacant sites, very clear.

Option 2: Revert to unconditional sale on the open market with control over what is provided or how long it takes, limited to what can be achieved through the planning process.

Option 3: Confirm Keepmoat Homes as preferred developer and work with them to deliver a mutually acceptable outcome.

RESOLVED – That Cabinet would consider the commercial sensitive information detailed at Item 12 prior to making a decision.

10

CONTRACT DECISION IN RESPECT OF OLDHAM'S SCHOOL NURSING SERVICE

Consideration was given to a report of the Executive Director, Health and Wellbeing which set out the background and rationale for a request to approve a waiver of the Council's contract procedure rules to extend the contract of Pennine Care

Foundation Trust to deliver Oldham's School Nursing Service for a period of 12 months from April 2015.

It was reported that the Council had a contract with Pennine Care Foundation Trust to deliver the School Nursing service and the contract was due to end on March 31st 2015. The contracted activity was closely linked to the Health Visiting service also delivered by Pennine Care which was currently commissioned by NHS England but responsibility for which will transfer to the local authority in October 2015.

It was intended to undertake a procurement exercise for Health Visiting services in order to secure delivery from April 2016 of what would be an integrated Early Years model.

Options/Alternatives considered

Option 1: To waive the Council's contract procedure rules and extend the current contract so that a procurement process could be undertaken during 2015/16 for delivery from April 2016 onwards.

This would enable alignment of procurement processes for the school nursing service with the integrated Early Years' service contract. By commissioning both services as 'lots' under an overarching process the potential for a single bidder across the two offers the opportunity of significant cost benefits. This option guaranteed service continuity.

Option 2: Allow the contract to expire in March 2015 or as soon as practicable thereafter to procure alternative delivery arrangements. This was not regarded as a viable option. The Council would lose the opportunity to obtain maximum cost benefits from linking the Early Years and School Nursing procurement processes and there would be a logistical problem in separating out management arrangements across Health Visiting and School Nursing which could impact on frontline delivery

RESOLVED – That approval be given to a waiver of the Council's contract procedure rules in order to award the contract to Pennine Care Foundation Trust until the 31st March 2016 in order to align with strategic commissioning intentions around the wider children and young people services.

11

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they contain exempt information under paragraphs 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

12

LIMEHURST VILLAGE: SELECTION OF PREFERRED DEVELOPER

The Cabinet gave consideration to the commercially sensitive information as detailed at Item 9 of the agenda.

RESOLVED – That:

1. Keepmoat Homes be approved as the preferred bidder for the development of vacant sites within Limehurst Village.

2. That the finalisation of the legal documentation be delegated to the Leader of the Council in consultation with the Director of Economic Development and the Borough Solicitor.

The meeting started at 6.00pm and finished at 6.25pm