MINUTES

CABINET

23 JULY 2013

Present:

Members:

Councillors:

Margaret Griffiths	Portfolio Holder for Housing
Neil Harden	Portfolio Holder for Residents and Regulatory Services
Julie Laws	Portfolio Holder for Environmental Services and Sustainability
Nick Tiley	Portfolio Holder for Finance and Resources
Andrew Williams (Chairman)	Leader of the Council/Portfolio Holder for Planning and Regeneration

Officers:

Daniel Zammit	Chief Executive
Mark Gaynor	Corporate Director (Housing and Regeneration)
Sally Marshall	Corporate Director (Finance and Governance)
David Austin	Assistant Director (Neighbourhood Delivery)
Steven Baker	Assistant Director (Legal Democratic and Regulatory)
Elliott Brooks	Assistant Director (Housing Landlord)
James Doe	Assistant Director (Planning, Development and Regeneration)
Shane Flynn	Assistant Director (Project Governance)
Jim Doyle	Group Manager (Democratic Services)
Julia Hedger	Group Manager (Strategic Housing)
Fiona Williamson	Group Manager (Property and Place)
Natasha Brathwaite	Team Leader (Housing Advice and Homelessness)
Isabel Connolly	Team Leader (Strategy, Policy and Private Sector Housing)
Robert Freeman	Lead Planning Officer
Katie Warner	Project Officer
Pat Duff	Member Support Officer

Councillor Anderson also attended

The meeting began at 7.30 pm.

CA/090/13 MINUTES

The minutes of the meeting held on 25 June 2013 were agreed by the members present and signed by the Chairman.

CA/091/13 APOLOGIES FOR ABSENCE

There were no apologies for absence.

CA/092/13 DECLARATIONS OF INTEREST

There were no declarations of interest.

CA093/13 PUBLIC PARTICIPATION

There was no public participation.

CA/094/13 REFERRALS TO CABINET

There were no referrals to Cabinet.

CA/095/13 CABINET FORWARD PLAN

Decision

That the Cabinet Forward Plan be noted, subject to the following amendments:

17 September 2013
1. Review of Procurement Standing Orders – to go to the 26 November Cabinet.

26 November 2013
2. Homelessness Strategy – Results of the Consultation – new report.

CA096/13 AUTHORISATION OF VIREMENTS

Decision

That the virements from the Service Area as listed below and detailed in the report be noted:

1. Childrens' Services (Resident Services).
2. Clean, Safe and Green, Environmental Services.
3. Performance, Policy and Projects.
4. Resident Services.
5. Performance, Improvement and Transformation Management.
6. Chief Executive and Strategic Management.
7. Economic Development, Strategic Planning and Regeneration.
8. Public Sector Quarter, Housing and Regeneration Management.
9. Democratic Services.

Reason for Decision

To secure the approval of virements for the purposes specified in the Forms (A), as appended to the report.

Implications

Financial

The Scheme of Virements is part of the Council's financial management.

Risk Implications

There are no risk implications.

Corporate Objectives

To standardise documentation and authorisation requirements for all virements.

Advice

The Portfolio Holder for Finance and Resources introduced the report which he said was self-explanatory.

Options and Why Options Rejected

No alternative options were considered.

Consultation

There was no consultation.

Voting

None.

CA/097/13 COMMUNITY INFRASTRUCTURE LEVY (CIL) UPDATE

Decision

1. That the progress and programme for the development of a Community Infrastructure Levy ("CIL") for Dacorum be noted.

2. That the timescales for adopting CIL, as outlined at paragraph 3.8 and Appendix 1 of the report, be agreed.

3. That the proposed response to the public consultation on the Preliminary Draft Charging Schedule as set out in Appendix 3 to the report be agreed.

4. That the preparation of Policies on Discretionary Relief and Exceptional Circumstances Relief from CIL, Instalments, 'Payments in Kind' and the Interaction of CIL and S.106 prior to public consultation on a Draft Charging Schedule be supported, as set out in paragraphs 3.7 and 4.21 and Appendix 3 of the report.

Reason for Decision

To agree a formal response to the public consultation on the Preliminary Draft Charging Schedule (PDCS) and associated next steps.

Implications

Financial
The cost of developing and implementing CIL is being borne by the Local Development Framework (LDF) budget, and may be repaid from future CIL receipts. Once implemented, up to 5% of CIL receipts may be used for its administration. The project is therefore expected to be cost-neutral in the long term.

Once CIL is in place the Council will be responsible for collecting and allocating significant sums of money.

Value for money
Where possible, technical work that supports the CIL has been jointly commissioned with adjoining authorities to ensure value for money. Also, see above regarding the project ultimately being cost neutral.

Legal
CIL should reduce the need for involvement of the Council's planning solicitor, as it will reduce the role of s106 agreements. The Council's legal department may need to become involved in cases where liable parties do not pay CIL.

Human Resources
A member of the Strategic Planning and Regeneration team has taken over the role of leading CIL development and associated infrastructure planning work, for an initial two year period. Any additional staff needs will be considered as the project develops. It is likely that the current secondment which ends in early 2014 will need to be extended.

Land
Once in place, CIL will be payable for any chargeable development on Council owned land. The opportunity exists for the Council to accumulate land for the delivery of infrastructure in lieu of payment in accordance with Regulation 73 of the CIL Regulations.

Risk Implications

The Project Initiation Document (PID) was updated in February 2013 and sets out full details of the risks associated with the introduction of a CIL. They include insufficient buy-in from infrastructure providers and key stakeholders, changes in Government policy and team capacity.

Corporate Objectives

Preparation and implementation of a CIL contributes to all of the corporate objectives.

Affordable Housing
Affordable housing will be exempt from paying CIL, and the CIL revenues cannot currently be used for provision of Affordable Housing, which will continue to be provided via S106. Officers from the Strategic Housing service are involved in

developing the CIL charging schedule, for which affordable housing requirements will be a key consideration. If CIL is set too high then developers may not be able to meet the affordable housing policy requirements.

Safe and Clean Environment
The infrastructure provided through CIL monies is likely to include open space and urban realm improvements to support the development of the borough, both of which contribute to a safe and clean environment.

Building Community Capacity
CIL revenues may be used to social enterprise and local community infrastructure which supports those in the most deprived areas.

Regeneration
CIL will be used in combination with S106 to support the delivery of the key regeneration priorities for the Council.

Dacorum Delivers
Developing the CIL represents Value for Money as it will become cost-neutral once it is up and running as explained below. It will lead to the delivery of infrastructure required to support new development so will improve the reputation of the Council.

Advice

The Portfolio Holder for Planning and Regeneration introduced the report.

The Assistant Director (Planning, Development and Regeneration) said the key changes from the consultation revolve around residential rates, retail rates and the rates to be charged for retirement homes. A further paper had been circulated to explain the Council's reasons to keep the charges of £125.00 in Zone 2. A report covering discretionary payments and payments by instalments will be taken to the October Cabinet.

The Assistant Director (Planning, Development and Regeneration) drew attention to the next steps, including the draft charging schedule in December, public examination in spring 2014 and adoption of CIL by autumn 2014.

The Portfolio Holder for Environment and Sustainability said, as the timetable is dependent on input from Hertfordshire County Council, it would be appropriate to put pressure on HCC members to try and facilitate this.

In response to a question from the Portfolio Holder for Environment and Sustainability, The Assistant Director (Planning, Development and Regeneration) said there had been no additional objectors to the proposed charge in Berkhamsted. Regarding HCC input, it is time critical and any help regarding that would be useful.

Options and Why Options Rejected

No alternative options were considered.

Consultation

The CIL Task and Finish Group, Finance and Resources Overview and Scrutiny Committee and Strategic Planning and Environment Overview and Scrutiny Committees have considered both the programme for the introduction of CIL and the proposed response to consultation responses on the Preliminary Draft Charging Schedule. The outcome of these discussions is reflected in the report.

Voting

None.

CA/098/13 HOMELESSNESS STRATEGY REPORT

Decision

That the new draft Homelessness Strategy 2013 – 2018 be approved for the purposes of statutory consultation.

Reason for Decision

To approve the draft Homelessness Strategy 2013 – 2018 to enter a statutory 12 week consultation period in July 2013.

Implications

Financial

The actions committed to in the draft Homelessness Strategy can be implemented in the first year within existing budgets. Some actions may identify future budgetary implications, and influence future financial planning through the Council's annual budget setting processes.

Revenue streams into the department include rent and Housing Benefit collected for temporary accommodation properties. Welfare Reform by central government has raised a question mark over whether Housing Benefit can be considered a reliable income stream in the future. It is expected that the Council will need to apply flexibility in looking at the totality of resources rather than looking at each area of budget spend in isolation.

Given the rise in homelessness acceptances, and the resulting increases in emergency and temporary accommodation costs, the Council recognises that there is a financial risk to 'doing-nothing' and that some actions are expected to identify opportunities to invest-to-save.

Value for money

Since the previous strategy was adopted in 2008, rising homelessness has caused the Council's emergency and temporary accommodation costs to increase rapidly. Additional accommodation has been procured, and additional staff have been recruited, to ensure that the Council can continue to meet its legal requirements to provide housing assistance and accommodation to homeless households.

This new draft strategy now provides the opportunity for the Council to plan its homelessness service for the next five years so that resources can be planned to achieve the Council's strategic prevention objectives. This is underpinned by an overarching value-for-money objective that recognises that a strategic, planned approach is necessary to counter the pull on resources from responding to crises.

Legal

This strategy meets the duty placed on housing authorities in the Housing Act 1996 (as amended by 2002 Homelessness Act) to:

- Carry out a review of homelessness in their areas;
- Formulate and publish a homelessness strategy based on this review;
- Consult other local or public authorities, or voluntary organisations before adopting or modifying the strategy; and
- Keep the strategy under review.

Risk Implications

Further rapid increases in homelessness

A further rapid increase in homelessness acceptances could stretch the Council's capacity to meet its legal requirements to provide housing assistance and accommodation to homeless households. This would increase the cost of the service, while also presenting a challenge to the Council in meeting the strategic prevention objectives in the strategy.

This risk can be mediated by 'acting now' to develop a preventative service that can meet the strategic objectives the Council has set.

Out-of-borough placements by London local authorities

The private rented sector is recognised in the strategy as central to both increasing successful prevention work, and providing essential move-on accommodation to households in forms of accommodation with support. London local authorities are known to be seeking opportunities to make out-of-borough placements into the private rented sector. The Council will need to monitor and if necessary respond to any impact on local communities, and its own relationship with the private rented sector.

Welfare Reform

The impact of Welfare Reform on Housing Benefit, and the overall government spending cuts for local authorities, could threaten future investment in the service, including opportunities to invest-to-save and meeting important strategic prevention targets.

Corporate Objectives

Affordable Housing.

Advice

The Portfolio Holder for Housing introduced the report which provides a strategic plan for the next 5 years to drive future action to secure suitable and affordable accommodation for people who are homeless.

The Portfolio Holder for Housing then summarised the report. The key objectives will ensure a high quality service and provide appropriate accommodation. The Housing Minister has announced a new Good Standard and the Council believes the key objectives will drive forward the change necessary to meet this standard. The Council has signed up to the Gold Standard pledge 'to strive for continuous improvement'.

The Portfolio Holder for Residents and Regulatory Services welcomed the strategy which would help a vulnerable section of the community. However, the Portfolio Holder expressed concern regarding the new homeless hostel. The Council needs to make sure it will not be a depository for London and neighbouring authorities for those undesirable ex-convicts that they no longer want. The Council needs to have controls.

The Strategy, Policy and Private Sector Housing Team Leader said the hostel would have 41 beds, 50% of which would be for DBC use. The Council would have strict controls on those beds which were for homeless clients with a local connection. Regarding the other 50%, interest has been expressed from several local agencies including DENS and Druglink. There would be controls in the procurement process regarding local contact. It is a hostel provision for the local community.

The Portfolio Holder for Residents and Regulatory Services asked if there was the potential for the police to be regular visitors to the hostel.

The Strategy, Policy and Private Sector Housing Team Leader said there would be security within the building and CCTV, the same as in other homeless provision currently. If police were involved, the people would be asked to leave.

The Leader of the Council said the experience was that existing operations within the borough do not cause a problem and neighbours had few negative comments about them. They are very well managed.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with:

Councillor Margaret Griffiths, Portfolio Holder for Housing
Dacorum Borough Council Housing and Communities Overview and Scrutiny Committee
Tenants and Leaseholders' Committee
Mark Gaynor, Corporate Director (Housing and Regeneration)
Elliott Brooks, Assistant Director (Housing)
Andy Vincent, Group Manager (Tenants and Leaseholders)
Natasha Brathwaite, Housing Advice and Homelessness Team Leader
Teresa Wood, Housing Options Team Leader

Jack Burnham, Development Manager

Voting

None.

CA/099/13 REVIEW OF DISCRETIONARY POLICIES IN REVENUES AND BENEFITS

Decision

That the following policies relating to the exercise of the Council's powers to award discretionary additional support be adopted:

1. Discretionary Housing Payments Policy as set out in Appendix A of the report.

2. Discretionary Council Tax Reduction Policy as set out in Appendix B of the report.

3. Discretionary Rate Relief Policy as set out in Appendix C of the report.

Reason for Decision

To approve revised policies for discretionary housing payments, discretionary council tax reduction and discretionary rate relief.

Implications

Financial
The April 2013 changes to welfare benefits and the localisation of business rates have impacted on the discretionary funding required to be made by the Council. This review enables the Council to review on-going entitlement, to ensure future applications meet the new criteria and therefore ensure all expenditure is beneficial to the community.

Value for Money
Revising the policies enables the Council to ensure that all awards contribute to the priorities of the Council and so therefore provide value for money to residents.

Risk Implications

The intention of this report is to comply with legislation and therefore avoid the risk of non-compliance.

Corporate Objectives

Dacorum Delivers – revision of the policies will ensure that discretionary awards made by Revenues and Benefits support local residents thus providing better value for money.

Building Community Capacity – ensuring discretionary awards contribute to the objectives of the Council and thus benefit the local community.

Regeneration – discretionary rate relief can be used to support local businesses and so aid regeneration in rural areas.

Advice

The Portfolio Holder for Finance and Resources introduced the report and said these policies had to be revised to meet the requirements of the Government's welfare reform agenda. The three new policies have been to the Housing and Communities and Finance and Resources Overview and Scrutiny Committees. These committees made some recommendations that have been taken on board and the papers have been adjusted to take advice from members. The three policies were now ready for approval.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with:

The Finance & Resources Overview and Scrutiny Committee; and
The Housing & Community Overview and Scrutiny Committee.

Voting

None.

CA/100/13 WASTE STRATEGY

Decision

1. That the new waste service as outlined in paragraph 2 of the report be approved.

2. That a further report be presented to Cabinet later this year detailing the implementation plan and supporting policies for the new waste service.

Reason for Decision

To enable waste collection service in the Borough of Dacorum to be changed.

Implications

Financial
As detailed in this report in section 4 of this report.

Value for Money
As detailed in this report , following an options appraisal and financial modelling by the Task and Finish Group - which has been subsequently been validated by an external specialist - the proposed service represents the optimum waste service configuration in Dacorum for the future.

Risk Implications

The main driver for the changes to the waste collection service is the need to remove cardboard from the organic waste stream (Green Wheeled Bin). Failure to do this will result in organic waste being treated as 'contaminated' feedstock which would not go for recycling.

Corporate Objectives

- Safe and Clean Environment
- Dacorum Delivers

Advice

Councillor Anderson, Chairman of the Strategic Planning and Environment Overview and Scrutiny Committee, made the following statement:

The Task and Finish Group and the Strategic Planning and Environment Overview and Scrutiny Committee asked if the Council could afford to continue to offer to provide the green bin for garden refuse. People with gardens large enough to produce garden waste had the room to compost it. With the current financial problems of the Council there was concern as to if it was essential to buy a third wheelie bin that would be used for only part of the year.

The scheme was good, especially regarding the increasing amount of plastic that would be collected. The main concern was value for money.

The Assistant Director (Neighbourhood Delivery) said the Task and Finish Group was convinced it was the optimum solution. The points made about garden waste were valid. Residents would always take the path of least resistance. Out of the 16k tons collected, 10k tons was garden waste. The Council had a statutory obligation to collect it and this system with the extra bin would be the best way of doing that.

The Portfolio Holder for Environment and Sustainability made a change to recommendation 1:

That the new waste service as outlined in paragraph *2* of the report be approved.

The service has to be reviewed as there was a need to remove cardboard waste from the garden refuse bins and there was a reduction of income from the current model. Doing nothing was not an option. The Task and Finish Group had been set up to consider the options.

The Assistant Director (Neighbourhood Delivery) said 10 years ago when the wheeled bins were introduced cardboard with organic waste was the way to go. Times had changed. The proposed solution could be introduced within existing revenue budgets with a weekly collection of food waste, an efficient dry recyclable collection with the collection of more plastics.

The Portfolio Holder for Residents and Regulatory Services asked for a breakdown of the £150k publicity costs and asked how soon before the implementation of the project this would be done.

The Assistant Director (Neighbourhood Delivery) advised that recommendation 2 of the report said a further report, which would include a detailed plan for publicity, would come back to Cabinet later in the year. There would be road shows and extra staff to help with the calls.

The Leader of the Council said, given there was 12k tons of waste at the moment, the Council was asking for a significant change from residents. It was important in the first year to maintain the green bin service for those who want it. Some people may decide to return the green bin. The Council wanted to provide the maximum range of options to residents and it was appropriate to continue to maintain that service.

The Portfolio Holder for Environment and Sustainability said the smaller bins for paper and glass would be removed so space would be available and residents would have the option to return the green bin.

Options and Why Options Rejected

The following options were considered:

Option 1 – Cardboard removed from green wheeled bin and collected with newspaper in current box system.

Option 2 – Cardboard removed from green wheeled bin and collected with newspaper in current box system and food waste also removed from green wheeled bin and collected weekly.

Options 1 and 2 were rejected as they represented a significant increase in costs above the current operation.

Option 3 – All 'dry' recyclables collected together in wheeled bin with weekly collection of food waste. This was the preferred option as it has the potential to be lower than the costs of the current operation.

Consultation

Consultation took place with:

- Waste Services Task and Finish Group
- Spatial Planning and Environment (SPAE) Overview and Scrutiny Committee 12th March 2013.
- Environment Corporate Working Group.

Voting

None.

CA/101/13 MEDIUM TERM FINANCIAL STRATEGY – 2013/14 TO 2017/18

Decision

That Council be recommended to approve the revised Medium Term Financial Strategy for the period 2013/14 to 2017/18.

Reason for Decision

To approve the revised Medium Term Financial Strategy for consultation.

Implications

Financial
Contained in the body of the report.

Value for Money
Contained in the body of the report.

Risk Implications

The updated strategy will reduce the risk that forward projections do not remain relevant in the current economic climate.

Corporate Objectives

The Medium Term Financial Strategy supports the delivery of all five of the corporate objectives.

Advice

The Portfolio Holder for Finance and Resources introduced the report and drew attention to the indicative savings target detailed in paragraph 4.21 of the strategy to smooth the pressure on services.

The Corporate Director (Finance and Governance) drew attention to paragraph 2 of the strategy that gives a savings target of £1.275m for 2014/15. The smoothing impact over 4 years is because, if not, there would be an erratic profile as a result of the changes announced in the 2015/16 spending round.

Paragraph 2.10 of the strategy (revision of the MTFS) would be subject to the Local Government Finance Settlement due in November/December. There should not be too many surprises so this strategy should hold good.

Paragraphs 3.49 – 3.5 of the strategy summarise the spending round for 2013, identify the key headlines and the key concerns for the Council. The Council has used models to forecast; the model drafted by the Local Government Futures, the Local Government model and the Council's own model. The Corporate Director (Finance and Governance) believed the Council was in a reasonable position to forecast the future.

The key issues of concern are detailed in paragraph 3.5 of the strategy. There will be a top slicing of the New Homes Bonus and this would affect the Council's funding

streams. The Council has been putting this in reserve to support new regeneration to mitigate much of this impact. The Government will announce how LEPs will operate later this month.

The Portfolio Holder for Finance and Resources asked if that was the Heseltine money.

The Corporate Director (Finance and Governance) said it was (£2bn and other transport funding and other funding streams).

The Leader of the Council said it would not come back into the funding mechanism but might be funding a project.

The Corporate Director (Finance and Governance) said the Council would need to prioritise where the LEP was spent.

Regarding the Capital Programme, any scheme funded through the Capital Programme would take money away from the next scheme. Page 24 of the strategy shows that in 2014/14 the Council would be in a borrowing position. In 2015/16 there will be a revenue impact in the revenue budget that has been taken into account.

Paragraph 8 of the strategy details updates of various budget risks, including the pension fund where there were two key risks. This is why the Council has taken into account a 1% contribution year on year for that requirement. The outcome of the review will be available in December. The impact of auto-enrolment may have a negative impact on the pension fund deficit.

There is a new risk around the decant. There are some earmarked reserves to help support the PSQ/decant and these costs must be monitored. If the supplementary estimates exceed the earmarked reserve, there will be a further revenue impact on the budtget in 2015/16 and 2016/17.

Appendices A and B of the strategy detail a breakdown of two schedules that form the detail of the strategy.

The Portfolio Holder for Environment and Sustainability congratulated and thanked all the Group Managers for keeping to a tight budget which has resulted in the outturn results for 2012/13.

The Corporate Director (Finance and Governance) said this was raised at the Audit Committee. The Council needs to ensure the budget going forward is as tight as possible rather that save later.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with the Corporate Management Team.

Voting

None.

CA/102/13 CUSTOMER SERVICE UNIT DRAWDOWN FROM RESERVES

Decision

1. **That Council be recommended to approve the release of £613,858 from the appropriate reserve to cover the set up and part year costs of the transfer of the Customer Service Unit to Northgate.**

2. **That Council be recommended to amend the capital programme to include capital costs of £363,154 for systems implementation and related development costs agreed to be incurred on the Effective Date of the contract.**

Reason for Decision

To recommend Council to request drawdown from earmarked reserves to meet initial and part year costs of the transfer of the Customers Services Unit to Northgate.

Implications

Financial

The financial implications are set out in the report.

Value for Money

Value for money was tested through a detailed procurement exercise which demonstrated that the Northgate proposal will bring significant improvements and reduce costs to the council over the lifetime of the contract.

Risk Implications

A detailed risk register has been compiled for the project which was last reviewed in June 2013.

The implications of not providing the funding is that the contract could not be implemented and the Council would be in default. The contractor would be entitled to seek recovery of costs incurred to date and may seek additional financial compensation for loss of business.

Corporate Objectives

Dacorum Delivers: Maximising the Value of Council Assets, Value for Money.

Advice

The Portfolio Holder for Finance and Resources introduced the report and said there is a reserve to deal with the transfer to Northgate, and authority is needed to draw down

on the reserves as the Council enters into the arrangements with Northgate. They are covered by reserves.

Options and Why Options Rejected

No alternative options were considered.

Consultation

There were no consultees.

Voting

None.

CA/103/13 EXCLUSION OF THE PUBLIC

Decision

That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1 as amended by the Local Government (Access to Information) (Variation) Order 2006 the public be excluded during the items in Part 2 of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that, if members of the public were present during those items, there would be disclosure to them of exempt information relating to:

1. Information relating to the financial or business affairs of any particular person (including the authority holding that information). Minute Nos. CA/104/13, CA/105/13, CA/106/13 and CA/108/13.

   Local Government Act 1972, Schedule 12A, Part 1, paragraph 3.

2. Information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. Minute No. CA/107/13.

   Local Government Act 1972, Schedule 12A, Part 1, paragraphs 3 and 5.

CA/104/13 FUTURE OF BUILDING CONTROL SERVICE

Decision

That the recommendation as detailed in the report be approved.

Full details are in the part 2 minute.

Reason for Decision

To identify the preferred option for the future delivery of the service.

Implications

Full details are in the part 2 minute.

Risk Implications

A Risk Assessment has not been undertaken. It is recommended that this forms part of any future due diligence exercise.

Corporate Objectives

Dacorum Delivers.

Advice

The Assistant Director (Planning, Development and Regeneration) summarised the report.

Full details are in the part 2 minute.

Options and Why Options Rejected

Full details are in the part 2 minute.

Consultation

Consultation took place with:

Watford Borough Council; and
Three Rivers District Council.

Voting

None.

CA/105/13 GAS SERVICING AND INSTALLATION CONTRACT AWARD

Decision

That the recommendation as detailed in the report be agreed.

Full details are in the Part II minute.

Reason for Decision

To award the contract for the gas servicing and installation of new boilers and heating systems.

Implications

Financial
This contract has been tendered on a competitive basis with a 40% price and 60% cost weighting taken into consideration. The overall methodology is detailed in the

attached report and the tendered sum is within the budget allowance contained within the business plan and 2013-14 budget.

Value for Money
The evaluation criteria of the tender took into account a value for money element with consideration been given to ways the bidders could show value for money.

Risk Implications

Risk Assessment
If the contract is not awarded there is an increased risk of challenge from other gas servicing providers as the interim arrangements with Orion require an OJEU market test due to the value of the services provided.

The requirement to undertake annual gas servicing of all domestic boilers within the social housing sector involves continuous management of the process. Sufficient time has been allowed for mobilisation and handover to the new contractor and failure to award the contract could increase the number of properties that are not compliant and the associated increased risk of gas or carbon monoxide escape is unacceptable.

Corporate Objectives

Affordable Housing
To ensure that domestic boilers and heating systems in the Council's housing stock are adequately maintained in line with the statutory Landlords Gas Safety requirements.
To promote tenant involvement in deciding type of service preferred.
To provide a cyclical maintenance, repair and installation service that is of a consistent standard regardless of the type of work.
To provide efficient, affordable heating to all Council domestic housing properties.

Advice

The Portfolio Holder for Housing introduced the report.

Full details are in the part 2 minute.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with:

Councillor Margaret Griffiths, Portfolio Holder for Housing;
The Housing Overview and Scrutiny Committee;
The Housing Maintenance and Environment Committee;
Elliott Brookes, Assistant Director (Housing);
Ben Hosier, Group Manager (Procurement, Commissioning and Compliance);
Mark Brookes, Group Manager (Legal Governance); and
Richard Baker, Regulatory & Financial Accounting Team Leader.

Voting

None.

CA/106/13 TOTAL ASSET MANAGEMENT PROCUREMENT PROJECT

Decision

That the recommendation as detailed in the report be agreed.

Full details are in the Part II minute.

Reason for Decision

To provide a progress report on the procurement strategy and shortlist of bidders for the next stage of the Competitive Dialogue process for the delivery of the new repairs, maintenance, minor new build and improvement contract.

Implications

Full details are in the part 2 minute.

Risk Implications

The Procurement Project is included within the Improving Dacorum Programme and a risk matrix has been developed and is reviewed on a monthly basis and identifies the key areas of risk, which have been appropriately weighted to provide an assessment of the key risks associated with the project.

Corporate Objectives

Full details are in the part 2 minute.

Advice

The Corporate Director (Housing and Regeneration) introduced the report and advised that a revised timetable had been circulated.

Full details are in the part 2 minute.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with:

Resident representatives of the Housing and Environment Committee (HMEC);
Matt Rawdon, Human Resources Team Leader;
Ben Hosier, Group Manager (Procurement, Commissioning and Compliance);
Mark Brookes, Group Manager (Legal Governance);
Richard Baker, Regulatory & Financial Accounting Team Leader.

Voting

None.

CA/107/13 PROPOSAL FOR MARKETING OF LAND AT JARMAN PARK, HEMEL HEMPSTEAD

Decision

That the recommendation as detailed in the report, as amended, be agreed.

Full details are in the part 2 minute.

Reason for Decision

Full details are in the part 2 minute.

Implications

Full details are in the part 2 minute.

Risk Implications

Full details are in the part 2 minute.

Corporate Objectives

Regeneration:

- Drive value from Council-owned assets

Safe and Clean Environment:

- Maintain a clean and safe environment

Dacorum Delivers:

- Efficiencies
- Value for money
- Performance excellence
- Reputation and profile delivery

Advice

The Corporate Director (Housing and Regeneration) introduced the report.

Full details are in the part 2 minute.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with:

Councillor Nicholas Tiley - Portfolio Holder for Finance and Governance;
James Deane - Assistant Director (Finance and Resources);
Mark Gaynor - Corporate Director (Planning, Housing and Regeneration);
James Doe - Assistant Director (Planning, Development and Regeneration); and
Mark Brookes – Group Manager (Legal Governance and Deputy Monitoring Officer).

Voting

None.

CA/108/13 MAYLANDS GATEWAY LAND DEVELOPMENT

Decision

That the recommendation as detailed in the report be agreed.

Full details are in the Part II minute.

Reason for Decision

Full details are in the part 2 minute.

Implications

Full details are in the part 2 minute.

Risk Implications

Full details are in the part 2 minute.

Corporate Objectives

Full details are in the part 2 minute.

Advice

The Portfolio Holder for Planning and Regeneration introduced the report.

Full details are in the part 2 minute.

Options and Why Options Rejected

No alternative options were considered.

Consultation

Consultation took place with the Corporate Management Team.

Voting

None.

The meeting ended at 8.55 pm.