

London Borough of Barking and Dagenham

Notice of Meeting

THE EXECUTIVE

Tuesday, 26 October 2004 - Civic Centre, Dagenham, 7:00 pm

Members: Councillor C J Fairbrass (Chair); Councillor C Geddes (Deputy Chair); Councillor J L Alexander, Councillor G J Bramley, Councillor H J Collins, Councillor S Kallar, Councillor M A McCarthy, Councillor M E McKenzie, Councillor L A Smith and Councillor T G W Wade

Declaration of Members Interest: In accordance with Article 1, Paragraph 12 of the Constitution, Members are asked to declare any direct/indirect financial or other interest they may have in any matter which is to be considered at this meeting

15.10.04

Graham Farrant
Chief Executive

Contact Officer: Alan Dawson
Tel. 020 8227 2348
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Minicom: 020 8227 2685
E-mail: alan.dawson@lbbd.gov.uk

AGENDA

- 1. Apologies for Absence**
- 2. Minutes - To confirm as correct the minutes of the meeting held on 19 October 2004 (to be circulated separately)**

Business Items

Public Item 3 and Private Items 12 to 14 are business items. The Chair will move that these be agreed without discussion, unless any Member asks to raise a specific point.

Any discussion of a Private Business Item will take place after the exclusion of the public and press.

- 3. Social Services Annual Review of Performance (Pages 1 - 17)**

Discussion Items

- 4. Barking Town Centre - Proposed Alcohol Consumption Restriction In Designated Public Places (Pages 19 - 27)**

5. **Financial Assistance Policy For Private Sector Housing (Pages 29 - 41)**
6. **Any other public items which the Chair decides are urgent**
7. **To consider whether it would be appropriate to pass a resolution to exclude the public and press from the remainder of the meeting due to the nature of the business to be transacted.**

Private Business

The public and press have a legal right to attend Council meetings such as the Executive, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant legislation (the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972).

Discussion Items

8. **Barking Abbey Comprehensive School - Sandringham Road New Arts and Humanities Building - Financial Situation (Pages 43 - 46)**

Concerns a legal matter (paragraph 12(a))

9. **Securing a Sound Financial Basis for the Continuing Publication of the Council's Public Website and Staff Intranet (Pages 47 - 51)**

Concerns a staffing matter (paragraph 1)

10. **Active Age Centres (to follow)**

Concerns the financial affairs of a third party (paragraph 7)

11. **JNC Recruitment - Contract Renewal (to follow after consideration by The Management Team)**

Concerns a contractual matter (paragraphs 8 and 9)

Business Items

12. **Creation of New Post - Children's Centre Strategic Manager (Pages 53 - 63)**

Concerns a staffing matter (paragraph 1)

13. **Warren Comprehensive School - Conversion of West Hall to provide Administration and Staff Block (Pages 65 - 67)**

Concerns a contractual matter (paragraphs 8 and 9)

14. Sale of Land Adjacent to 2 Stevens Road, Dagenham (Pages 69 - 71)

Concerns a contractual matter (paragraph 9)

15. Any other confidential or exempt items which the Chair decides are urgent

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THE EXECUTIVE**26 OCTOBER 2004****REPORT FROM THE DIRECTOR OF SOCIAL SERVICES**

SOCIAL SERVICES ANNUAL REVIEW OF PERFORMANCE		FOR INFORMATION
<p>This report relates to the Balanced Scorecard objectives for all 3 services - Children's/Adult/Older People - on improving service specific areas.</p> <p>Summary</p> <p>All Councils with Social Services responsibilities are subject to a Performance Assessment Framework (PAF). As part of this, the Commission for Social Care Inspection (CSCI) meets annually with Councillors, senior managers and partner agencies to review progress over the previous year, taking into account performance indicators, inspections and other evidence.</p> <p>The attached letter is the result of this process and the Council is required to present it to the Executive.</p> <p>Star ratings will be announced in mid November.</p> <p>Recommendations:</p> <p>The Executive is asked to note the report.</p>		
Contact Officer: Celia Pyke-Lees	Head of Performance & Strategy	Telephone: 020 8227 2786 celia.pike-lees@lbbd.gov.uk

1. Introduction

The annual review meeting between Social Services and CSCI took place on July 6th, 2004. The Deputy Leader, Cllr. Bramley, Chief Executive and Director of Social Services and Education were present along with senior representatives from the PCT and NELMHT.

2. Outcome of meeting

Generally, the meeting was a very positive one, and the letter reflects the very clear recognition by CSCI of the progress being made by the Department in improving services.

The areas for improvement outlined are well in hand. It will be remembered that the Education of Looked After Children (which is the one area where our performance has fallen below the key threshold) has been the subject of in-depth work and significant investment.

A copy of the most recent 'step change' chart is attached, which shows increasing progress.

3. Star Rating

The publication of the performance ratings for Social Services will be November 18th.

Ms. J Ross
Director of Social Services
London Borough of Barking and
Dagenham
Civic Centre
Dagenham
RM10 7BW

17th September 2004

Dear Ms Ross

ANNUAL REVIEW OF PERFORMANCE

Thank you for your comments on the draft report, all of which I have noted. Some have led to amendments which have been incorporated into the enclosed final report. This letter and report set out the Commission for Social Care Inspection's (CSCI) view of the performance of social services in your area during the last year, and comment on improvements for the year ahead.

The report is intended to help the Council improve outcomes and the quality of service to service-users and carers. It is also intended to improve the prospects for improved performance ratings in the future.

In assessing performance, CSCI reaches judgements about performance against a set of standards and criteria, drawing on evidence from a number of standard sources. These include:

- the published PAF performance indicators and other statistical data up to 2003/04, plus data supporting planned targets for 2004/05;
- evidence agreed in the course of our monitoring meetings that have been formally recorded; and
- monitoring information from the Delivery and Improvement Statements completed in October 2003 and May 2004.

Details of the standards and criteria have been published, and are available from CSCI, or may be seen on CSCI's performance website. A summary of the evidence used has also been sent to you separately.

The report is in two parts. The first is a summary of improvement recommendations that highlights the strategic issues for the Council. The

second part summarises the strengths of performance over the last year, and the priorities for improvement in the year ahead. These are organised around six standards against which the Council is assessed. The annual review does not attempt to review all aspects of performance, but focuses on the main performance issues for which CSCI has current information.

The report will form part of the performance record for the Council, and will be published on the CSCI website in November. You are asked:

- to present it to an open meeting of the relevant executive committee of the Council, within two months of the date of this letter, and to inform me of the date on which this will take place;
- to make the report available to members of the public at the same time; and
- to copy this letter and report to the Council's appointed auditor, and to NHS and education partners.

Progress will continue to be monitored during the year through our usual processes, and a further annual review meeting will take place during 2005/06.

Performance (Star) Ratings will be confirmed in November, based on an assessment of overall performance using all admissible evidence. The evidence summarised in this letter will be used to help arrive at the rating, but may be updated where further evidence becomes available.

Yours sincerely

Sue Toole
Business Relationship Manager
Copy: Graham Farrant Chief Executive

Performance Review Report for

LONDON BOROUGH OF BARKING AND DAGENHAM Social Services: 2004

Summary of improvement recommendations

The review of social services in Barking and Dagenham has highlighted the following performance issues that need to be addressed over the next 12 months. Further information about the standards against which social services are assessed is contained in the detailed report.

Child and family services

- educational achievement of looked after children has declined and performance is now below the Key Threshold. We note that additional resources and a variety of strategies to address this are in place and improved performance is anticipated;
- the Children's Commissioning Strategy should be updated
- action is needed to improve the health of looked after children;
- all reviews of children on the child protection register and of children looked after need to be done within timescales. The authority has taken action and improvement is anticipated;
- the number of repeated referrals needs to reduce. It is anticipated that new IT systems will help improve reporting of performance in this area;
- improvements are needed to ensure that assessments of need, both initial and core, are done within the timescales. It is anticipated that new IT systems will improve reporting of performance.
- all children looked after should have an allocated social worker;
- further work is needed to develop services which meet the specific needs of black and minority ethnic children; and

- initiatives to promote better recruitment and retention of staff should continue.

Services for adults and older people

- the Council should continue to implement and monitor the Action plan formulated in response to the inspection of Social Care for Older People's Services (SCOPS), completed in January 2004;
- the Council should continue monitoring delayed transfers of care from hospital discharges to ensure current performance is maintained;
- development work with providers of residential and domiciliary care should be promoted to ensure quality assurance of care services. We note the development of a new residential forum;
- the use of Direct Payments should be promoted and extended across all service user groups. We note that plans are in place for rapid increase in take up. The Council anticipates significant improvement;
- further development of mental health services is needed by the Council, especially those that address the needs of black and minority ethnic communities;
- improvement is needed in the number of service users who receive a review of services provided and their circumstances. More carer assessments also need to be completed;
- waiting times for assessments and care packages need to be reduced. We note the full implementation of the SWIFT system planned to address this; and
- continued development of specific services is needed to meet the needs of growing black and minority ethnic communities.

Performance Review Report 2004

LONDON BOROUGH OF BARKING AND DAGENHAM

SERVICES FOR CHILDREN AND FAMILIES

The Children's Services Strategy works in partnership with health, education and the voluntary sector to develop children's services. Plans for a children's Trust are in development.

There is a strong management team in place with good corporate and member support. This is backed by clear performance management systems.

Significant improvements in performance have been made in stability of long-term care for looked after children, with greater use of fostering and adoption. Since last year more young people leaving care are in employment, training or education. More children looked after have participated actively in their care.

Reviews of some children on the child protection register and some children looked after did not take place within the required timescales. Assessments of need, both core and initial, were not always completed within timescales and re-referrals are high. **Of particular concern is the low educational performance of children looked after and performance is below the Key threshold.**

National priorities and strategic objectives

Improvements observed since the previous annual review

- establishment of Children's Services Strategy, in partnership with health, education and the voluntary sector;
- plans are in place to implement the Children Bill, which will lay foundations for a Children's Trust in the future;
- fewer children are being re-registered on the Child Protection Register;
- support for care leavers has improved with figures for care leavers in employment, education or training more than doubled from 29% to 62.5%. Performance is very effective,

indicating improvement in opportunities for a larger number of care leavers; and

- there is an effective performance management system and quality assurance strategy in place.

Area for improvement

- The educational achievement of looked after children has declined and **current performance is now below the Key Threshold**. The authority has developed extensive action plans, jointly with education and fully supported at member level, to improve performance. There has been a large additional investment of resources and action to complete personal education plans for every looked after child has started. It is anticipated that performance will improve, as these measures become effective.

Cost and efficiency

Improvements observed since the previous annual review

- more children are being looked after in foster care or placed for adoption;
- better commissioning arrangements have resulted in a reduction in the use of residential placements, and a reduction in unit costs. Plans are in place to develop this strategy over the coming year; and
- the cost of services for looked after children have reduced substantially and performance in this area is effective.

Areas for improvement

- the children's commissioning strategy needs to be brought up to date and the use of out of borough placements continues to require review; and
- the Council should promote the use of Direct Payments to a wider group of children and their families or carers. We note mechanisms to improve take up are in place and improvement is anticipated.

Effectiveness of service delivery and service outcomes

Improvements observed since the previous annual review

- the length of time children remain on the Child Protection Register has been reduced substantially;
- more looked after children are being adopted, 15 being achieved this year, although there is scope for further improvement; and
- the number of foster and adoptive carers has been increased, some from minority ethnic communities. A kinship worker has been appointed to develop arrangements for looked after children to be fostered with relatives and friends.

Areas for improvement

- the number of health checks of looked after children (67.8%) were less than planned (89%) and lower than the outer London average (79.8%). Joint work with health is planned to improve health outcomes for looked after children and improved performance is anticipated;
- the timeliness of Reviews of children looked after has declined, as did reviews of children on the Child Protection Register. All such reviews should be completed on time;
- repeated referrals have increased significantly, which suggests the need for more effective response at the point of first contact. Whilst it is accepted that this is in part due to more effective recording systems, this needs to be addressed;
- the number of initial assessments completed within 7 days has improved on last year's performance, but is still the lowest in outer London. Monitoring arrangements are now in place, as is support for staff in effectively using the IT system;
- performance on completing core assessments within timescales is worse than the previous year, when it was identified as an area for improvement. Plans are in place to address this and improved performance is needed; and
- only 92.1% of children looked after have an allocated social worker. This is less than the figure for last year, which was 99.5%.

Quality of services for users and carers

Improvements observed since the previous annual review

- more children looked after communicated their views to a statutory review last year (66%), although performance is still below the outer London average (78.9%);
- the long term stability of children looked after has improved and is well above the outer London average;
- there has been extensive consultation and participation of young people in developing services, such as the children's complaints leaflet, which was designed by children and the guide to being looked after; and
- all recommendations arising from the Victoria Climbié audit have been implemented.

Area for improvement

- the Council should implement the Quality Assurance Strategy. We note this is already developed as a priority for the coming year.

Fair access

Improvements observed since the previous annual review

- arrangements are in place for out of hours legal services, emergency duty Service, approved social workers and home care services;
- advocacy and interpreting services are available as necessary; and
- the number of children assessed as in need from black minority ethnic communities is growing.

Areas for improvement

- further work is needed to develop residential services to meet the specific needs of black and minority ethnic children; and
- complete Equality Impact Assessments and further work to disseminate Equality and Diversity strategy across the workforce. We note the Children's Services Improvement Plan gives September 2004 as the timescale for completing equality assessments.

Capacity for improvement

Improvements observed since the previous annual review

- new appointments to management team, now fully staffed, and active support of members;
- there has been a strong investment of resources and commitment to service development;
- financial planning is now based on a 3 year programme, which promotes stability. There is also extensive capital investment in buildings for new services and improved office accommodation and access arrangements;
- effective joint partnerships with colleagues in health and education;
- robust systems are in place for performance monitoring and strategic development, which involve all staff;
- there has been considerable workforce development including a staff awards scheme, pre and post qualifying training, leadership development programme, as well as additional recruitment and retention initiatives;
- proportion of black and minority ethnic staff in workforce has increased (19-22%), higher than the percentage of black and minority ethnic groups in the local community (15%); and
- the Authority has published the results of monitoring required under the Race Relations (Amendment) Act Part 3 – the Employment duties.

Area for improvement

- recruitment and retention strategy to continue, involving local initiatives.

SERVICES FOR ADULTS AND OLDER PEOPLE

A positive inspection of Social Care for Older People's Services (SCOPS) in January 2004 judged the service as serving some people well with promising prospects. A detailed action plan is in place to implement all recommendations.

A comprehensive strategy to modernise residential and day care services is in place; this is funded and being implemented. There are good working relationships and increasing integration with health.

There have been a number of improvements this year, notably in helping service users across all user groups to maintain their independence. The number of older people moving into residential care has been reduced. There has been a programme of carer and user involvement and services for black and minority ethnic communities are starting to develop.

However, there are a number of areas for improvement, notably the take up of Direct Payments, more timely assessments and further development of specific diversity initiatives.

National priorities and strategic objectives

Improvements observed since the previous annual review

- a modernisation programme for day and residential services for adults and older people is in place;
- greater use is being made of community options to maximise independence, including extra care sheltered housing;
- there has been a dramatic increase in the number of adults participating in drug treatment programmes;
- delayed transfers are low, indicating effective management of hospital discharges;
- integrated health and social care teams and a joint commissioning structure are in place, with plans for joint locality teams from September;
- a comprehensive programme of user and carer participation has been developed with the voluntary sector; and
- strong partnerships are evident with health, education and housing. Independent research is being commissioned to evaluate the partnership with the PCT.

Areas for improvement

- continue to monitor and implement the Action Plan formulated in response to the SCOPS report; and
- continued monitoring of delayed transfers of care from hospital discharges to ensure current performance is maintained.

Cost and efficiency

Improvements observed since the previous annual review

- provision of intensive home care has continued to increase, whilst unit costs of home care have reduced; and
- SCOPS report indicated clear budget responsibilities and focused management.

Area for improvement

- develop work with providers of residential and domiciliary care to promote quality assurance of care services. We note the development of a new residential forum.

Effectiveness of service delivery and service outcomes

Improvements observed since the previous annual review

- there has been a reduction in the number of older people admitted to residential care and the numbers helped to live at home has also improved;
- more adults with disabilities, learning disabilities and mental health issues have been helped to live at home;
- programme to promote take up of Direct Payments has started and improvement anticipated;
- mental health services have been further developed, with both crisis resolution and assertive outreach teams operational; and
- development of a black and minority ethnic strategy for older people's services, including funding a South Asian elders Officer.

Areas for improvement

- there is a need to extend and promote the use of Direct Payments across all service user groups. We note the plans for rapid improvement in take up and significant improvement is anticipated;
- further development of mental health services is needed, especially those that address the needs of people from black and minority ethnic communities.

Quality of services for users and carers

Improvements observed since the previous annual review

- continued improvement in the availability of single rooms for those moving to residential care;
- acceptable performance has been achieved in delivery of equipment within 3 weeks. Very effective performance has been achieved for delivery of equipment within 7 days; and
- users and carers have been involved in the modernisation of residential and day care for people with learning disabilities.

Areas for improvement

- there has been a small (5%) decline in people receiving a review of service since last year, this needs to improve;
- the number of carer assessments has declined and is below the Outer London Average;
- waiting times for assessments, whilst above the outer London average, are still in need improvement. We note the full implementation of the SWIFT system is anticipated as a way of improvement; and
- waiting times for care packages are below the outer London average. We note improved performance is anticipated, partly by the introduction of Community Matrons.

Fair access

Improvements observed since the previous annual review

- there has been an increase in the number of older people from black and minority ethnic communities who received a service;
- more information is available in relevant community languages, for example, signposting leaflet
- acceptable performance in assessment of new clients aged over 65; and
- availability of a range of services (emergency duty, approved social workers, home care and legal services) on a 24 hour basis.

Area for improvement

- the Council needs to continue the development of specific services to meet the needs of service users within the growing black and minority ethnic communities.

Capacity for improvement

Improvements observed since the previous annual review

- the Council has improved the capacity of management team and support of members;
- there has been a strong investment of resources and commitment to service development;
- 3 year financial planning programme, including extensive capital investment in buildings;
- effective joint partnerships have been established ;
- there are robust systems of performance monitoring and strategic development, involving staff teams;
- workforce development including staff awards scheme, pre and post qualifying training, leadership development programme, recruitment and retention of staff initiatives have been implemented;
- the proportion of black and minority ethnic staff in the workforce (19-22%) is greater than local community (15%);
- development of Equalities work and impact assessments; and

- the Authority has published the results of monitoring required under the Race Relations (Amendment) Act Part 3 – the Employment duties.

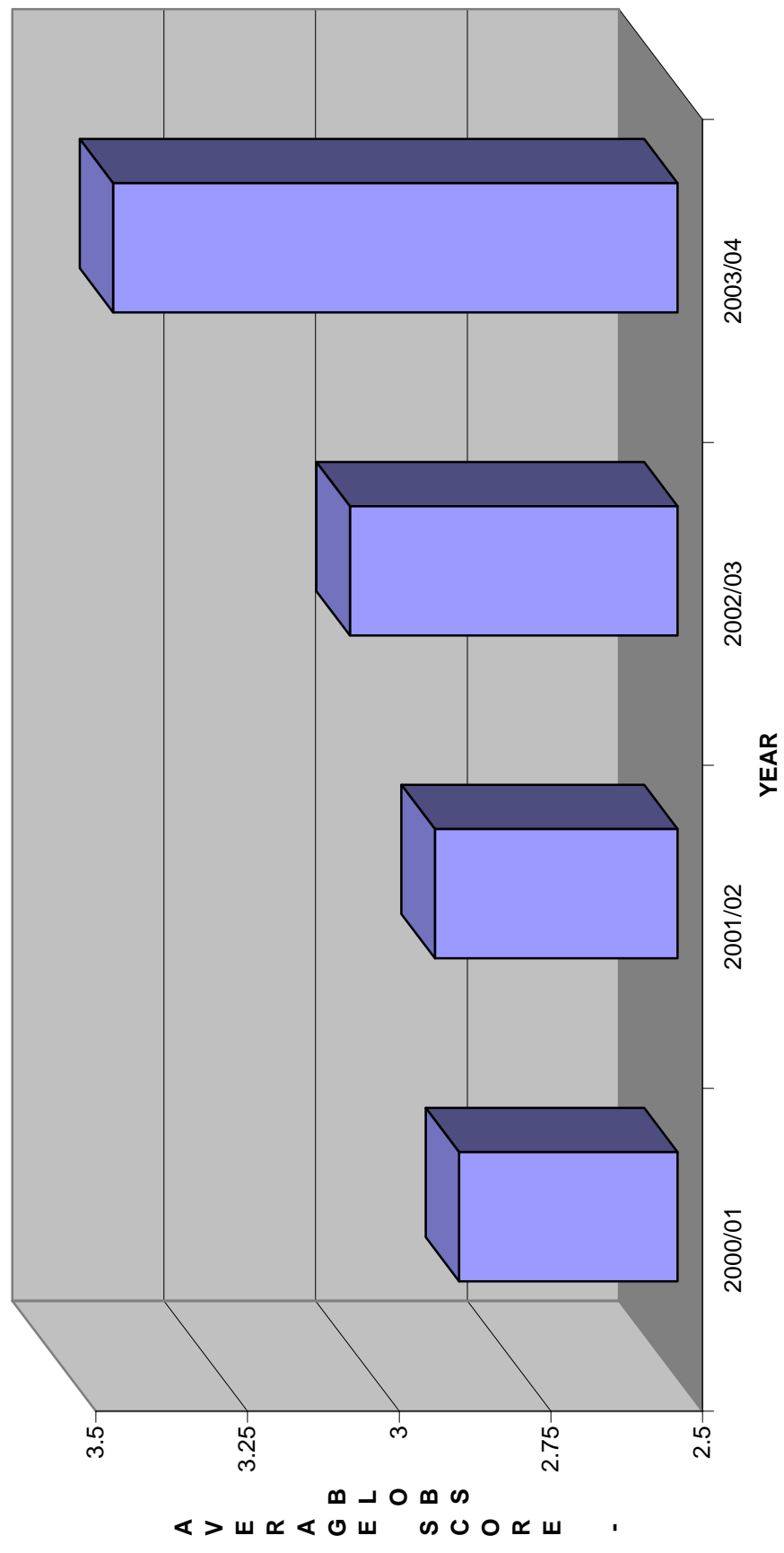
Area for improvement

- issues of continued recruitment and retention of staff, as mentioned in the section on children's services apply equally to adult services and need to be addressed.

Sue Toole
Business Relationship Manager
17 September, 2004

STEP CHANGE

SOCIAL SERVICES - PERFORMANCE IMPROVEMENT 2000/01 TO 2003/04
(PAF INDICATOR SCORES)



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THE EXECUTIVE**26 OCTOBER 2004****REPORT OF THE DIRECTOR OF CORPORATE STRATEGY**

BARKING TOWN CENTRE - PROPOSED ALCOHOL CONSUMPTION RESTRICTION IN DESIGNATED PUBLIC PLACES	FOR DECISION						
<p><i>This report recommends the restriction of public drinking of alcohol from bottles or tins in Barking Town Centre to tackle instances of anti-social behaviour</i></p> <p>Summary As a result of a request by Members, local businesses and users of the Town Centre, consideration was given as to eradicate the nuisance of street drinking. It can lead to fighting, abuse and vandalism. An effective solution is proposed in utilising the new power given to the Council under Section 13(2) of the Criminal Justice and Police Act 2001. The Act enables the Council to make an area within Barking Town Centre a Designated Public Place. Following designation, if a Constable or a Police Support Officer has reason to believe a person is consuming alcohol in a Designated Place, he can require the person to stop consuming and surrender the alcohol. Failure to comply without reasonable excuse is an offence for which a person can be arrested and carries a £500 maximum fine.</p> <p>Legislation requires that a decision to make a Designation must be carried out by a full Council, which for the purposes of the London Borough of Barking and Dagenham is the Assembly.</p> <p>Recommendation That the Executive recommends this proposal be referred to the Assembly for decision.</p>							
<p>Contact Officers: Paul Feild Omojefe Agba Ralph Cooke</p>	<table border="0"> <tr> <td data-bbox="435 1288 834 1422">Corporate Lawyer-Solicitor</td> <td data-bbox="834 1288 1412 1422"> Tel: 020 8227 3133 Fax: 020 8227 3698 Email: paul.feild@lbbd.gov.uk Minicom: 020 8227 2685 </td> </tr> <tr> <td data-bbox="435 1422 834 1579">Anti-Social Behaviour Co-Ordinator</td> <td data-bbox="834 1422 1412 1579"> Tel: 020 8227 2268 Fax: 020 8227 2998 Email: omojefe.agba@lbbd.gov.uk Minicom: 020 8227 2685 </td> </tr> <tr> <td data-bbox="435 1579 834 1744">Town Centre Manager</td> <td data-bbox="834 1579 1412 1744"> Tel: 020 8270 6015 Fax: 020 8270 6048 Email: ralph.cook@lbbd.gov.uk Minicom: 020 8227 2685 </td> </tr> </table>	Corporate Lawyer-Solicitor	Tel: 020 8227 3133 Fax: 020 8227 3698 Email: paul.feild@lbbd.gov.uk Minicom: 020 8227 2685	Anti-Social Behaviour Co-Ordinator	Tel: 020 8227 2268 Fax: 020 8227 2998 Email: omojefe.agba@lbbd.gov.uk Minicom: 020 8227 2685	Town Centre Manager	Tel: 020 8270 6015 Fax: 020 8270 6048 Email: ralph.cook@lbbd.gov.uk Minicom: 020 8227 2685
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1. Background

- 1.1 This summer, increasing concern was expressed about the anti-social behaviour of a variety of individuals within the Town Centre. It was apparent a key cause was intoxication by the means of public and street drinking of alcohol from bottles and tins. On 28 June 2004 a meeting was requested with Members, Officers, the Metropolitan Police and the Drug Support Team.

- 1.2 The Council's Community Safety Manager, Mr Elsom, who Chaired the meeting shared the recent experience that the London Borough of Havering had with utilising the powers given to it under Section 13 of the Criminal Justice and Police Act 2001(the "Act"), to designate areas in which alcohol consumption in public places can be controlled. It had led to a measurable reduction in anti-social behaviour.
- 1.3 The meeting agreed in principle that Officers should be directed to investigate the feasibility and process of the Council adopting similar powers for Barking Town Centre. This would be with the purpose to make proposals to the Council.
- 1.4 A Working Group involving Community Safety; Legal Services; Town Centre Manager; the Police and the Barking & Dagenham Substance Misuse Engagement Team was set up to progress the matter further.
- 1.5 The Group examined the problems and incident occurrences together with issues of enforceability and remedial action. It was agreed in consultation with the lead Member that the designation of the Town Centre would have real potential in improving the environs and attractiveness of the area. Through consultation with interested parties including retailers, the community forum and discussion they have achieved an agreed area to be the proposed Designated Public Place within Barking Town Centre.
- 1.6 The proposed Designated Public Place is fully described in the draft Order appended to this report.

2. Legal Process

- 2.1 The function of Designation of a Public Place under the Act is an activity, which is excluded from the powers of an Executive by the Local Authorities (Function and Responsibilities) Regulations 2000.
- 2.2 This designation must be made by the Council as Assembly. It must resolve to make a specified area a Designated Public Place under the Act for which there is controlled alcohol consumption.
- 2.3 The legal steps to create a Designated Public Place are as follows:
 - (i) Evidence must be produced to demonstrate that there is a problem in the proposed Designated Public Place;
 - (ii) The Council must consult with the Police and Licensees of any licensed premises in the proposed Designated Public Place, or whom they may consider will be affected;
 - (iii) The Council takes reasonable steps to consult with the owners or occupiers of any land identified which may be affected;
 - (iv) An advertisement carrying a Notice is placed in a local newspaper, identifying specifically the place that the Designation will be directed to and setting out the affect of the Order and inviting representations;
 - (v) Following consideration of the representations from the consultations and the response to the newspaper, a period of 28 days must be allowed to pass before making the Order;
 - (vi) The Order is made by the Assembly

- (vii) Following the making of the Order by the Assembly a further Notice is placed in a local newspaper identifying the place, setting out the effect and the date of commencement.
- (viii) The Council must ensure that there are sufficient signs for the public to draw their attention to the place of the effect of the Order;
- (ix) A copy of the Order is sent to the Secretary of State and Police Commander;
- (x) By following these steps the prohibition of alcohol consumption in Barking Town Centre is complete.

3. The Practical Effect of the Order

- 3.1 The effect of the Order is to give the Police the power to require a person in a Designated Public Place not to drink alcohol in that place where the Police Officer reasonably believes the person is, has, or intends to, drink alcohol. Further they must surrender up to the Police Officer, any other alcohol containers in their possession. Failure to comply with an Officer's requirement in respect of public drinking or surrender of alcohol without reasonable excuse, is an arrestable offence.
- 3.2 A Police Support Officer can also exercise this power. A person guilty of such an offence would be liable on summary conviction to a fine not exceeding Level 2 on the Standard Scale, which is £500.
- 3.3 A copy of the draft Notice is to be found at Appendix 1 of this report. A copy of the proposed Order can be found at Appendix 2 to this report. A copy of the proposed sign is to be found at Appendix 3 of this Report.

4. Recommendation

- 4.1 The Executive are asked to make observations and support the proposal that the Assembly use its powers under Section 13(2) of the Criminal Justice and Police Act 2001 to make the area identified in this report within Barking Town Centre a Designated Public Place under the Act.

Supporting documentation

crimereduction.gov.uk
Alcohol Consumption in Public – Toolkit
Criminal Justice and Police Act 2001

Those Consulted

Barking & Dagenham Substance Misuse Team
Metropolitan Police Service
Town Centre Manager

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NOTICE

**LONDON BOROUGH OF BARKING & DAGENHAM
DESIGNATION ORDER PURSUANT TO SECTION 13 OF THE
CRIMINAL JUSTICE AND POLICE ACT 2001**

**The Local Authorities (Alcohol Consumption in Designated Public Places)
Regulations 2001**

ALCOHOL CONSUMPTION IN DESIGNATED PUBLIC PLACES

The Council of the London Borough of Barking & Dagenham proposes to make an Order pursuant to Section 13 of the Criminal Justice and Police Act 2001 (the "Act") designating public places in Barking Town Centre within the boundaries of the London Borough of Barking & Dagenham and more particularly described in the Schedule below, for the purposes of Sections 12-16 of the said Act:-

SCHEDULE OF DESIGNATED PUBLIC PLACES

Abbey Road	James Street	St. Erkenwald Road
Axe Street	Linton Road	St. Pauls Road
Barking Abbey Ruins	London Road	Suffolk Road
Broadway	Longbridge Road	Sunningdale Avenue
Cambridge Road	North Street	Thorpe Road
Cecil Avenue	Northern Relief Road	Vicarage Drive
Clockhouse Avenue	Priory Road	Wakering Road
Cranborne Road	Ripple Road	Westbury Road
East Street	Salisbury Avenue	Whiting Avenue
Essex Road	Somerby Road	William Street
George Street	Station Parade	
Highbridge Road	St. Awdry's Road	

Car Parks

Axe Street	London Road	Town Hall
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Shopping Precincts and Stations

Barking Bus Station	Barking Rail Station	Vicarage Field Shopping Centre
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AND all those other public places within the area shown edged red on the plan annexed thereto (a copy of the plan being available for inspection at the Town Hall, Barking).

DEFINITION OF PUBLIC PLACE

“public place” means any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission (Section 16(1) of the said Act).

THE EFFECT OF THE ORDER

The effect of such an Order is that the police have the power to require a person, in such public place, not to drink alcohol in that place where the officer reasonably believes the person is, has or intends to do so, and to surrender any alcohol containers in the person's

possession. Failure to comply with an officer's requirement in respect of public drinking or surrender of alcohol, without reasonable excuse, is an arrestable offence. A person guilty of such an offence will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (currently £500). (Section 12 of the said Act).

EXCLUSIONS

Excluded from the order will be:-

- Any area which is within the curtilage of any licensed premises or registered club;
- Any place where the sale of alcohol has been authorised by virtue of an occasional licence or permission;
- Any place where the Council has granted a permit pursuant to Section 115 (E) Highways Act 1980.

Any person wishing to make representations on the proposal should make them in writing to the Community Safety Manager, Civic Centre, Dagenham.

.....
Chief Executive

CRIMINAL JUSTICE AND POLICE ACT 2001**Alcohol Consumption in Designated Public Places Order 2004**

The Council of the London Borough of Barking and Dagenham (in this Order called “the Council”) hereby make the following Order under Section 13(2) of the CRIMINAL JUSTICE AND POLICE ACT 2001 (the "Act") :

1. The land described in the Schedule below and/or shown on the map attached to this Order, being land in the area of the Council which is land to which the Criminal Justice and Police Act 2001 applies, is hereby designated for the purposes of that Act.
2. This Order may be cited as the Alcohol Consumption in Designated Public Places for the area of Barking Town Centre Order (No1) 2004 and shall come into force on -----

SCHEDULE**List of roads/areas etc****SCHEDULE OF DESIGNATED PUBLIC PLACES**

Abbey Road	James Street	St. Erkenwald Road
Axe Street	Linton Road	St. Pauls Road
Barking Abbey Ruins	London Road	Suffolk Road
Broadway	Longbridge Road	Sunningdale Avenue
Cambridge Road	North Street	Thorpe Road
Cecil Avenue	Northern Relief Road	Vicarage Drive
Clockhouse Avenue	Priory Road	Wakering Road
Cranborne Road	Ripple Road	Westbury Road
East Street	Salisbury Avenue	Whiting Avenue
Essex Road	Somerby Road	William Street
George Street	Station Parade	
Highbridge Road	St. Awdry's Road	

Car Parks

Axe Street	London Road	Town Hall
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Shopping Precincts and Stations

Barking Bus Station	Barking Rail Station	Vicarage Field Shopping Centre
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Dated -----

The Common Seal of the -----Council
was hereunto affixed in the presence of

Dear Occupier,

PROPOSED DESIGNATED DRINKING AREA

Barking & Dagenham is one of the safest London Boroughs. The Council working in Partnership with the Metropolitan Police and British Transport Police are keen to tackle offending concentrated within Barking Town Centre, particularly anti-social behaviour criminal damage and acts associated with consumption of alcohol. Part of the problem is due to we believe the over consumption of alcohol.

In September 2001 the Criminal Justice and Police Act 2001 and the Associated Local Authorities (Alcohol Consumption in Designated Public Places) Regulations 2001 provided the Council with the power to designate areas in which alcohol consumption in public places can be controlled. The Council propose to designate all public area in Central Barking within and including the Ring road as a 'Designated No Drinking' area. This would permit Police to control the consumption of alcohol in public places within that area. Recent changes to the law through the Licensing Act 2003 will mean that unopened cans of alcohol can also be confiscated in certain circumstances.

The 2001 Act states that if a constable reasonably believes that a person is, or has been, consuming alcohol a designated public place or intends to consume it there, the constable can require the person to stop consuming and surrender the alcohol. Failure to comply without reasonable excuse is an offence for which persons can be arrested and has a £500 maximum fine.

This does not mean that people would be prevented from drinking alcohol in their private gardens, beer gardens or pavement cafes attached to licensed premises nor does it mean that they would be prevented from carrying unopened containers purchased for consumption in areas that are not designated.

Before making an order the Council as the local authority are required to consult to obtain the views of interested parties, including those such as yourself whose property, business or land would be within the designated area.

Attached to the letter for your convenience, is a reply slip to complete as to whether you support such an order being made together with space for any comments that you may wish to make.

If you have any further questions or queries please do not hesitate to contact me on 020 8227 ____ or Ralph Cook, Town Centre Manager, on 020 8270-6015. I would be grateful if you could return the completed form by no later than _____ 2004.

Yours sincerely

YOU ARE IN A DESIGNATED PUBLIC PLACE



If you continue to drink alcohol in this area when asked not to do so by a police officer, you are liable on conviction to a maximum fine of £500.

You may be arrested if you fail to surrender any alcohol to a police officer in this area.

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THE EXECUTIVE**26 OCTOBER 2004****REPORT OF THE DIRECTOR OF HOUSING AND HEALTH**

FINANCIAL ASSISTANCE POLICY FOR PRIVATE SECTOR HOUSING	FOR DECISION
<p><i>This report recommends that the Executive approve and authorise a new financial assistance framework to support the private sector housing renewal programme and to facilitate the provision of affordable housing in the private rented sector.</i></p> <p><u>Summary</u></p> <p>The financial assistance is provided from the private sector housing capital budget which is £1.9m this year following a £0.364m rollover from last year, and projected to be £1.6m per year for the following three years. It is proposed to vire £0.329m to John Smith House (subject to a separate report to the Executive). After taking into account current spend and commitments there is £1.087m to spend by 31st March 2005. All spending has to satisfy the capital spending rules and there is a risk that not all the money will actually be spent, although it is expected that it will all be committed. Appendix 2 describes the projected spending profile and risks.</p> <p>The grants policy in the Private Sector Housing Strategy was first approved by the Executive in April 2003. It was amended slightly in October 2003 to take account of lessons learned in the first few months.</p> <p>Since October 2003 the number of private sector rented properties which have become available has greatly increased as a result of the boom in buy-to-let. This presents both threats and opportunities to the borough. The chief threat is the increased risk of transience combined with anti social behaviour as concentrations of vulnerable households are placed in the borough, as well as poor management.</p> <p>The main opportunity is the enhanced supply of potentially well managed and affordable housing for vulnerable households and key workers.</p> <p>It has become clear that many vulnerable owner occupiers (especially those aged from 60 to 74) are finding it hard to access the equity in their homes in order to finance repairs. In these cases the Council can pay grants which have to be repaid when the ownership of the property changes.</p> <p>The revised BVPI's for housing include actions to deal with domestic violence and refers to the Sanctuary project which helps victims of domestic violence remain in their homes.</p> <p>The new framework also takes into account the Home Energy Conservation Act duties and the need for affordable warmth across the borough.</p> <p>A compulsory purchase programme is needed to deal with long term empty properties and to take advantage of redevelopment opportunities.</p>	

Recommendation

The Executive is asked to approve the new financial assistance policy for private sector housing as described in Appendix 1 to this report and to reprofile the budget for 2004/05 as described in Appendix 2.

Reason

To help vulnerable owner-occupiers bring their homes up to the decent standard. Increase the supply of affordable housing. Deal with run down neighbourhoods and anti social behaviour in private sector housing.

Contact Officers:

Ken Jones
Martin Davies

Project Manager –
Private Sector

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Fax: 020 8227 5799
Minicom: 020 8227 5755
Email: martin.davies@lbbd.gov.uk

1. Background

- 1.1 The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 states that the policy for providing financial assistance for private sector housing must be written, published, and publicised. This report recommends an appropriate framework for providing financial assistance for private sector housing which meets the needs of Barking and Dagenham.
- 1.2 The current Private Sector Housing Strategy was written with the idea of providing financial support to owner occupiers. However, very few owner occupiers qualify for grant aid as they have a lot of equity in their homes. Instead, it is recommended that the emphasis for financial support should go to addressing wider concerns which are summarised as follows:-

2. The Needs To Be Addressed

- Vulnerable owner-occupiers in non-decent housing – including affordable warmth
- Shortage of affordable rented housing for vulnerable households and key workers
- Poor quality management of private rented housing
- Areas of private sector housing clustered around run down shopping parades
- Redundant commercial and mixed use buildings being the focal point of anti social behaviour and nuisance
- Long term vacant properties neglected by their owners
- Anti social behaviour by private sector tenants
- Security issues of victims of domestic violence and other hate crimes
- Reduction of CO₂ emissions.

3. Targeting

- 3.1 The financial support is aimed at individuals and neighbourhoods. There is help for vulnerable owner-occupiers across the borough whose homes fail to meet the decent standard.
- 3.2 The neighbourhoods are chosen according to need and opportunity. In the first instance the deprivation index provides a sound basis for targeting resources. However, there are other measures of need such as levels of anti social behaviour. A neighbourhood may also present an opportunity which could alleviate problems elsewhere. The capital money is not spent in isolation. Not only is it used to lever in other funds it is also accompanied by enhanced enforcement work by all appropriate agencies.
- 3.3 Neighbourhoods are chosen in consultation with Council Officers and Members. Currently, a longer term programme is being drawn up with reference to problem areas identified by the Private Sector Housing Team and the Council's enforcement agencies.
- 3.4 We also work in partnership with the voluntary sector and it is hoped that a programme will be developed which will focus on voluntary groups for delivery of some improvements.

4. Current Projects

4.1 Broad Street, Dagenham

This project focuses on the shopping parades in Broad Street but also includes about 500 private sector dwellings, mainly as a result of Right-To-Buy. It is accepted that Broad Street shopping parades are a major eyesore with associated social problems. The Private Sector Housing Team are working in partnership with the Planning division who have commissioned a "health check" on all shopping centres in the borough. The research work will begin with Broad Street and the Home Improvement Zone work will include consultation on the future of the shopping parade. It is possible that a substantial redevelopment could take place with a large amount of affordable housing being produced.

The Broad Street area also includes the Digby Gardens housing site and will enable householders who have to put up with the building works to feel that they have been included in the improvements.

4.2 Fanshawe Avenue, Barking

This project focuses on the properties on Fanshawe Avenue as it is an important gateway into the borough and complements the redevelopment of Tanner Street and the town centre. Consultants to carry out a Neighbourhood Renewal Assessment (the research phase) have been appointed.

4.3 **Regional Projects**

Barking and Dagenham is participating in two regional and two sub-regional projects which provide additional funds (provided by GoL) to support the private sector housing programme.

Decent Homes

This is a sub-regional project where 1,500 private sector properties have been visited in order to assess their energy efficiency and the owners' eligibility for financial support. In many instances benefits advice is offered by the project's partner, the Barking and Dagenham Disability Association.

If the property is eligible for help under schemes such as EEC or EAGA then they are dealt with without further reference to the Council. However, if more extensive works are needed to bring the dwelling up to the decent standard then the case is referred to the Private Sector Housing Team who will see what further help can be provided.

Empty Properties

This sub-regional project particularly focuses on accommodation above shops and takes into account the involvement of planning and feasibility studies.

Landlord Accreditation Scheme

This pan London project aims to encourage landlords to become accredited which means training and signing up to a code of conduct. London wide there is over £500,000 available to support this project. We will use this project as a basis for the proposed Landlord Grants.

Houseproud

This is a major awareness campaign for Houseproud which is the main vehicle for providing equity release for vulnerable owner occupiers whose homes do not meet the decent standard.

5. **Projects In Development**

5.1 Empty Properties

A programme of action for long term empty properties is currently being developed. The action will include compulsory purchase in addition to the Management Orders proposed by the Government. This is because the procedures are very similar and there is little gain to Barking and Dagenham in the Management Order process.

5.2 Medium Term Renewal Programme

The Private Sector Housing Team is currently working with Health and Consumer Services and other agencies to develop a prioritised list of target areas in order to comprehensively regenerate them taking into account housing conditions, economic concerns, and social concerns including anti social behaviour.

Both of the above programmes will shortly be presented to the executive for approval. Prior to submission to the Executive, members will be invited to comment.

5.3 Transience

It is suspected that a primary underlying cause of social problems within the borough is the high turnover of privately rented properties. Many (but by no means all) of the tenants are placed by other agencies from outside the borough. This means that people do not stay long enough to become a part of the local community which many long term residents find unsettling. It is often the case that these short term tenants also have acute social, economic and health problems which are not being adequately addressed.

5.4 It is proposed to address these problems by targeting obvious rented properties which are causing problems in the targeted areas for:-

- Landlord grants to encourage them to take key workers and those on housing benefit on longer terms – see Appendix 1
- Engaging with the tenants to identify and help them with problems
- The use of enforcement legislation against tenants and landlords.

5. Delivery

5.1 This framework will be implemented by the Private Sector Housing Team which will be restructured to take into account the radical changes from the existing Private Sector Housing Strategy which will be the subject of a further report to the Executive.

Most of the solutions require a multi-agency approach and the Private Sector Housing Team will project manage this.

6. Financial Implications

Appendix 2 shows the current capital spending commitment for 2004/05 together with the spending profile for the remainder of this year.

The fact that there are less than 6 months of the financial year is obviously worrying in terms of the risk of an underspend. However, it is anticipated that the Landlord Grant should prove very popular and despite the fact that considerable preparation is needed, it is still practicable to achieve a minimum spend of £600,000 as this represents 40 – 60 grants. The key aspect here is landlord accreditation training which has been resolved by the Pan London Landlord Accreditation Scheme. The syllabus is agreed and trainers have been appointed.

The proposals in this report have no impact on staff costs. The type of work has changed and the structure of the Private Sector Housing Team is being changed to reflect this.

7. Consultation

The following officers have been consulted in the preparation of this report:

- Director of Social Services
- Director of Education
- Head of Regeneration Implementation
- Head of Finance (Housing & Health)
- Head of Health & Consumer Services

Appendix 1

Proposed Grants Policy for private sector housing in Barking & Dagenham

Type of grant	Description	Eligibility	Key Conditions
Safety net grant	To bring up to the decent standard owner occupied housing which is unfit or has a category A risk under the Health and Safety Rating System.	<p>Applicant:</p> <ul style="list-style-type: none"> • Owner occupier for at least 3 years • Pass a means test • Proven inability to obtain money from the private market. <p>Property</p> <ul style="list-style-type: none"> • It is either unfit under the current system or has a Category A risk under the new Health and Safety Rating System. • The amount of work needed is from £1,000 to £5,000 	<p>If the property changes ownership within 5 years of the certified date then the whole grant is repayable with interest.</p> <p>A property is deemed to have changed ownership when a new name is added to the land registry entry.</p> <p>Maximum grant £5,000</p> <p>No second grant allowable within 5 years of certified date</p>

Type of grant	Description	Eligibility	Key Conditions
Major Works Grant	To bring up to the decent standard owner occupied housing which is unfit or has a category A risk under the Health and Safety Rating System.	<p>Applicant:</p> <ul style="list-style-type: none"> • Owner occupier for at least 3 years • Pass a means test • Proven inability to obtain money from the private market. Applicant to complete authorisation form in order for council to check inability to secure money for the works • Moving home is not a viable option e.g. the house is bigger than necessary and it would not be financially practicable to downsize <p>Property</p> <ul style="list-style-type: none"> • It is either unfit under the current system or has a Category A risk under the new Health and Safety Rating System. • The amount of work needed is more than £5,000 • Where appropriate repair works should be paid for by the building insurance 	<ul style="list-style-type: none"> • If the property changes ownership within 5 years of the certified date then the whole grant is repayable with interest. • If the property changes ownership after 5 years then the first £5,000 does not have to be repaid but the amount over £5,000 has to be repaid with interest whenever the property changes ownership. • Owner to be personally liable for repayment of grant if property is repossessed by mortgage provider. • A property is deemed to have changed ownership when a new name is added to the land registry entry. • Owner to maintain adequate building insurance. • Certificate of owner occupation to be completed, Preventing subletting/renting of the property. • Maximum grant £20,000

Type of grant	Description	Eligibility	Key Conditions
Landlord Grant	To encourage landlords to become accredited and to house key workers and vulnerable households.	<p>Applicant A landlord who has been accredited by a scheme approved by the Council.</p> <p>Property</p> <ul style="list-style-type: none"> • Must be of a suitable design and location. • Priority will be given to those which have a proven demand from key workers and vulnerable households. • The rent must be affordable – in the case of vulnerable households the rent should be within housing benefit levels. For key workers the rent should be less than market level. • Houses in multiple occupation can qualify 	<ul style="list-style-type: none"> • The property must meet stringent quality standards – better than decent standard • Professional standards of property management • Payment of grant to be quarterly in arrears • All new tenants must be key workers or on HB at commencement of tenancy • Let for at least three years • The grant must be repaid with interest for a breach in conditions or when ownership changes. • Landlord not to exceed due process of law at any time. • Breach of conditions to include Illegal eviction, Harassment or Anti-social behaviour by landlord or tenant. • A property is deemed to have changed ownership when a new name is added to the land registry entry. • Maximum grant for key worker housing £10,000 • Maximum grant for vulnerable households £15,000

Type of grant	Description	Eligibility	Key Conditions
Sanctuary	<p>To make a property more secure to enable a victim of domestic violence or other hate crime to remain at home. Many grants will be for Council owned housing.</p>	<p>A case which has been approved by the local multi-agency Sanctuary project.</p> <p>Most Sanctuary grants will be for less than £1,000. larger amounts will be needed if enhanced security is needed.</p>	<ul style="list-style-type: none"> • It has been approved by the Sanctuary Project • The client intends to stay in the property for at least 6 months. • Maximum grant £6,000 • No means test
Home Improvement Zone Grant	<p>Grants to improve the exterior of properties, (including gardens and boundaries) where the benefit is communal rather than individual. Typically this will be for groups of properties.</p>	<p>Applicant Owner occupier, private sector landlord, RSL.</p> <p>Property Situated in a Home Improvement Zone or other area which is being targeted for housing and environmental improvement</p> <p>This work could be done by a voluntary group as part of a programme</p>	<ul style="list-style-type: none"> • The grant must be part of a larger scheme organised by the Council as part of the Home Improvement Zone or other area which is being targeted for housing and environmental improvement. • Maximum grant £10,000 and up to £20,000 with the approval of the Head of Service. • The grant will not normally exceed 70% of the cost. • Means test for grants over 70%

Type of grant	Description	Eligibility	Key Conditions
Environmental Works Grant	<ul style="list-style-type: none"> Grants to improve sites which have/cause problems regarding security, nuisance, or anti social behaviour. The works will include alley-gating, fences for problem sites, tree planting, provision of amenity facilities. It will not include rubbish removal or cleansing. 	<ul style="list-style-type: none"> It is part of an agreed programme with the Head of Health and Consumer Services. And/or It is situated in a Home Improvement Zone or other area which is being targeted for housing and environmental improvement. The works are of a capital nature. This work could be done by a voluntary group as part of a programme Maximum grant is unlikely to be paid unless it is a package of works which can be dealt with as a programme 	<ul style="list-style-type: none"> This is an “inchoate” grant in that there may be no applicant. The works may be carried out on sites where the ownership is not known or where the owner has merely given his consent for the works. There is no payback provision unless the owner, without good reason, damages or removes what the grant has paid for. Maximum grant £100,000 In all cases contributions from other agencies, including the owner, will be sought.
Renewable Energy Grant	To encourage owner occupiers to invest in renewable energy sources for their homes	Any homeowners who are having solar heating or solar electricity installed in their home and have already qualified for a Solar for London Grant	<ul style="list-style-type: none"> The council will top up the Solar for London Grant with a further £500 Not means tested

Type of grant	Description	Eligibility	Key Conditions
Warm Homes grant	To help the borough's vulnerable fuel poor households who are unable to access warmfront grants	Must be spending over 10% of available income on keeping home at a reasonable temperature. Must be over 60 with a low SAP rating on home	<ul style="list-style-type: none"> This grant will be offered to homes that are surveyed by Newham Warmzones but which are ineligible for Warm Front grant Maximum grant £3000 Applicants must be over 60 Grant will be proactively offered on a basis of need following warmzone surveys Means test based on fuel poverty of the client.
Works In Default	To finance works when an owner does not comply with a notice.	Strictly speaking not a grant as the owner does not ask for the work to be done. However, this type of work can represent significant spend.	<ul style="list-style-type: none"> The money is always recovered in full, often by means of a charge on the property.
Compulsory Purchase	To purchase property which is not being managed properly and there is no other realistic method of improving the situation on a permanent basis.	A proactive programme is currently being developed but in the meantime Members are informed that it may be possible that emergency cases could be brought before them in advance of the programme being agreed. Every CPO needs a formal resolution by Members.	<ul style="list-style-type: none"> The most difficult issue is what we do with the property. Possibilities include Improvement for Sale or passing it to an RSL.

Appendix 2

Capital Spending Profile For Private Sector Housing 2004/05

Project Name	Original Budget £'000	Rollover/ Adjustment £'000	Total Budget £'000	Virement £'000	Revised Budget £'000	Actual Spend as @ Aug-04 £'000	Bal to spend to Mar-05 £'000
105 HOUSE RENOVATION GRANT	600	364	964		964	40	924
2290 PRIVATE SECTOR	1,000		1,000	329	671	0	671
TOTAL	1,600	364	1,964	329	1,635	40	1,595

	Sep-04 £'000	Oct-04 £'000	Nov-04 £'000	Dec-04 £'000	Jan-05 £'000	Feb-05 £'000	Mar-05 £'000	Total £'000
105 HOUSE RENOVATION GRANT	0	100	300	200	200	84	0	924
2290 PRIVATE SECTOR	0	10	10	100	180	180	191	671
TOTAL	0	110	310	300	380	264	191	1,595

Proposed Allocations for Remainder of Budget for 2004/05

2004/05		Risks	
	Commitment	Spend by 31-03-05	Potential rollover to 2005/06
Already Committed	£468,000	£468,000	£0
Safety Net Grant	£35,000	£15,000	£20,000
Major Works Grant	£105,000	£80,000	£25,000
Landlords Grant	£600,000	£250,000	£350,000
Sanctuary	£5,000	£2,000	£3,000
Home Improvement Zone Grant	£45,000	£20,000	£25,000
Environmental Works Grant	£100,000	£75,000	£25,000
Renewable Energy Grant	£2,000	£2,000	£0
Warm Homes Grant	£60,000	£40,000	£20,000
Works In Default	£25,000	£20,000	£5,000
Compulsory Purchase	£150,000	£100,000	£50,000
Total	£1,595,000	£1,072,000	£523,000

While we have identified many potential clients we cannot guarantee take-up. Procedures are as user-friendly as possible.

It maybe that the low take-up of equity release by people aged 60-74 is due to it not being affordable. If this is the case then the demand will be great. However, the scale of the works required means that 100% spend is unlikely.

Demand is expected to be high for this. There is very little bureaucracy (without compromising probity and the Council's position) compared with the old regime and a quick spend can be achieved. However, the grant will be paid in stages. The projected spend represents 100 affordable homes for key workers.

We don't know the likely uptake as this is a new concept for grants.

We intend to carry out a pilot scheme in Fanshawe Avenue and/or Broad Street so spend could be higher.

We are at an advanced stage in planning a comprehensive alley-gating scheme in Rylands. Other schemes are also at an advanced stage.

Another new grant concept. This amount represents only four grants.

This is targeted at people in fuel poverty so is a much easier means test. We have identified numerous potential clients but we don't want to raise expectations.

Most of this sum represents one property where a builder has been appointed.

A particularly serious case has been identified where purchase by the Council will probably be the only solution.

Projected spend = 70% of budget

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