

## **Corporate Scrutiny and Governance Overview and Scrutiny Board**

**07 June 2016**

Present: Councillor Stanton (Chair)  
Councillors Bayliss, Graves, Hassall, Hezelgrave, J Khan,  
Pegg, Poulter, Webb, Whitby and Williams

In Attendance: Janie Berry, Martyn Marples, Christine Durrant, Ian Fullagar,  
Karen Brierley

### **01/16 Apologies for Absence**

Apologies for absence were received from Councillors Carr and Jackson.

### **02/16 Late Items**

There were no late items.

### **03/16 Declarations of Interest**

Councillor Williams declared an interest under Item 8 as an employee of the YMCA.

### **04/16 Minutes of the meetings held on 08 April, 12 April and 16 May 2016**

Minutes of the meeting held 08 April 2016, 12 April 2016 and 16 May 2016 were agreed as a correct record.

### **05/16 Forward Plan**

The Board considered the Forward Plan which was published on 3 May 2016. No items were added to the work programme, however the Board discussed the processes for items being added to and taken off the Forward Plan. The Board requested, for clarity, that in future, no items should be taken off the Forward Plan unless they have been withdrawn or have been included on the Council Cabinet Agenda and a decision has been taken.

**The Board resolved to:**

- 1) Request that in future, no items should be taken off the Forward Plan unless they have been fully withdrawn or have been included on the Council Cabinet Agenda and a decision has been taken.**
- 2) Note the Forward Plan.**

## 06/16      Performance Updates / Issues

The Board considered a report of the Chief Executive which allowed Members to discuss any performance issues arising and decide on any further action that should be taken to resolve them. No particular performance issues were raised, however the Board requested that in future, a copy of the Council's most up-to-date score card be appended to the report.

Members discussed a number of areas of concern highlighted on the most recent Council Scorecard in relation the Educational Healthcare Plans, the percentage of our children in care in Independent Foster Care Agency care (IFAs) and declining KS2 results. The Chair of the Inspiring Young People Board assured members that the high level of children in IFAs was still being looked at as part of the Board's Foster Care Review, and that a number of recommendations would be developed and agreed in due course.

### **The Board resolved to:**

- 1) Request that in future, a copy of the Council's most up-to-date score card be appended to the report.**
- 2) Recommend that the following issues be further investigated by the Inspiring Young People's Board:**
  - a) The progress of Educational Healthcare Plan targets; and**
  - b) The recent decline in KS2 educational results.**

## 07/16      Council Cabinet Response to Scrutiny Recommendations

The Board considered a report of the Chief Executive which allowed the scrutiny board to receive responses from Council Cabinet on recommendations made at the previous Board meetings held on 12 April 2016 and 16 May 2016.

### **The Board resolved to note the report.**

## 08/16      Council Cabinet Agenda

The Board considered a report from the Chief Executive on the Council Cabinet Agenda. Members considered the Council Cabinet Agenda in its entirety for the meeting scheduled for Wednesday 07 June 2016 and made a number of comments and recommendations to Council Cabinet.

### **Item 8 – Parkland View Extra Care Apartments for Sale**

Members considered a report of the Cabinet Member Cabinet Member for Urban Renewal and Strategic Director Communities and Place to seek approval for the marketing and sale of the shared ownership apartments and associated terms.

It was reported that of the 82 apartments, 22 will be released and marketed for shared ownership and 60 for affordable rent. Members expressed concern that since the completion and handover of the building in March 2016, the building was still empty and not in a condition which allowed it to be occupied, several months later. Members of the Board were apprehensive about the related costs and losses to the Council of maintaining and securing an unoccupied building, and questioned that a building which still had unresolved issues was signed over as completed.

In particular, Members raised concerns in relation to fire safety and evacuation procedures; overnight care levels; issues with equalities act compliance in relation to the doors and lift access; the delivery of on-site amenities; and occupancy rates. It was reported that the fire safety and evacuation procedures were in-line with similar facilities around the country and that the stay-put policy proposed is commonplace in other similar developments. Members of the Board queried if this policy was in-line with the Council's policies for fire safety and evacuation procedures in its own building. Members were informed that the building also has a sprinkler system fitted, which would enable the "stay-put" policy to be safe and effective.

The Board raised further issues in relation to the employment of overnight care staff. It was reported that the provision of two overnight staff was in excess of most other similar facilities and that the level of need would be largely dependent of the care needs of the residents occupying the building.

Members were informed that the on-site amenities were never expected to be in place at first occupation, due to the potential for damaging losses to providers and/or high subsidies from the Council that this would likely require. The Board expressed concern that this could potentially be damaging the rate of occupancy. Members queried current expected occupancy rates and were informed that potential residents for 2/3 occupancy of the building has been identified, including 13 who have indicated a wish to purchased shared occupancy units and 45 who had been identified with an affordable housing need. It was clarified for members that of the 45 identified, 25 had been successfully through the care assessment process, and 12 through the Derby Homes checks.

Members were reassured that those issues in relation to heavy doors and access to lift area were in the process of being resolved, and that replacement doors had been ordered. Members were keen to request that officers ensure that all doors would be useable by the residents.

The Board queried the flexibility of the chosen apartments for shared ownership and affordable rent. Officers informed Members that the shared ownership apartments had been fitted to a higher specification, so any such exchanges would be at the detriment of the buyer. Members suggested that if buyers were happy with this they should be allowed to purchase an apartment reserved for affordable rent if this was preferable.

Members expressed concern that the report detailed that a service charge would be calculated by estimating the cost of services for the whole scheme

with each leaseholder paying 1/82th of the total service cost, however there was no indication of what this proportion would amount to in real terms. The Board requested further detail from officers to be circulated for information, including a breakdown of service and peace of mind fees.

Following a number of discussions the Board made a number of recommendations to Council Cabinet and requested a future report on "lessons learnt" at the end of the project.

**The Board resolved to recommend:**

- 1) That the following issues are resolved prior to marketing the sale of properties, including:**
  - a. Fire safety procedures are fully signed off and any issues resolved, including the external linking of the fire alarm system, directly to the fire service if possible;**
  - b. Any Equalities Act compliance issues are resolved, including the replacement of all doors that are unsuitably heavy; and**
  - c. Reassures are given that overnight cover will be provided at an appropriate level tailored to the needs of the residents and ensuring the safety of residents in the event of an emergency;**
- 2) To expedite the franchising of the shop, restaurant and salon facilities, providing subsidies where necessary to encourage faster levels of occupation;**
- 3) To explore a broad range of providers to deliver the shop, restaurant and salon facilities including local colleges, learning providers and training schools;**
- 4) To Include a requirement for service providers to demonstrate an ethos in line with the nature of the facility and it's residents;**
- 5) To allow prospective buyers an opportunity to purchase an apartment currently proposed for rent as an alternative to those currently identified for shared ownership.**
- 6) That officers circulate further detail to the Board, for information, including a breakdown of service and peace of mind fees.**
- 7) That a project review report is received at a future meeting of the Corporate Scrutiny and Governance Board including a "lessons learnt" exercise.**

## **Item 9 – Contract and Financial Procedure Matters**

The Board considered a report of the Report of the Leader of the Council and Chief Executive on items that require reporting to and approval by Council Cabinet under Contract and Financial Procedure rules.

The report sought approval for acceptance of £430,156 European Social Fund grant and £415,319 from the European Regional Development Fund grant, which relate to the D2N2 Technical Assistance Programme, forming part of the wider European Structural and Investment Fund (ESIF) programme. The Board was informed that Derby City Council would be the accountable body for both grants.

No recommendations to Council Cabinet were made by the Board on this item, however the Board requested further information in relation to the spending programmes for both funding pots.

**The Board resolved to request further information be circulated in relation to the spending programmes for both funding pots.**

MINUTES END