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SUPPLEMENTARY AGENDA

Dear Councillor

ENVIRONMENT AND HOUSING MANAGEMENT COMMITTEE - WEDNESDAY, 23RD SEPTEMBER, 2015

I am now able to enclose, for consideration at next Wednesday, 23rd September, 2015 meeting of the Environment and Housing Management Committee, the following reports that were unavailable when the agenda was printed.

Agenda No	Item
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|----|---|
| 4. | <u>Waste Strategy Group Feedback and Recommendations</u> (Pages 3 - 6) |
| 9. | <u>Affordable Homes (Housing Needs)</u> (Pages 7 - 10) |

Yours sincerely



Head of Paid Service

Encs

23 September 2015

Environment & Housing Committee

Waste Strategy Update

Report of: Roy Ormsby – Head of Street Scene

Wards Affected: All

This report is: Public

1. Executive Summary

- 1.1 At the Environment & Housing Committee on 17 June 2015, through a verbal update, it was agreed that the Waste Strategy Group (WSG), established through the previous administration, would be continued.
- 1.2 Since that Committee meeting there has been two meetings of the WSG, which is a cross-party group discussing options to deliver a more effective and efficient waste service for our residents in the future.
- 1.3 A wide range of issues have been discussed, and although there is further work to do, it was felt that a number of opportunities have arisen that could potentially reduce cost, and where a pilot scheme could provide feedback to improve the service.

2. Recommendation(s)

- 2.1 That Members debate the opportunity to have a pilot scheme in an area of the Borough, to test the impact of the introduction of wheel bins.**
- 2.2 That Members agree to fund a pilot scheme through the DCLG funding, at a cost of £5,000.**
- 2.3 That Members agree to the reduction of bags per roll on orange sacks, giving a saving of £36,000.**
- 2.4 That Members debate the reduction of green waste sacks, and a reduction in the cost of the brown bin service.**
- 2.5 That Members agree to the development of an over-arching educational waste reduction campaign to encourage better recycling, and promote composting.**

3. Introduction and Background

- 3.1 At the Environment Committee on 20 January 2015 it was agreed to develop a long-term waste strategy through a cross-party working group.
- 3.2 Through the change of administration the Members on the group have altered, but the terms of reference for the group remain the same, and there is a commitment to identify improvements to the service, but reduce the cost wherever possible.
- 3.3 Since the Environment & Housing Committee on 17 June 2015 there has been two meetings, which has identified a number of opportunities for the Committee to debate.
- 3.4 It is felt there is an opportunity to pilot a bin services in a small area of the Borough. This could include two bins, a 240L bin for dry recycling, and a smaller bin for residual waste. This is to encourage more people to recycle, but could in the longer-term provide a revenue saving of £70,000 through not having to supply orange sacks to all residents.
- 3.5 The pilot would be funded through the DCLG funding that was provided through a successful bid in 2012. The cost of the pilot is expected to be £5,000.
- 3.6 Through the pilot other initiatives will be monitored, especially street cleansing, as presenting waste in a receptacle will stop vermin opening bags when presented the night before collection. It is also expected that this approach will encourage more recycling, by providing a larger bin for dry recycle.
- 3.7 The Council currently spend £110,000 per annum providing orange sacks for residents, which excludes the cost of delivery each year. The sacks are available to residents from a number of outlets, and are always available for collection for those that wish to recycle, which is a vast majority of our residents. However this cost can be reduced through lowering the bags per roll, with a 20 bag per roll reduction providing a saving to the Council of £36,000.
- 3.8 The Council provide a chargeable green waste service, through either sacks for bins. At present each household is provided with a free roll of bags, and a token for another roll if they wish to collect.

- 3.9 The brown bin service generates over £230,000 income for the Council, but there is a cost of £51,000 to purchase sacks. There is also the collection costs, which is over £300,000.
- 3.10 All of the issues outlined would need to part of a wider education programme, but it is proposed that all the issues in the report should be considered.
- 3.11 With the financial challenges faced by the Council in future years, it is important that Members debate some of the opportunities that can reduce cost, but also retain a high quality service to our residents.
- 3.12 It is proposed that further work is completed on these options, and if appropriate, they could be taken forward as part of the long-term strategy for the Borough

4. Issue, Options and Analysis of Options

- 4.1 The report highlights a number of challenges that could reduce cost, but still provide a high quality waste service to our residents.

5. Reasons for Recommendation

- 5.1 To ensure that waste services are delivered in an effective and efficient way to all residents.

6. Consultation

- 6.1 A fully developed Strategy would be subject to a formal public consultation.

7. References to Corporate Plan

- 7.1 To ensure the Council provide value for money services.

8. Implications

Financial Implications

Name & Title: Chris Leslie, Finance Director

Tel & Email 01277 312542 / christopher.leslie@brentwood.gov.uk

- 8.1 The £5k cost of the pilot scheme will be funding from existing grant income.

- 8.2 By reducing the number of bags per role on orange sacks there is an anticipated saving of £36k for the Council.

Legal Implications

Name & Title: Saleem Chughtai, Governance Lawyer - BDT Legal
Tel & Email: 0208 227 2070/saleem.chughtai@bdtlegal.org.uk

- 8.3 None.

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

- 8.4 None

- 9. Background Papers** (include their location and identify whether any are exempt or protected by copyright)

- 9.1 None

- 10. Appendices to this report**

None

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23rd September 2015

Environment & Housing Management Committee

Affordable Homes (Housing Needs)

Report of: *Helen Gregory, Acting Head of Housing Services*

Wards Affected: *All*

This report is: *Public*

1. Executive Summary

- 1.1 Following approval of item 8 of the Committee Report of the 17th June 2015 members approved delegated authority to spend capital receipts.
- 1.2 To ensure that expenditure has been made by the relevant dates, as was outlined in Table 3 of the preceding committee report; two 3-bedroom properties have been purchased on the open market.
- 1.3 Funding for the purchases has been enabled directly through expenditure of HRA capital receipts.
- 1.4 The rent on each property is due to be set at an 'Affordable Rent' threshold (75% of local market rent).

2. Recommendation(s)

- 2.1 That the Committee formally approve and recommend to the Policy, Finance and Resource Committee the rent setting of current purchases at an Affordable Rent as per paragraph 3.4 below.**

3. Introduction and Background

- 3.1 As part of our commitment towards expanding the housing options available to our residents we have recently been able to purchase two three-bedroom family homes on the open market. The two properties are located in the Pilgrim's Hatch area.
- 3.2 Each property is targeted as a three-bedroom family home which will be offered to long-term applicants on the Housing Register Transfer List.

3.3 The successful applicants will need to demonstrate they have maintained a satisfactory tenancy, a clear rent accounts; clear accounts with all other relevant departments and the ability to meet the Affordable Rent threshold.

3.4 The Government standard for 'Affordable Rents' sets prospective rents at a value of up to 80% of gross local market rent. We have completed desktop research to ascertain how other Local authorities/registered providers have set their affordable rents; they range from 65% to 80% of market rent value. It is proposed that the rent for these two properties is set at 75% to balance the economic project interest against the housing need of prospective tenants.

4. Issue, Options and Analysis of Options

4.1 The advantages of setting the rent at an Affordable Rent are that it enables the Council to maximise revenue for alternate housing provision whilst ensuring that tenants are offered an economically viable alternative to the over-subscribed Transfer List.

4.2 To justify the capital cost of the purchases, to retain future economic viability and to enable potential cross-subsidisation of future projects the adoption of an Affordable Rent programme is required.

5. Reasons for Recommendation

5.1 To enable cost effectiveness in managing the newly acquired properties through rent-setting at an Affordable Rent level which maximises our income generation.

5.2 To enable further provision of wider housing options which meet a housing need to Brentwood residents.

6. Consultation

6.1 Resident consultation is arranged on Thursday 17 September 2015.

7. References to Corporate Plan

7.1 Improving service delivery and enhancing housing options will meet the Council's commitment to service improvements and will also enhance the efficiency of the service.

8. Implications

Financial Implications

Name & Title: Chris Leslie, Finance Director (Section151)

Tel & Email: 01277 312542 / christopher.leslie@brentwood.gov.uk

- 8.1 An affordable rent will ensure the Council receives an appropriate return on its investment and balances the housing needs of residence.

Legal Implications

Name & Title: Chris Pickering, Principal Solicitor – Employment & litigation – BDT Legal

Tel & Email: 01375 652925 / chris.pickering@BDTLegal.org.uk

- 8.2 The proposed recommendation that “the Committee formally approve and recommend to the Policy, Finance and Resource Committee the rent setting of current purchases at an Affordable Rent as per paragraph 3.4 below” is within the law. It is noted that the proposal is to be subject to consultation with residents and we suggest that legal advice is taken on any changes or extension to the proposal which may impact on the conclusion of its legality.

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

- 8.1 None.

9. Background Papers (include their location and identify whether any are exempt or protected by copyright)

- 9.1 None.

10. Appendices to this report

None.

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