

Report to Council

29 October 2024

Subject:	Cabinet Recommendations to Full Council
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1 Recommendations

- 1.1 That the 2024/25 Housing Revenue Account Capital Programme be varied and increased by £17.768m to reflect the reprofiling of the Capital Budget and the increased costs of delivery.

2 Reasons for Recommendations

- 2.1 This report seeks Full Council consideration of recommendations made by Cabinet at its meeting on 11 September 2024

3 How does this deliver objectives of the Council Plan?

Growing Up in Sandwell	Considering recommendations from Cabinet is in-line with the Council's wider governance frameworks which underpin the delivery of all Council plans and policies.
Living in Sandwell	
Thriving Economy in Sandwell	
Healthy in Sandwell	
One Council One Team	

4 Context and Key Issues

- 4.1 At its meeting on 11 September 2024 (minute 93/24 refers) Cabinet resolved to recommend to Full Council that the 2024/25 Housing Revenue Account Capital Programme be varied and increased by £17.768m to reflect the reprofiling of the Capital Budget and the increased costs of delivery.
- 4.2 Full Council is the primary decision-making body of the Council and is responsible for major strategic decisions known collectively as the policy framework.

5 Alternative Options

- 5.1 Full Council can choose to approve, partially approve, or reject recommendations made by Cabinet

6 Implications

Resources:	The report is requesting approval of an additional capital funding totalling £17.768m for the completion of 4 major projects. This additional funding requirement will result in a reduction in available capital for other council housing stock projects, which will require re-profiling into future years.
Legal and Governance:	Legal Services has no objection regarding approval of the report recommendations. However, since a significant additional amount is involved, it is recommended that Legal Services is consulted at every stage on case-by-case basis so that further conduct of the contracts or amended contracts remain compliant with the applicable laws and any associated risks are appropriately managed. All contractual variations required to facilitate the necessary works to each asset will be undertaken in accordance with the Council's Contract Procedure Rules.
Risk:	Risks of not competing the projects are: 1. Reputational 2.

	Schemes being incomplete and unlettable, resulting in a loss of rental income. 3. Deterioration of the schemes because of non-occupancy, resulting in additional investment being required.
Equality:	Failure to complete the works will result in reduced affordable housing within the borough which would negatively impact upon those on low incomes unable to access housing for sale or at market rents.
Health and Wellbeing:	The health and wellbeing of those requiring affordable rented housing will be negatively affected if the additional investment is not secured rendering the properties incapable of being relet.
Social Value:	No direct implications arising from recommendations.
Climate Change:	The homes in the block will be more energy efficient, reducing fuel consumption and tenants' energy costs.
Corporate Parenting:	No direct implications arising from recommendations.

7. Appendices

Appendix A - Funding for Major Capital Projects – report to Cabinet 11 September 2024.

Appendix B – Minutes of Cabinet 11 September 2024

8. Background Papers

1. Executive Decision taken under Cabinet Authority report – 'Refurbishment Low-Rise blocks of Flats – The Lakes, Lion Farm, June 1, 2023
2. Report to Cabinet Asset Management Investment Programme for Housing 2023-24
3. Report to Cabinet Asset Management and Maintenance Investment Programme 2022/23