

Minutes of Cabinet

**Wednesday, 12 March 2025 at 3.30pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Carmichael (Leader of the Council and Chair);
Councillors Allcock, S Gill, Hughes, Moore, Smith and Uddin.

In attendance: Councillors Bhamra, Jeffcoat and J Singh.

Officers: Shokat Lal (Chief Executive); James McLaughlin (Assistant Chief Executive); Alex Thompson (Executive Director – Finance and Transformation); Alan Lunt (Executive Director - Place); Sally Giles (Director of Children and Education); Liann Brookes-Smith (Interim Director of Public Health); Chris Guest (Assistant Director – Commissioning, Integration and Adult Safeguarding Board); Matthew More (Head of Communications); Suky Suthi-Nagra (Democratic and Member Services Manager) and Connor Robinson (Democratic Services Officer).

22/25 **Apologies for Absence**

Apologies for absence were received from Councillors Hartwell, Taylor and Fenton.

23/25 **Declarations of Interest**

No declarations of interest were made.

24/25 **Minutes**

Resolved that the minutes of the meeting held 5 February 2025 are approved as a correct record.

26/25 **Additional Item of Business**

There were no additional items of business to consider as a matter of urgency.

27/25 **Levelling up Partnership Quarterly Update**

Consideration was given to progress on the Levelling Up Partnership Programme. In March 2023, the then Chancellor of the Exchequer announced that Sandwell was one of 20 places to be invited to form a Levelling Up Partnership which was a targeted intervention designed to identify practical, tangible actions to support priority places to 'level up' and to help government develop a more holistic understanding of place.

Reason for Decision

Cabinet had requested to receive an update on the performance of the Levelling Up Partnership Programme every six months.

Alternative Options Considered

An alternative option would be for Cabinet to receive progress reporting through the Council's performance management framework rather than a bespoke report.

Resolved:-

- (1) that the progress update on the delivery of the Levelling Up Partnership is received;
- (2) that a further progress report on the Levelling Up Partnership be submitted to the Cabinet in six months.

28/25 **Quarter 3 Budget Monitoring 2024/25**

Consideration was given to the financial monitoring position as of 31 December 2024.

The overall projected outturn position for the General Fund was an underspend of £2.529m which equated to 0.8% when compared with the Council's net budget of £333.008m. This forecasted outturn position excluded variations from the budget for the Housing Revenue Account and Dedicated Schools Grant, as these were ringfenced budgets where expenditure should match income without impacting on the General Fund.

The forecasted underspend also excluded the financial position of the Sandwell Children's Trust, which was a separate legal entity, although wholly owned by the Council.

The Council's net budget of £333.008m was split between directorate budgets of £315.870m that delivered council services, and centrally held corporate budgets of £17.138m that related to council-wide matters such as investments and borrowing. The overall projected net directorate outturn variance was an underspend of (£0.472m) following the use of reserves.

Reason for Decision

Section 151 of the 1972 Local Government Act required the Chief Financial Officer to ensure the proper administration of the Council's financial affairs. Budgetary control, which included the regular monitoring and reporting of budgets was an essential element in discharging this statutory responsibility. The reporting and analysis of financial performance versus budget supports the financial sustainability of the Council.

Alternative Options Considered

Value for money and vacancy management expenditure controls were in place across the Council. No further cross-council management action was proposed at this stage. Mitigations would be considered within specific budget areas to address overspends locally.

Resolved that the financial monitoring position as at 31 December 2024 (Quarter 3) is received and referred to the Budget and Corporate Scrutiny Management Board for consideration and comment.

29/25

Cradley Heath Community Centre - Future Options

Consideration was given to the Cradley Heath Community Centre - Future Options. It was intended that subject to the community centre being vacated, the combined three sites would be progressed for residential development as part of the council Housing Revenue Account stock under the new build development programme. This was to be funded from the retention of capital receipts generated from the sale of council Housing Revenue Account properties as following a change in government policy, 100% of these could now be retained for use by the Council.

An indicative demolition proposal for the community centre had been prepared. Final cost estimates were to be confirmed in due course following pre-demolition works being undertaken to inform the same.

An indicative proposal had been created for the development of the site that would see the creation of 13 new residential units based on an indicative target cost of £340,000 per unit.

Reason for Decision

Cradley Heath Community Centre was requiring significant expenditure to ensure it could continue to be maintained and operate effectively.

The considered future options would provide essential residential development in the borough supporting delivery of the Council Plan alongside Government priorities to build 1.5 million homes over the next five years. The options would potentially provide the Council with a capital receipt, the value of which would be confirmed on approval of a preferred bidder should the primary recommendation for Housing Revenue Account new build not be progressed. The options aligned with the responses received from the public budget consultations, held in 2022-23 and 2023-24 which supported the disposal or development of Council assets.

Alternative Options Considered

Option 1 - Community Asset Transfer

The property was previously advertised for community asset transfer accepting expressions of interest. One organisation raised their interest, but no formal business plan was subsequently received.

Option 2- SMBC continued operation as a community centre.

Due the current condition of the property and required investment, alongside the current budgetary pressures on operational management, this was not a viable option to be progressed.

Option 3 - Commercial letting

Due the current condition of the property and required investment, alongside not allowing for the combined sites to be developed for housing in accordance with the purpose of acquiring the site adjacent to the community centre, this was not a recommended option.

Option 4 - Freehold disposal

The Council's priority for the combined sites was to develop for new Housing Revenue Account residential development to support housing needs. It would be recommended that this option was progressed. This would allow the site to be progressed for residential development whilst generating a capital receipt for the council.

Resolved:-

- (1) that Cradley Heath Community Centre, Cradley Heath, B64 5JG is declared as being surplus to all Council use;
- (2) that the Executive Director of Place is authorised to vacate Cradley Heath Community Centre and in conjunction with the Community Partnerships Team, support the relocation of any current site users;
- (3) that the Executive Director of Place is authorised, in consultation with the Executive Director of Finance and Transformation, to progress the demolition of the Cradley Heath Community Centre and the subsequent development of the site in conjunction with the Council's adjoining land holdings located at Reddal Hill; for residential council new build provision subject to an acceptable business case being received.
- (4) that the Executive Director of Place is authorised, in consultation with the Executive Director of Finance and Transformation, to procure, enter into and award the relevant contracts to support delivery of the demolition and residential development of the sites in consultation with the Cabinet Member for Housing and Sustainable Development;
- (5) that the Assistant Director of Legal and Assurance is authorised to enter into or execute under seal, if necessary, any related documentation in connection with the contracts detailed in (4) above;
- (6) that approval is given for the appropriation of Cradley Heath Community Centre (asset reference RP4 and OS0191) and Land off Reddal Hill Road (asset reference MOL/0278) from the General Fund to the Housing Revenue Account;

- (7) that the Executive Director of Finance and Transformation is authorised to make the appropriate adjustments to the Capital Financing Requirements to reflect the appropriation between the General Fund and Housing Revenue Account for the value of £186,800;
- (8) that the Executive Director of Place is authorised to manage and let the new properties as part of the councils (Housing Revenue Account) housing stock;
- (9) that in the event that no suitable business case is developed to enable the course of action as outlined in (3) above to proceed, the Assistant Director of Legal and Assurance is authorised to dispose of the identified properties freehold, on terms and conditions to be agreed by the Executive Director of Place in consultation with the Executive Director of Finance and Transformation and the Cabinet Member for Regeneration and Infrastructure Neighbourhoods and Community following an open market exercise;
- (10) that the Assistant Director of Legal and Assurance is authorised to enter into or execute under seal, if necessary, any other related documentation in connection with the freehold disposal of the sites
- (11) that any necessary exemptions be made to the Contract procedure Rules to enable the course of action referred to in (4) above to proceed.

30/25

Housing Repairs and Maintenance Contracts 2025/26

Approval was sought for the Housing Repairs and Maintenance Contracts 2025/26. A review had been undertaken of the requirement for new and extended contracts within the Housing Asset Management service and it had been identified that there were multiple contracts due to expire in the financial year 2025-2026. The review also considered the current repairs backlog, and how this could be effectively addressed.

A long-term strategy and improvement plan had been developed to provide efficiencies and ensure value for money with contracts and potential amalgamation where appropriate.

Reason for Decision

A review had been undertaken of the contracts that would need to be procured within the Housing Asset Management Service. The review had identified the requirement for thirteen revenue contracts relating to the delivery of the Repairs and Maintenance service for Housing Revenue Account housing stock, including three current contracts requiring extension. The new contracts would be designed to improve delivery and include key elements to provide effective management of the contract performance over its term, as well as ensuring best value for tenants was achieved.

Alternative Options Considered

Option 1 - not renew the expiring contracts or award a new contract for the Batched Repairs. This could lead to dissatisfaction amongst tenants, disrepair, and potential sanction or further regulatory downgrading from the Regulator of Social Housing. This option was therefore dismissed.

Option 2 – Only utilise in-house provision. In-house provision did not have the capacity to maintain the pace of demand or significantly reduce the current backlog for delivering the required repairs to Council properties or manage the peaks and troughs within the service with regards to day-to-day repairs and completely cover mandatory safety inspections. Failure to procure the relevant contracts would impact on delivering the asset management, maintenance and improvement works required. This option was therefore dismissed.

Option 3 – Spot purchasing outside of a contract framework. For essential supplies only contracts, for example of roofing materials and flooring materials, the alternative of purchasing outside of a contractual arrangement would increase cost and not represent value for money. This option was therefore dismissed.

Resolved:-

- (1) that the Executive Director of Place is authorised, in consultation with the Executive Director of Finance and Transformation, to prepare tender documentation, conduct appropriate procurement processes and to award contracts in relation to the following as attached at Appendix 1, in accordance with the Public Contract Regulations 2015 and the Council's Procurement and Contract Procedure Rules, in relation to the Housing Revenue Account (HRA) Repairs and Maintenance service:

- Batched Repairs (Backlog).
 - Bathroom, Shower, Wet Room and Flooring Replacement and Repair together with Associated Builders Work
 - Asbestos Surveys, Sampling and Testing
 - Asbestos Removal and Remedial Works
 - Supply of Roofing Materials
 - Supply of Vinyl Floor Tiles
 - Supply of Home Adaptation Products
 - Gas Safety inspections and Servicing
 - Gas Third Party Audit inspections
 - Supply of Tools, Fixings, Drill Bits, consumables and ladders and Step Ladders
 - Up and Over Garage Doors
 - Fresh water pipe repair and maintenance
 - Supply of PVC AND UPVC Building Materials
- (2) that the Executive Director of Place is authorised in consultation with the Executive Director of Finance and Transformation, for the extension of three current contracts as attached at Appendix 1:
- Asbestos Surveys, Sampling and Testing
 - Asbestos Removal and Remedial Works
 - Fresh Water pipe repair and maintenance
- (3) that the Assistant Director, Legal and Assurance is authorised to enter or execute under seal any documentation in relation to the award of the contracts;
- (4) that any necessary exemptions be made to the Contract procedure Rules to enable the course of action referred to in (1) and (2) above to proceed.

31/25

Council House New Build Programme

Approval was sought for the Council House New Build Programme to effectively expedite delivery of three new build sites to take maximum advantage of the use of the current government flexibilities and changes to the right to buy legislation.

The original approval for these three sites was utilising funding through the Homes England New Ways of Working Strategic Partnership 1 programme this programme came to an end in March 2025 and was no longer available to fund these schemes.

Reason for Decision

Modelling in the Sandwell Housing Market Assessment (2024) identified a need for affordable housing in Sandwell at a rate of 365 new affordable homes per annum. The Council House Build programme, whilst not the only mechanism to deliver affordable housing, contributed significantly to this annual target. The Council's Housing Strategy 2023-2028 stated that the Council would build on the achievements over the last five years and had identified five key priorities for action. The New Build Programme was necessary to effectively expedite delivery of three new build sites to take maximum advantage of the use of the current government flexibilities and changes to the right to buy legislation.

Alternative Options Considered

Option 1 - Continue with the three sites to be delivered via LHC Framework Alliance Contract. This would result in high levels of risk and cost uncertainty and would not deliver within the timescales to achieve the spend profiles required for 1-4-1 expenditure. It was therefore discounted.

Option 2 - Access alternative funding sources through Homes England grant provision. Grant levels would result in greater levels of Housing Revenue Account borrowing and not achieve best value for money. It was therefore discounted.

Resolved:-

- (1) that the previous decision of Cabinet (Minute No. 140/22 (2) and (3) dated 22 June 2022) in relation to the provision of new council homes on 3 sites to be delivered via LHC Framework Alliance Contract is amended so that Cabinet:
 - a) authorise the Executive Director of Finance and Transformation to amend the allocation of resources to deliver the three schemes from the council's Housing Revenue Account to 1-4-1 capital receipts funding;

- b) authorise the Executive Director of Finance and Transformation, in consultation with the Executive Director of Place, to change the procurement route from via LHC Framework Alliance Contract (turnkey Option) Modern Methods of Construction (MMC) to a traditional build contract to be procured in the most appropriate procurement route to deliver the schemes in accordance with any statutory regulations and the council's Procurement and Financial Regulations.
- (2) that the Executive Director of Place, in consultation with the Executive Director of Finance and Transformation, be authorised to tender, procure and award contracts in accordance with the public procurement rules and the council's Procurement and Financial Regulations a contractor/contractors to develop, the proposed Harvest Road, Rowley Regis, Coppice Street, West Bromwich and Railway Street, Tipton housing schemes;
- (3) that the Assistant Director - Legal and Assurance be authorised to enter into or execute under seal any financial agreement in relation to the use of 1-4-1 Capital Receipts on terms and conditions to be agreed by the Executive Director of Finance and Transformation;
- (4) that subject to receiving the necessary Strategic Investment Unit appraisal approval mark of 65 or above for each individual site, authorise the Assistant Director - for Legal and Assurance to enter into or execute under seal any documentation in relation to award of the contract and/or development/partnership agreement, licence, undertaking, framework joining agreement and any other agreements with the procured contractor/s as may be deemed necessary to facilitate development of the sites with a housing schemes on terms and conditions to be agreed by the Executive Director of Place and in consultation with the Executive Director of Finance and Transformation;
- (5) that following practical completion of each property, authorise the Executive Director of Place to manage and let the premises in accordance with the Council's housing allocation policy;

- (6) that the Executive Director of Finance and Transformation be authorised to appropriate any land associated with Harvest Road, Rowley Regis, Coppice Street, West Bromwich and Railway Street, Tipton development not currently within the Housing Revenue Account;
- (7) that any necessary exemptions be made to the Contract Procedure Rules to enable the course of action referred to in (1) to (6) above to proceed.

32/25

Highway Infrastructure Funding

Approval was sought for the Highway Infrastructure Funding to improve the management of assets in red risk condition. In 2018, the Cabinet approved Sandwell Highway Infrastructure Asset Management Plan which defined the Council's Policies, Strategies and Plans for the maintenance of the highway network.

More detailed two-year maintenance and improvement plans had been developed covering all the main highways asset groups: carriageways; footways; bridges and associated structures; vehicle restraint systems, traffic signals and streetlighting.

These plans had been developed to cover the remaining two years of the five-year City Regional Sustainable Transport Settlement using a combination of network condition data, structural conditional assessments, local knowledge, highway safety inspections and engineer site visits, customer feedback and guidance issued by the Department for Transport. It was dynamic in nature and would be updated to reflect the impact from new asset condition or other data on risk or prioritisation as it becomes available.

The two-year plans had been produced to ensure maximum efficiency and cost benefit. It was anticipated that the second round of City Regional Sustainable Transport Settlement would be available after 2026/27.

Reason for Decision

A capital requirement of £2,500,000 was required in 2025/26 to stabilise the condition of the highway infrastructure.

An upward pressure was identified with the capital allocation for 2025/26 to ensure stable asset condition. This would be managed through considered application of risk-based investment decisions.

The Council had a statutory duty to maintain the highway in a condition that is fit for purpose as far as is reasonably practicable. The Council also had a duty of care to all road users and the wider community. These duties were not absolute but must be undertaken on reasonable grounds, with due care and with regard to the relevant considerations set out in best practice national guidance.

Alternative Options Considered

No alternatives were recommended. Existing budgets were not sufficient to stabilise the deterioration of red risk assets without ongoing Council support.

Resolved:-

- (1) that the allocation of £2,500,000 additional capital budget in 2025/26 is approved to supplement existing Highway Services capital budgets, to be funded through prudential borrowing;
- (2) that in connection with (1) above, the primary objectives are approved, which comprise of:
 - increase the proportion of carriageway maintenance directed to un-classified carriageways to arrest and reverse the deterioration in the condition of unclassified roads.
 - increase the funding of footways in order to arrest and reverse the deterioration in the condition of footways in red risk condition.

City Region Sustainable Transport Settlement Update and Local Transport Capital Programme 2025/26

Approval was sought for the City Region Sustainable Transport Settlement Update and Local Transport Capital Programme 2025/26. The block allocations for Local Network Improvement and Maintenance included in the City Region Sustainable Transport Settlement programme which comprised the majority of the Council's capital programme of minor works, highway and bridge maintenance for the financial year 2025/26 and the following year of the settlement period. These allocations had been confirmed at West Midlands Combined Authority (WMCA) Board on 10 January 2025.

Reason for Decision

The Settlement was a five-year capital settlement to enable the city regions to achieve their ambitions in terms of transport investment. The fund was overseen by the Department for Transport (DfT) and in the West Midlands it aligned with emerging Local Transport Plan 5.

Alternative Options Considered

With regards to the Local Network Improvement Plan, the proportion allocated to each of the individual block headings was the same as for 2024/25. It was also broadly in line with ITB allocations in the preceding years, but with a larger proportion of the increased funding being allocated to the road safety and traffic calming categories, to reflect member priorities. The option existed to allocate more funding to some headings and less to others. It also remained possible to alter the allocations 'in year', should circumstances require it. However, the use of this funding was reported to, and monitored by the WMCA and therefore should reflect the priorities outlined by Government through the Settlement guidance, and by WMCA through the Local Transport Plan.

Resolved:-

- (1) that the update in relation to the City Region Sustainable Transport Settlement 2022/27 for the period April 2024 to March 2025 is received;

- (2) that the programme of minor works, highways, bridges and street lighting maintenance for 2025/26 is approved to be funded through the Local Network Improvement Plan and Maintenance Block allocations as ratified at by the West Midlands Combined Authority Board on 10 January 2025:

Minor Works Programme	Funds 2025/26 £
Major Schemes Development	140,000
Road Safety	620,000
Decarbonising Transport	300,000
Demand Management	120,000
Traffic Calming	200,000
Major Route Signing	70,000
Named Schemes Over £250k.	347,900
Total	1,797,900

Maintenance Programme	Funds 2025/26 £
Carriageway Maintenance	£3,247,654
Footway Maintenance	£1,590,859
Bridges	£708,168
Street Lighting	£889,563
Total	£6,436,544

34/25 **West Bromwich Masterplan Delivery Partner Procurement**

Approval was sought for the West Bromwich Masterplan Delivery Partner Procurement. In January 2022, Cabinet approved and endorsed the West Bromwich Masterplan, which established the Council's vision for the future regeneration of West Bromwich Town Centre.

Reason for Decision

The construction costs for the delivery of the masterplan were estimated to be £506m. As such, the Council would be required to partner with a developer who would be able to secure and deploy significant private sector investment in order to realise the proposals.

The West Bromwich Masterplan outlines the delivery of:

- 1,359 New Homes
- 13,154 m2 of new food and beverage space
- 15,757 m2 of new community leisure space
- 5,887 m2 of new office space
- 11,949 m2 of new retail space
- 5,060 m2 of educational space

Furthermore, it was anticipated that a private sector partner would bring additional capacity, expertise and commercial acumen required to design, plan, enable and deliver a project of such scale and significance.

Delivery of the Masterplan would realise the following estimated economic/financial benefits for Sandwell:

- 1,336 direct construction jobs
- £42m gross GVA per annum
- 576 net additional jobs
- £2.3m of social value during construction phase
- £24.6m local procurement
- £11.3m increased resident spend per annum
- £3m additional Council Tax revenue per annum
- £1.3m additional Business Rates revenue per annum

It was proposed to go to market for the procurement of a strategic developer partner in Q2 2025 under the Procurement Act 2023.

Alternative Options Considered

The Council could choose to do nothing and place responsibility of delivery of the masterplan wholly on to the private sector development market. However, the viability analysis conducted demonstrated that without public sector intervention to assemble and de-risk sites, the opportunity is highly unviable and therefore would not be attractive to the market to deliver in isolation.

The Council Deliver the Masterplan as individual sites

The Council could seek to develop individual sites in accordance with the masterplan. This option would require the Council to meet fully the development costs, therefore exposing the Council to maximum risk and significantly greater levels of prudential than which would be required in partnership. Packaging up larger development opportunities also allowed for increasing the economies of scale and ensuring coherent and consistent design across the development areas.

Direct disposal delivery route

The Council could choose to continue to assemble land in line with key development sites and directly dispose of these on the open market. However, it was considered that individual opportunities were not considered to be of interest to the private sector market due to unviable nature of sites. This option, undertaken as isolated disposals, would introduce significant delivery risk as the Council would then become reliant on the private market.

Resolved:-

- (1) that the Executive Director of Place is authorised to prepare all necessary tender documentation- in accordance with the procurement strategy outlined hereunder, statutory regulations and the Council's Procurement and Financial Regulations- to nominate a Preferred Development Partner for future Cabinet approval;
- (2) that the Executive Director of Place is authorised to prepare tender documentation and subsequently procure and award - in accordance with statutory regulations and the Council's Procurement and Financial Regulations any professional services required to develop proposals and/or support the procurement of a strategic development partner in line with the budget schedule set out in Appendix 2;
- (3) that the Executive Director of Place is authorised in consultation with the Executive Director of Finance and Transformation to undertake a full financial and economic analysis for the purposes of understanding the future financial implications and resource requirements for the delivery of West Bromwich Masterplan;
- (4) that the Executive Director of Finance and Transformation is authorised in consultation with the Executive Director of Place to identify and outline recommendations to meet any financial, resource or governance requirements that result from the appointment of a strategic development partner;

- (5) that any necessary exemptions be made to the Contract procedure Rules to enable the course of action referred to in (1) to (3) above to proceed.

35/25

Section 106 Monitoring Fees

Approval was sought for the Section 106 Monitoring Fees. Planning permission set out various measures, known as obligations, which were set out in legal agreements known as s.106 agreement, that were required to make the development compliant with policy or legislation, such as highway works, affordable housing, Biodiversity Net Gain.

Reason for Decision

The introduction of charges was permissible and the proposed fees would cover the costs to the Council of monitoring compliance of these agreements in accordance with the Community Infrastructure Levy Regulations 2010.

Alternative Options Considered

The Council was compliant with the legislation to introduce these charges, based on the costs that they would incur to monitor the agreements. The charges were proportionate in relation to the specific obligations.

Resolved:-

- (1) that a charge for the monitoring of planning obligations under Section 106 of the Town and Country Planning Act 1990 (As Amended) is introduced;
- (2) that the charges for Section 106 monitoring as set out in Appendix 3, is approved, with effect from 1 April 2025.

36/25

Designation of Nature Conservation Sites

Approval was sought for the designation of nature conservation sites in Sandwell. The sites formed part of the Borough's environmental infrastructure. Potential sites of interest were not identified in the Local Plan as they had not been subject to survey but had been highlighted as sites that may be worthy of designation and potential follow up surveys in the future.

Reason for Decision

Sites of Importance for Nature Conservation (SINCs) and Sites of Local Importance for Nature Conservation (SLINCs) were designations identified in the Site and Delivery Development Plan Document and the Draft Sandwell Local Plan that was submitted for examination to the Secretary of State for Housing, Communities and Local Government in December 2024.

SINCs and SLINCs were not subject to statutory protection. The Government envisaged that sites were protected from development through the Local Plan process. The identification and allocation of SINCs and SLINCs within the Site and Delivery Development Plan Document and emerging Sandwell Local Plan was therefore important in maintaining and enhancing the Borough's environmental infrastructure.

Alternative Options Considered

The alternative was to not commission survey work, which would result in out-of-date evidence base and the potential for SINCs and SLINCs to be at greater risk of being lost.

The potential for planning decisions to be challenged increases where it could be shown that Local Plan allocations were based on out-of-date or incomplete information. Ensuring there was current information relating to the borough's inventory of nature conservation sites, including SINCs and SLINCs, reduces this risk.

Resolved:-

- (1) that the following Nature Conservation designations are approved:
 - a) Stour Valley: Upgrade the designation from SLINC to SINC, with extension and deletions to boundary as shown on Plans 1-1.6 of Appendix 4;
 - b) Land North of High Haden: Retain SLINC designation with extensions & deletions to boundary as shown on Plan 2 of Appendix 4;
 - c) Old Hill disused railway: Retain-SLINC designation with-extensions & deletions to boundary as shown on Plan 3 of Appendix 4;

- d) Great Bridge Canal Basins: Retain SINC designation and extend boundary as shown on Plan 4 of Appendix 4;
 - e) Warley Woods: Retain SINC designation and extend boundary as shown on Plan 5 of Appendix A;
- (2) that the Executive Director of Place is authorised to make the necessary changes to the Sandwell Local Plan Proposals Map to reflect the designations identified in the report.

37/25 **Exclusion of the Public**

Resolved that the public and press be excluded from the rest of the meeting to avoid the possible disclosure of exempt information under Schedule 12A to the Local Government Act, 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, relating to the financial and business affairs of any person, including the authority holding that information.

38/25 **Market Sustainability: Care and Support Fees 2025/26**

Approval was sought for the market sustainability care and support fees 2025/26. Each year, local authorities considered and/or set the rates paid to its Adult Social Care provider market and determine the uplifts, if any, that would be applied from each April to take account of inflationary pressures.

Reason for Decision

Each year local authorities consider and/or set the rates paid to its Adult Social Care provider market and determine the uplifts, if any, that would be applied from each April to take account of inflationary pressures. The Market Sustainability: Care and Support Fees 2025/26 were made in the context of the duties placed upon the Council legislatively under the Care Act 2014. This mandated councils support a sustainable market and ensure that fees they pay were not below market levels, and that actions, and decisions they take, did not undermine the sustainability of their markets as a whole.

Alternative Options Considered

The Council could hold fees at current rates, however, the social care sector across all markets was significantly challenged, with issues that included escalating costs created by the additional burdens of the budget and recruitment and retention challenges, which would inevitably impact availability of provision. Unless the Council continued to address sustainability in a meaningful and enduring way, there was a real risk that markets would become increasingly vulnerable. This would lead to increased market exits and an inability of the Council to fulfil its statutory obligations, in addition to the undermining of key strategic priorities if the market shrinks or becomes less responsive.

Resolved:-

- (1) that approval is given for the proposed fees for the financial year 2025/26 for the adult social care provider market to ensure market sustainability;
- (2) that the Director of Adult Social Care is authorised to implement the fee uplifts for the financial year 2025/2026, to be paid from 1 April 2025;
- (3) that approval is given for the payment mechanism in the Domiciliary Care Contract to be varied in accordance with the necessary contractual and legal processes, so that in addition to the hourly rate being increased annually, there is also an uplift of the hourly Domiciliary Care rate from 1 April each year by the preceding September's CPI rate while the contract is live, should the September CPI rate be negative, the hourly rate will be calculated on the basis of the annual increase of the National Minimum Wage for that financial year only;
- (4) that the date that uplifts to the hourly rate are applicable from is varied in the Domiciliary Care, Wrap Around and Promoting Independence Reablement contracts in accordance with the necessary contractual and legal processes so that uplifts are payable from the first Monday in April each year that the contracts are live.

Meeting ended at 4.03pm

Contact: democratic_services@sandwell.gov.uk

Appendix 1

Contract Description	Contract Length	Estimated Total Contract Value
Batched Repairs (Backlog)	12 Months (With extension of 12 months if required)	£6,000,000.
Bathroom, Shower, Wet Room and Flooring Replacement and Repair together with Associated Builders Work.	4 years	£2,100,000.
Asbestos Surveys, Sampling and Testing	4 years	£110,000.
(Extension) Asbestos Surveys, Sampling and Testing	6 Months	£20,000.
Asbestos Removal and Remedial Works	4 years	£825,000.
(Extension) Asbestos Removal and Remedial Works	6 Months	£96,000.
Supply of Roofing Materials	3 years	£245,000.
Supply of Vinyl Floor Tiles	4 years	£293,000
Supply of Home Adaptation Products	3 Years	£135,500
Gas Safety inspections and Servicing	4 years	£8,000,000
Gas Third Party Audit inspections	4 years	£115,000
Supply of Tools, Fixings, Drill Bits, consumables and ladders and Step Ladders	3 years	£1,115,000
Repair and Over Garage Doors	3 years	£114,000
Fresh water pipe repair and maintenance	4 years	£340,500
(Extension) Fresh Water Pipe repair and Maintenance	6 months	£41,000.
Supply of PVC AND UPVC Building Materials	4 years	£102,000
TOTAL VALUE		£19,652,000.

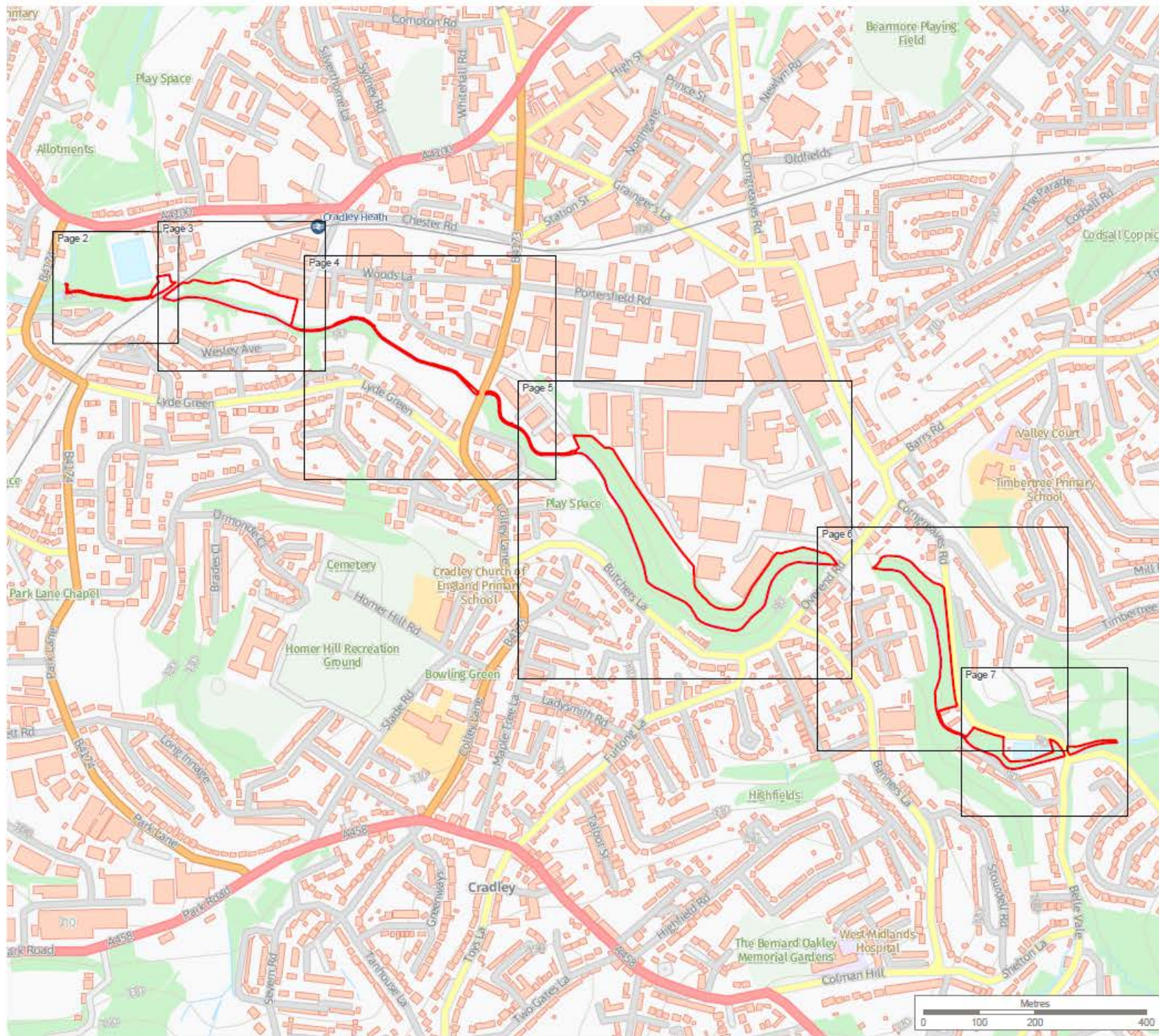
Appendix 2

Existing grant funding revenue budgets that have been identified to support the procurement of a strategic development partner are outlined below:

Budget	Value (£)
COVID Emergency Grant Fund	179,946.00
Black Country Enterprise Zone Grant	63,750.00
Total	£243,696

Sandwell's proposed charges for s.106 monitoring

Sandwell's proposed charges for S106 Monitoring			
Planning Obligations			
1 obligation (non-financial)	£1,000		
More than one obligation or requirements within one obligation (non-financial and excluding BNG)	£2,500		
Financial obligations	5% capped at £10,000		
Biodiveristy Net Gain			
	Low (£)	Moderate (£)	High (£)
Small 0 to 10ha	6146	7666	10079
Medium 10+ to 20ha	8559	10079	15665
Large 20+ha to 40ha	13385	14905	22860



KEY

- Existing Local Wildlife Site boundary
- Page and page number

Note:
The locations of habitats and habitat features are indicative.



A	Updated map, target notes and habitats	IJ	DM	18/10/2024
Rev	Description	Drawn	Approved	Date

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Project
Sandwell MBC - Local Site Surveys

Title
**Phase 1 Habitat Survey
Stour Valley**

Drawing Number
G0927.024A.1

Page 1 of 7

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:7,000 @ A3	07/11/2024



KEY

Existing Local Wildlife Site boundary

Sandwell Local Authority boundary

Note:
All suggested boundary amendments lie within Sandwell Local Authority.

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A	Updated key and suggested boundary sheet	IJ	DM	18/10/2024
Rev	Description	Drawn	Approved	Date

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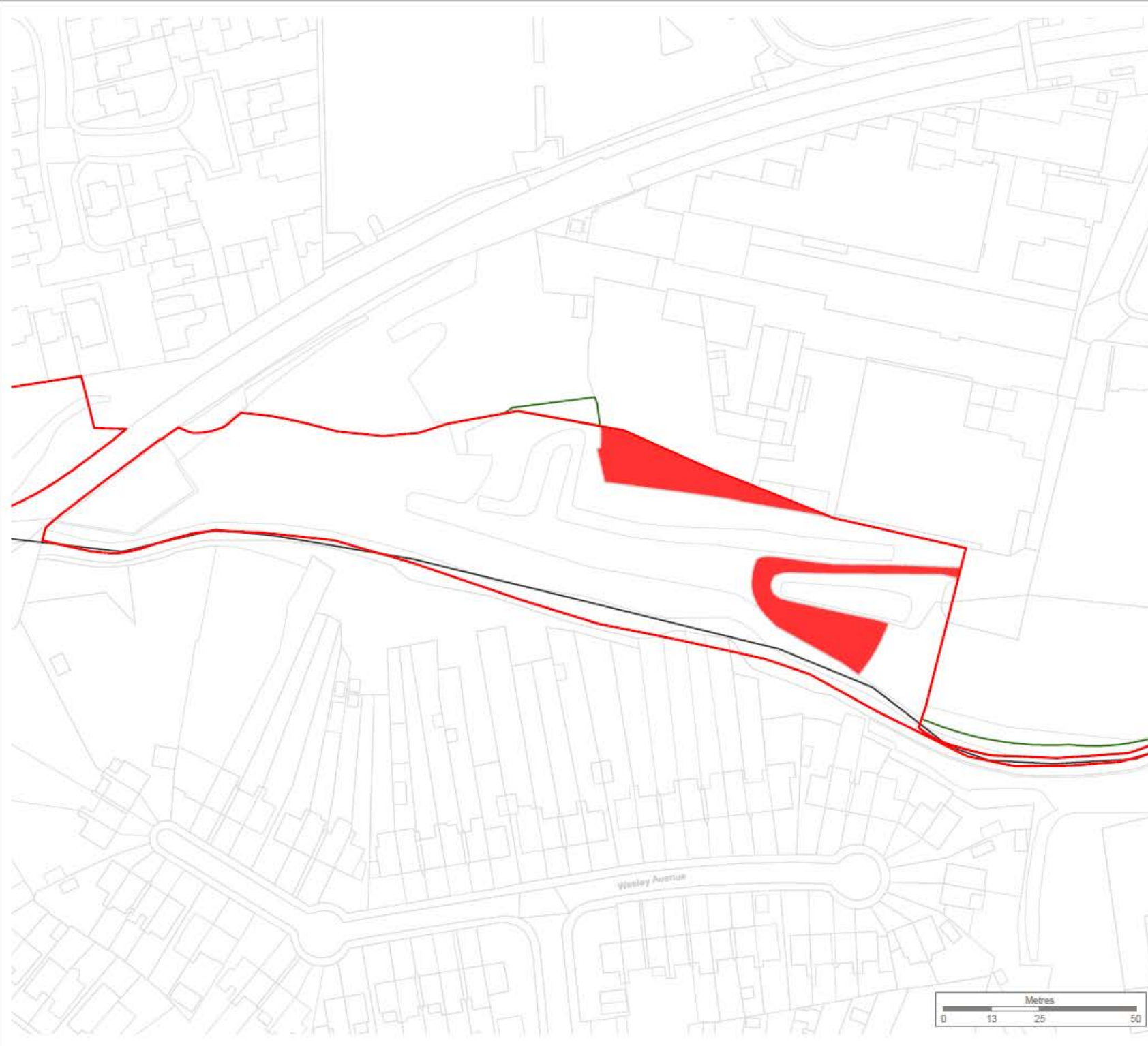
Project
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Title
**Suggested Boundary Amendments Plan
Stour Valley**

Drawing Number
G9927.025A.2

Page 2 of 7

Drawn IJ	Checked BJ	Approved DM	Scale 1:750 @ A3	Date 31/10/2024
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KEY

- Existing Local Wildlife Site boundary
- Sandwell Local Authority boundary
- Suggested Boundary Amendments**
- Removal
- Extension

Note:
All suggested boundary amendments lie within Sandwell Local Authority.



A	Updated key and suggested boundary extent	LI	DM	19/10/2024
Rev	Description	Drawn	Approved	Date

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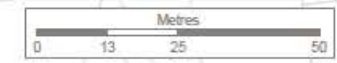
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Project
Sandwell MBC - Local Site Surveys

Title
**Suggested Boundary Amendments Plan
Stour Valley**

Drawing Number
G9927.025A.3

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:1,000 @ A3	31/10/2024





- KEY**
- Existing Local Wildlife Site boundary
 - Sandwell Local Authority boundary
 - Suggested Boundary Amendments**
 - Extension

Note:
All suggested boundary amendments lie within Sandwell Local Authority.



Rev	Description	LI	DM	Date
A	Updated key and suggested boundary extent			16/10/2024

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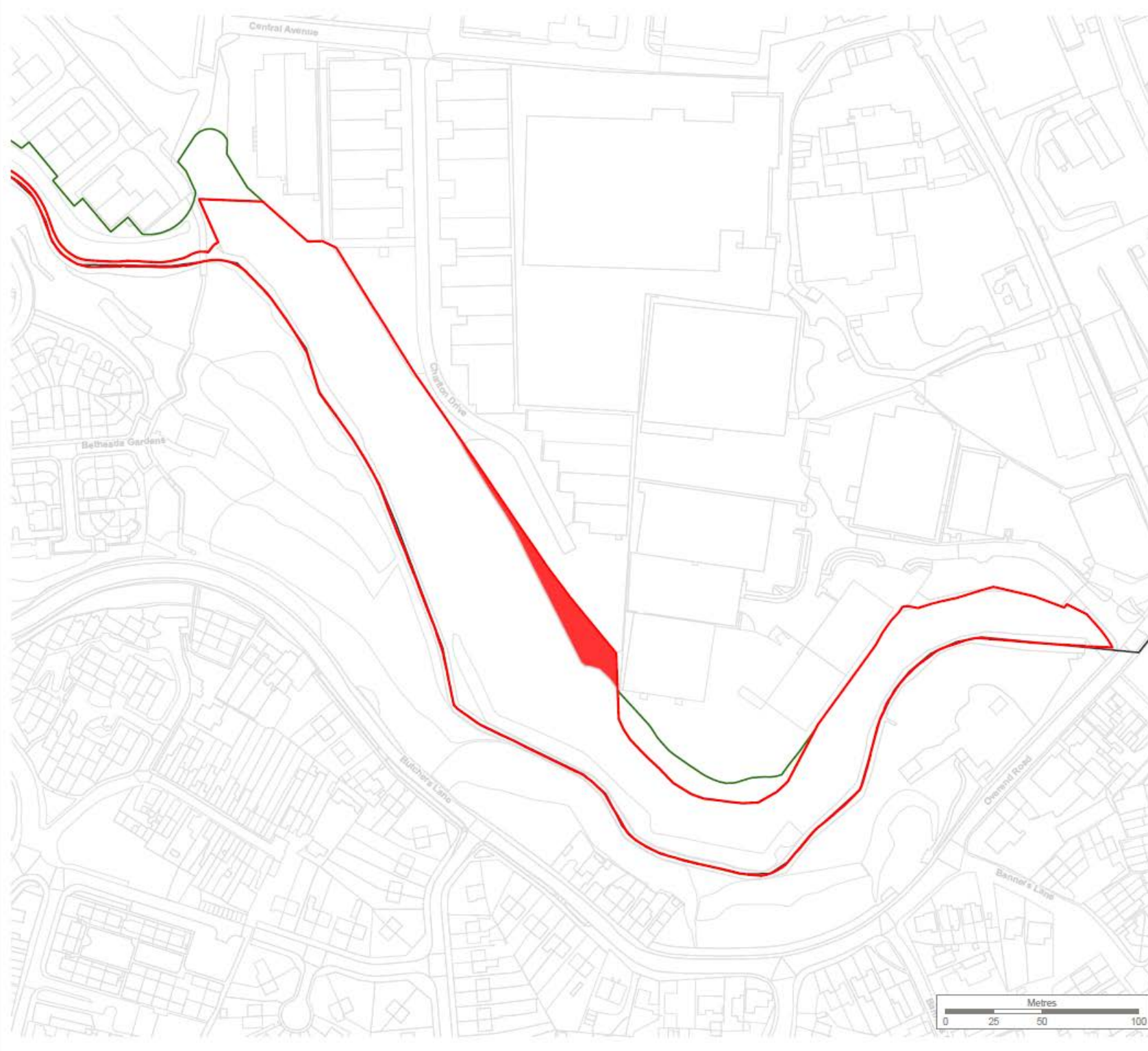
Project
Sandwell MBC - Local Site Surveys

Title
**Suggested Boundary Amendments Plan
Stour Valley**

Drawing Number
G9927.025A.4

Page 4 of 7

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:1,500 @ A3	31/10/2024



KEY

- Existing Local Wildlife Site boundary
- Sandwell Local Authority boundary

Suggested Boundary Amendments

- Removal
- Extension

Note:
All suggested boundary amendments lie within Sandwell Local Authority.



A Updated key and suggested boundary extent		IJ	DM	19/10/2024
Rev	Description	Drawn	Approved	Date

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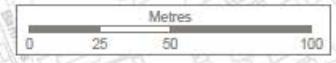
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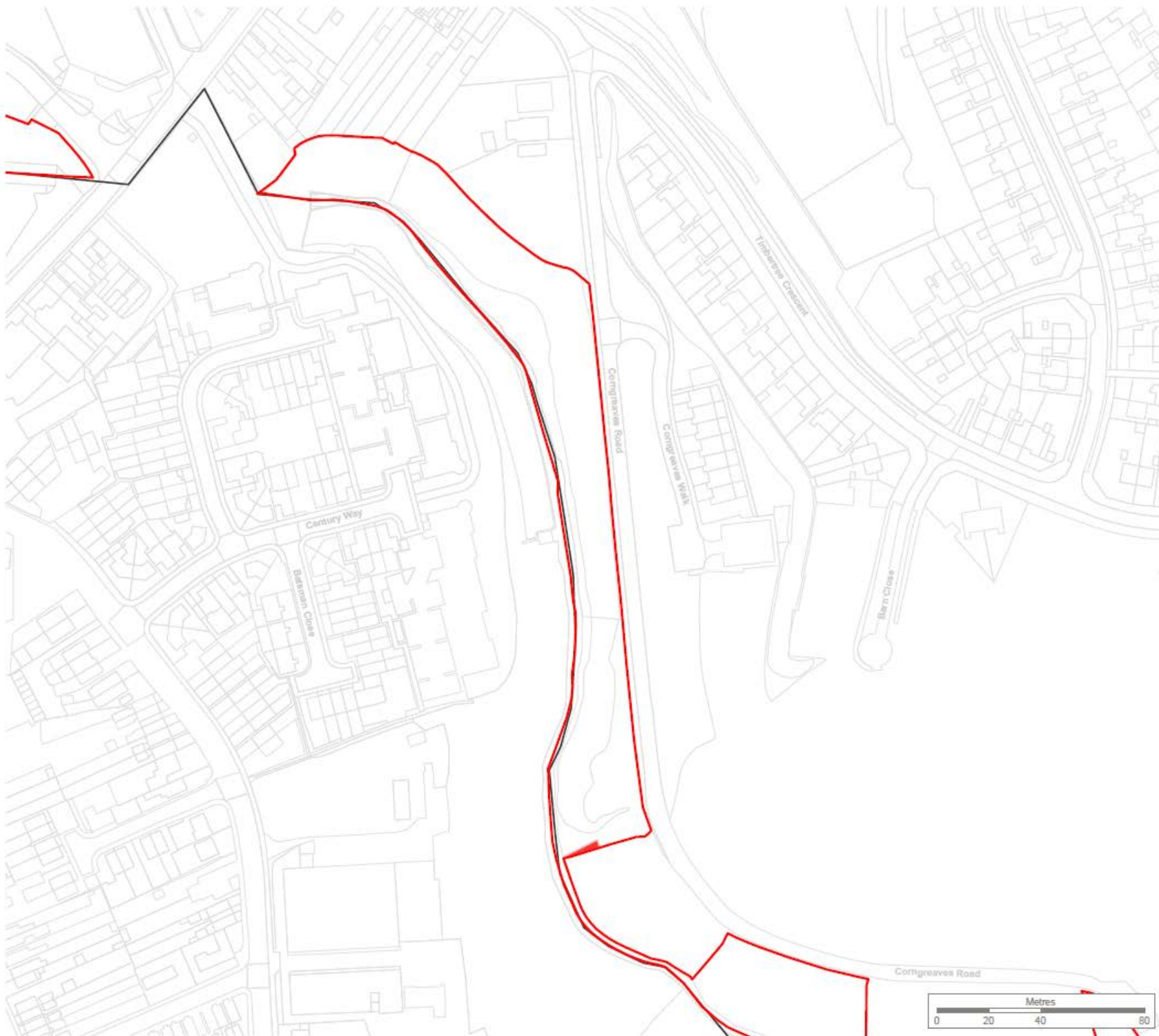
Project
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Title
**Suggested Boundary Amendments Plan
Stour Valley**

Drawing Number
G9927.025A.5

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:2,000 @ A3	31/10/2024





KEY

- Existing Local Wildlife Site boundary
- Sandwell Local Authority boundary
- Suggested Boundary Amendments**
- Removal

Note:
All suggested boundary amendments lie within Sandwell Local Authority.



A	Updated key and suggested boundary extent	IJ	DM	18/10/2024
Rev	Description	Drawn	Approved	Date

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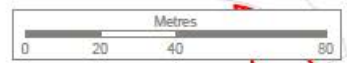
Project
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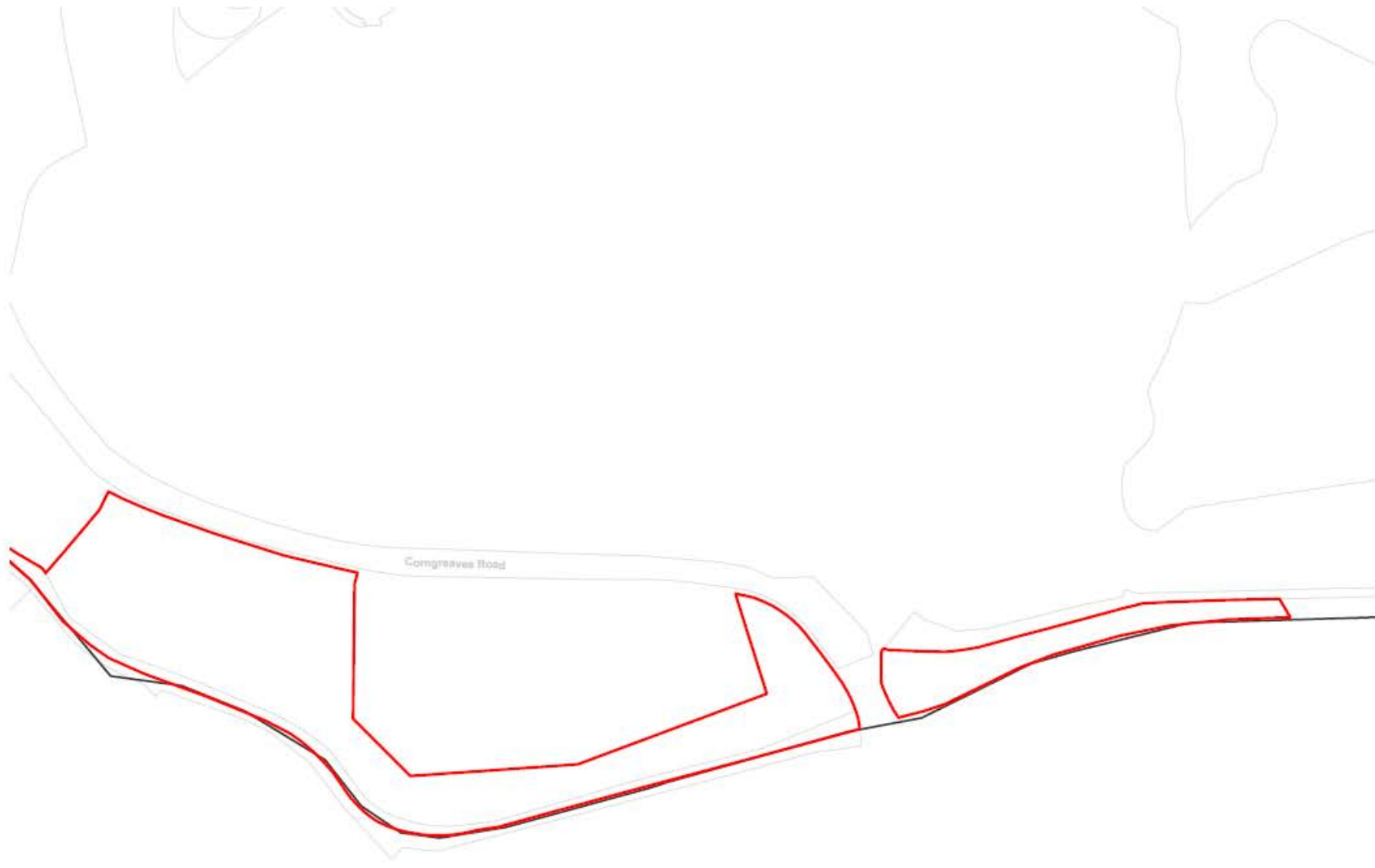
Title
**Suggested Boundary Amendments Plan
Stour Valley**

Drawing Number
G9927.025A.6

Page 6 of 7

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:1,500 @ A3	31/10/2024





KEY

Existing Local Wildlife Site boundary

Sandwell Local Authority boundary

Note:
All suggested boundary amendments lie within Sandwell Local Authority.



A	Updated key and suggested boundary extent	IJ	DM	18/10/2024
Rev	Description	Drawn	Approved	Date

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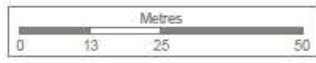
Project
Sandwell MBC - Local Site Surveys

Title
**Suggested Boundary Amendments Plan
Stour Valley**

Drawing Number
G0027.025A.7

Page 7 of 7

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:1,000 @ A3	31/10/2024





KEY

Existing Local Wildlife Site boundary

Suggested Boundary Amendments

Removal

Extension



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A	Updated key	IJ	DM	16/10/2024
Rev	Description	Drawn	Approved	Date

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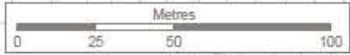
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

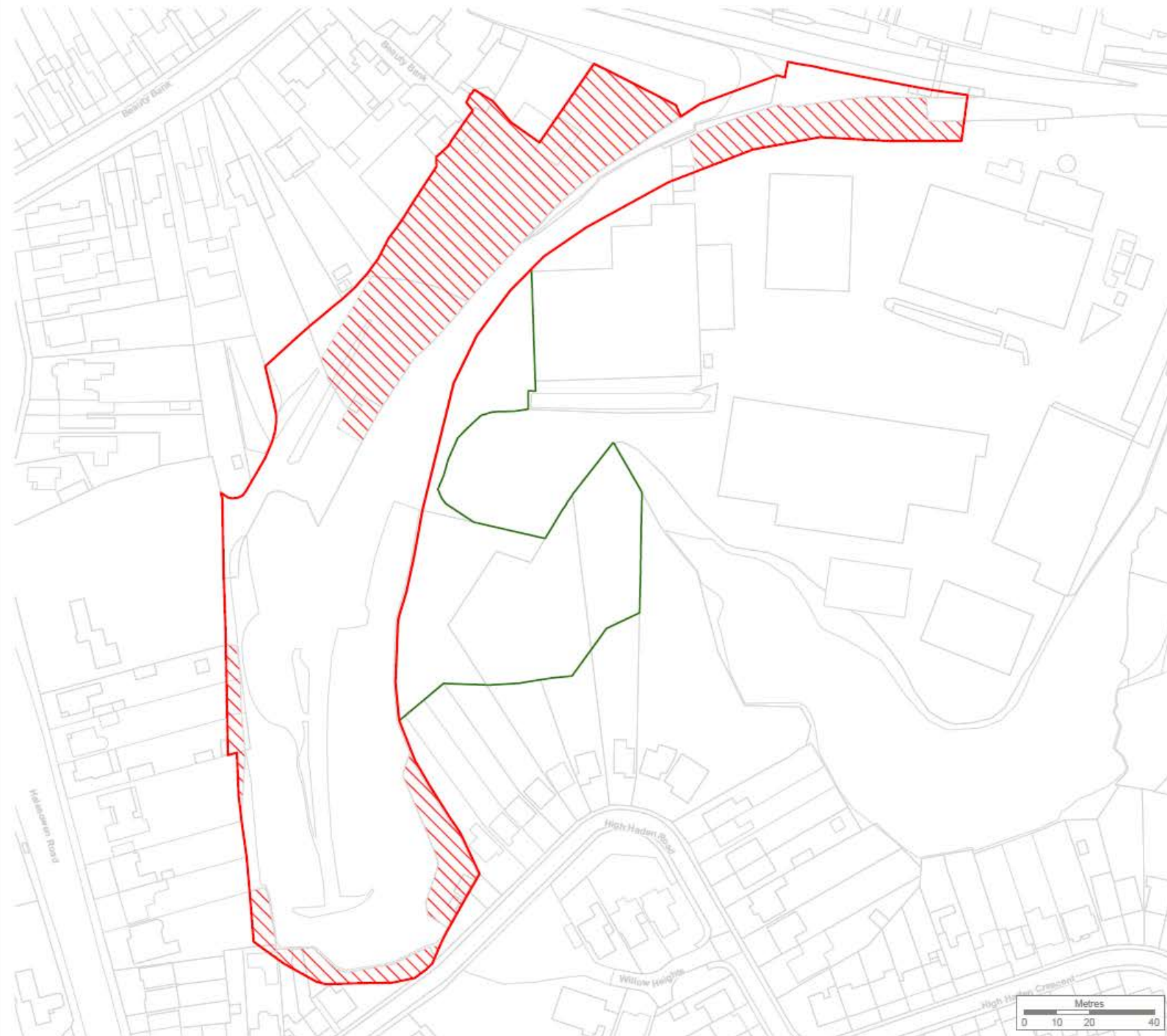
Project
Sandwell MBC - Local Site Surveys

Title
**Suggested Boundary Amendments Plan
Land North of High Haden**

Drawing Number
G9927.023A

Drawn	Checked	Approved	Scale	Date
IJ	CW	DM	1:1,800 @ A3	16/10/2024





- KEY**
- Existing Local Wildlife Site boundary
 - Suggested Boundary Amendments**
 - Removal
 - Extension



A	Updated key, suggested boundary removal extent	IJ	DM	18/10/2024
Rev	Description	Drawn	Approved	Date



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Project
Sandwell MBC - Local Site Surveys

Title
**Suggested Boundary Amendments Plan
Old Hill Disused Railway**

Drawing Number
G9927.022A

Drawn	Checked	Approved	Scale	Date
IJ	CW	DM	1:1,200 @ A3	18/10/2024



KEY

- Existing Local Wildlife Site boundary
- Suggested Boundary Amendments
 - Extension
 - Further survey
 - New boundary



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Rev	Description	Drawn	Approved	Date
A	Updated boundary	U	TMA	17/10/2024



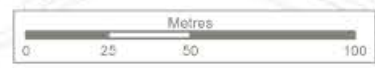
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Project
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Title
Suggested Boundary Amendments Plan
Great Bridge Canal Basins

Drawing Number
G9927.027A

Drawn	Checked	Approved	Scale	Date
IJ	BJ	DM	1:1,800 @ A3	07/11/2024





- Survey Boundary
- SINC
- SLINC
- Recommended SINC Boundary

Scale: 1:6,000