

ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	26th May 2016
Subject:	Remodelling of the Llawr y Dref Scheme, Llangefni
Member (s) Portfolio:	Aled Morris Jones
Head of Service:	Shan Lloyd Williams
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Local Members:	Bob Parry Dylan Rees Nicola Roberts

A - Recommendation / s and Reason / s

1. To grant the Leader and the Portfolio Holder for Housing delegated authority to approve a Consultation Document with regard to the remodelling of the Llawr y Dref scheme in Llangefni.
2. In accordance with the requirements of Part 4 of Housing Act 1985, begin the formal consultation process with all tenants of the Llawr y Dref scheme regarding the proposal to remodel and change of designation.
3. Initiate a consultation process with key stakeholders including the Police, Town Council, the Town's Chamber of Commerce and local residents regarding the proposal to remodel and change the designation of the Llawr y Dref scheme.

B - What other options did you consider and what were your reasons for rejecting them and / or opting for this option?

During the last meeting of the Executive Committee held on 25 April it was resolved: -

1. To agree to a change of designation of units 1- 4 and 6 - 29 at Llawr y Dref, Llangefni from a sheltered housing scheme aged 60+ to a general needs housing scheme as per Option 1 of the report.
2. That minor works be carried out to remodel the internal space of the units to maximise the internal floor area available as well as fitting new kitchens in the units to make them more attractive to tenants.
3. To improve the communal areas within Blocks A and B to include the provision of a communal room and to improve and upgrade the fire safety equipment, as well as undertaking external works such as painting and landscaping the garden in order to improve the external appearance of the building.
4. To offer a menu of choices for furnishing the flats to the value of £500 for tenants moving into the scheme as their first home, or pay for the removal costs of any tenant moving into the scheme as a result of being affected by the Social Sector Size Criteria (commonly

referred to as the bedroom tax) in their current home.

Following this decision a request was received to call in the decision based on: -

- Lack of consultation internally with the tenants and externally with the Police.
- The timing of the meeting with Elected Members was unreasonable and contrary to protocol
- Lack of consultation with other stakeholders such as Llangefni Town Council
- Raises the question about the urgency to make a decision at the meeting of the Executive Committee on the 25th April.

The Scrutiny Committee met on 12 May to investigate the above. It was noted that the decision of the Executive Committee on 25 April was conditional upon a thorough consultation by the Service with all stakeholders of Llawr y Dref and that this reflected the desire of the Executive Committee to ensure that the various stakeholders were fully involved in the development of Llawr y Dref.

Although informal consultation had taken place with our tenants (March 2015), it was acknowledged that no formal consultation had been held with tenants regarding the proposed remodelling. As a result, it was acknowledged that Executive Committee's decision on the 25th April was illegal as the process did not comply with Part 4 of the 1985 Housing Act with regard to tenant consultation.

Recently, a consultation meeting was held with the Police and they confirmed that they were confident that the Council wanted to collaborate closely with North Wales Police in order to secure improvements to Llawr y Dref for the benefit of tenants, the local community and the police. At the meeting, it was agreed that it would be useful for the police to be part of a panel that would steer plans for Llawr y Dref. Also, agreement was reached on the principle of establishing new security measures such as CCTV, a better access control system to the building / communal areas and to provide a room on site for the use of police and other officials.

Given the lack of consultation, the Scrutiny Committee accepted a recommendation to refer the matter back to the Executive.

The intention is to restart the process for remodelling Llawr y Dref and to ensure that full consultation takes place with tenants and other key stakeholders such as the Police, Town Council, local residents who live adjacent to Llawr y Dref and representatives of relevant local businesses.

For the consultation process, a Consultation Document will be provided which will include the following details: the reasons for remodelling the scheme, details of the scheme, upgrading the building and the flats, future letting arrangements - local and sensitive lettings, improvement of the general security of the scheme with a new CCTV and a new entry systems to the building.

For this purpose, we ask that delegated authority be granted to the Leader and Portfolio Holder for Housing to approve the content of the Consultation Document for remodelling the scheme in order to initiate the formal consultation process.

Outlined below are some of the anticipated key dates and activities for the consultation process.

Approval of Consultation Document	by 10th June
Arrange meeting with tenants to present the Consultation	w / b 13th June

Document	
Correspond individually with tenants enclosing the consultation document in order to ascertain their views	w / b 20th June
Arrange meetings with other key stakeholders to present the Consultation Document	w / b 20th June
Receipt of tenants' responses	by 5 August
Receipt of responses from key stakeholders	by 5 August
Make recommendations to the Executive Committee	19th September

Following the above, recommendations will be submitted to the Executive Committee on 19th September 2016 with regard to the remodelling plan.

C – Why is this a decision for the Executive Committee?

This is a decision for the Executive Committee as we are requesting permission to initiate the formal consultation process with our tenants in accordance with the requirements of Part 4 of the 1985 Housing Act in order to remodel and change the designation of the Llawr y Dref scheme in Llangefni.

D - Is this decision consistent with the policy approved by the full Council?

This decision is consistent with two of the Corporate Objectives that have already been approved by the full Council, namely: -

- i) Increasing our Housing Options and reducing poverty
- ii) Regenerating our Communities and Economic Development.

DD - Is this decision within the budget approved by the Council?

A provision of £ 450k has been included in the capital budget for 2016/17 for the remodelling of Llawr y Dref.

An investment of £ 400k would generate NPV of £ 2.616m over 35 years.

E - With whom did you consult?		What were their views?
1	Chief Executive / Senior Leadership Team (SLT) (Mandatory)	The business case was presented to the SLT and they supported the recommendation
2	Finance / Section 151 (Mandatory)	The business case was discussed in the SLT and they supported the recommendation.
3	Legal / Monitoring Officer (Mandatory)	The business case was discussed in the SLT and they supported the recommendation.
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local members	
10	Any external bodies / other	

F - Risks and any mitigation measures (if applicable)

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome agreements	
7	Other	

FF - Appendices:

G - Background Papers (please contact the author of the report for further information):