

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**HEALTHIER COMMUNITIES, HOUSING AND OLDER PEOPLE SELECT COMMITTEE**  
**TUESDAY, 4 DECEMBER, 2007 AT 4.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**  
**PART 1**

PRESENT: Councillors

Beddows, J. (Chairman)

Ball, G.D.  
Davies, D.N.

Davis, Mrs. M.A.  
Toth, J.

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| <p>Also Present: Councillor F.W.C. Allen</p> <p>Councillor Mrs. A.F. Bernard</p> <p>Councillor D.I. Dixon</p> <p>Ms. A. Ames</p> <p>Mr. J. Bletcher</p> <p>Mr. G. Griffiths</p> <p>Mr. P. Smith</p> <p>Mrs. H. Heath</p> <p>Mrs. V. Lloyd</p> <p>Mrs. D. Whitehouse</p> <p>Mr. A. Derry</p> | <p>Deputy Leader of the Opposition, Invited at the request of the Chairman</p> <p>Portfolio Leader for Healthier Communities, Housing and Older People</p> <p>Staffordshire County Council</p> <p>Patient and Public Involvement Forum (PPIF)</p> <p>South Staffordshire Primary Care Trust</p> <p>South Staffordshire Primary Care Trust</p> <p>District Director of Social Care and Health (Staffs County Council/CCDC)</p> <p>Chase Tenants' and Residents' Federation (CTRF)</p> <p>Chase Tenants' and Residents' Federation</p> <p>Chase Tenants' and Residents' Federation</p> <p>Chase Tenants' and Residents' Federation</p> |
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(Apologies for absence were received from Councillors K.L. Bennett, Mrs. D.M. Easton, Mrs. D. Grice, R.G. Meaden, C. Mitchell, G.N. Molineux and Ms. H. Perren, Mid Staffs General Hospitals NHS Trust).

**34. Declaration of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**

| <u>Member</u> | <u>Nature of Interest</u>  | <u>Type</u>              |
|---------------|--|--------------------------|
| Toth, J.      | Minute 36– Presentation – Choice Based Lettings – Potential tenancy interest | Personal and Prejudicial |

**35. Minutes**

AGREED:

That the Minutes of the meeting held on 19 November, 2007 be approved as a correct record.

**36. Consultation – Choice Based Lettings**

(Having declared a personal and prejudicial interest Councillor J. Toth left the meeting whilst this item was considered).

Mr. I. Tennant, Head of Housing reported that a draft scheme had been formulated and Cabinet agreed that views should be sought from the Healthier Communities, Housing and Older People Select Committee on the draft scheme. He reported on the key issues identified by Cabinet and asked if Members' had any questions in relation to the additional information which was forwarded to them.

Members commented that the information received from outside bodies was difficult to understand, however the information supplied by Shelter was useful.

The Head of Housing was asked a number of questions in relation to the draft scheme, in particular how would properties be let, what percentage return was there on the ballot and would it be possible for the scheme to be implemented slowly.

Members' were advised that a number of the comments had been taken into account in the consultation exercise and explained that properties for let would be advertised in the local press and 'bids' could be taken by telephone. Elderly persons could request a relative or outside agency to 'bid' on a property on their behalf or the Council as the last resort could act as proxy.

It was reported that the Council allocates approximately 430 properties per year, and with the implementation of the Choice Based Lettings Scheme this would allow people a chance of acquiring a property under certain criteria that would not be able to under the current system. The scheme was progressing quickly due to Government policy and the Government would provide additional resources to those Authorities that implemented the system early and therefore there would be no cost to the Council for setting up the scheme although the running costs would not be met by the Government. If the Council did not join up with the sub-regional scheme then a cost would apply in relation to the I.T. scheme. He added that approximately 400 responses had been received in relation to the survey which was considered reasonable.

Members' expressed concerned that the expectations of the public would be built up regarding the scheme and hoped that regular reviews would be carried out. The Head of Housing reported that the publics expectations would not be built up and there would be a review of the scheme after 6 months with a further review every 12 months. There was also the option to abandon the scheme after 6 months if it was not operating satisfactory.

The Head of Housing reported that a booklet entitled 'Somewhere to Live' was the document usually forwarded to applicants in relation to applying for housing. It was suggested that Members' and representatives' may wish to view the document which would provide further information once amendments to both the booklet and policy had been completed.

AGREED:

That the 'Somewhere to Live' document and policy be made available to Members' at the next meeting of the Healthier Communities, Housing and Older People Select Committee scheduled for 22 January, 2008.

**37. Services Provided by the Davy Unit at Cannock Chase Hospital**

Mr. P. Smith, District Director of Social Care and Health reported that the Davy Unit at Cannock Chase Hospital would not be closing and the intention was to develop the current service.

He reported that the unit was initially run by Staffordshire County Council then taken over by the PCT and was now run by Cannock Chase Hospital. Furthermore, there was a need within the District to help vulnerable older people by providing additional facilities for meeting and social interaction in an attempt to stop isolation. The unit provided day care services and was currently made up of 15 medical and 45 social referrals. The medical referrals dealt with crisis such as strokes and falls and the additional 45 places provided social interaction for people.

He reported that the medical places were an underestimate of what was actually required and rehabilitation work was even greater. It was felt that there was a need for the unit to be retained and developed. Consultation would take place in January and Mr. Smith was confident that the facility would be retained in order to help people that required the service.

Members' were also advised that although there was a need for more opportunities for vulnerable isolated older people, there were two parts to the unit that met the different needs of people. It was proposed that 15 medical places would stay within the Davy Unit and consideration would be given to the other 45 places.

**38. South Staffordshire Primary Care Trust**

Mr. J. Bletcher, Head of District Partnerships reported that the Board at its last meeting had agreed the Health and Wellbeing Service for the District and developments would be reported at the next meeting.

Mr. G. Griffiths, Locality Director reported that issues were being addressed regarding the proposed Health Centre Development and G.P. Practices and stated that the Board had recently approved a plan. He confirmed that negotiations would continue with public involvement and the PCT would keep the Committee informed of developments.

When asked about whether it would be possible to issue a press release stating that the Health Centre would not be located in the hospital, Mr. Griffiths indicated that a major press release would be issued in the New Year and would include details on the location of the proposed health centre and details of the scheme.

Members' were advised that further options had been identified although the other options would not deliver the health centre to the same current timescale. Furthermore,

discussions had taken place regarding the planning of the scheme and the Management Team had reviewed problems which occurred with the previous scheme and were confident that they could deliver to meet the needs of the public.

Members' raised an issue in relation to car park spaces at the Hednesford Health Centre and hoped that the parking situation would not be the same for the proposed development especially in relation to disabled bays where there was a need for more. Mr. Griffiths confirmed that there would be planning guidance on this issue and he would also bare in mind that PCT Planning officers should liaise with the Council.

With regard to the Western Springs Health Centre, Mr. Griffiths reported that the Centre was on target to open as planned in June 2008.

**39. Mid Staffordshire General Hospitals NHS Trust**

Ms. Perren, Head of Marketing and Business Development had submitted her apologies, however it was reported that there was no further information to report.

**40. Staffordshire County Council Health Scrutiny Committee**

The representative appointed to Staffordshire County Council's Health Scrutiny Committee reported that the next meeting at Staffordshire County Council was scheduled for 13 December, 2007.

**41. Proposed Health Centre Development**

The Committee noted that this item had previously been discussed under Minute 39.

**42. Work Programme**

Members' indicated that additional meetings of the Select Committee were required in order to fulfil the Work Programme. It was suggested that two additional meetings be scheduled, one in February and one in April.

AGREED:

(A) That the Work Programme be noted.

(B) That two additional meetings be convened in order to fulfil the Work Programme of the Healthier Communities, Housing and Older People Select Committee.

**43. Exclusion of the Public**

AGREED:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraphs 1,2 and 3, Part 1, Schedule 12A, Local Government Act 1972 (as amended).

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**PART 2**

**44. Provision of Additional Cemetery Land - Cannock**

The Chairman agreed to this matter being considered as an urgent not for publication report due to the fact that there were a number of recommendations that were likely to be referred to Cabinet in January 2008.

Consideration was given to the Not for Publication Report of the Director of Service Improvement.

AGREED:

- (A) That the outcome of the work undertaken by Officers on 14 February, 2007, be noted.
- (B) That the Healthier Communities, Housing and Older People Select Committee recommend the following to Cabinet: -
  - (i) That the potential sites identified in the report in the Heath Hayes and Norton Canes areas be subject to a valuation by the District Valuers.
  - (ii) That an investigation be undertaken in relation to the potential usage of part of the land currently used at the Cannock Golf Course.
  - (iii) That a budget of £40,000 be set aside for future land purchase for burial purposes.

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CHAIRMAN