

# Crawley Borough Council

## Minutes of Overview and Scrutiny Commission

Monday, 19 March 2018 at 7.00 pm

### Councillors Present:

B A Smith (Chair)

T G Belben (Vice-Chair)

M L Ayling, C A Cheshire, I T Irvine, K L Jaggard, R A Lanzer, T Lunnon, T Rana, K Sudan and L Vitler

### Also in Attendance:

Councillors R D Burrett and P C Smith

### Officers Present:

Heather Girling	Democratic Services Officer
Hannah Martin	Performance, Policy and Project Officer
Chris Modder	Private Sector Housing Manager
Graham Rowe	Partnership Services Manager
Patricia Salami	Three Bridges Programme Manager
Clem Smith	Head of Economic & Environmental Services

### Apologies for Absence:

Councillors R G Burgess and A Pendlington

Natalie Brahma-Pearl      Chief Executive

## 1. Disclosures of Interest and Whipping Declarations

The following disclosures were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor R D Burrett	Three Bridges Station Improvement Scheme (Minute 5)	Personal Interest – Member of WSCC
Councillor R A Lanzer	Three Bridges Station Improvement Scheme (Minute 5)	Personal Interest – Member of WSCC

Councillor B A Smith	Three Bridges Station Improvement Scheme (Minute 5)	Personal Interest – Member of WSCC
Councillor P Smith	Three Bridges Station Improvement Scheme (Minute 5)	Personal Interest – A Local Authority Director of the Manor Royal Business Improvement District.

## 2. Minutes

The minutes of the meeting of the Commission held on [5 February 2018](#) were approved as a correct record and signed by the Chair.

## 3. Public Question Time

No questions from the public were asked.

## 4. Banning Orders and the Database of Rogue Landlords and Property Agents - The Housing and Planning Act 2016

The Commission considered report [SHAP/73](#) of the Head of Strategic Housing and Planning Services with the Private Sector Housing Manager and the Performance, Policy and Project Officer. Legislation would come into force in April 2018 enabling local authorities to pursue banning orders for a number of specified offences under the Housing Act 2004. Also coming into force at the time were powers and duties on local authorities to include persons on a nationally held database of rogue landlords and property agents. The report sought approval to use banning orders and make entries onto the database as laid out in the Housing and Planning Act 2016 as a tool to assist the Council in improving standards within the private rented sector.

Members had the following comments:

- Acknowledgement that the legislation enabled local authorities to pursue banning orders for a number of specific housing related offences.
- Confirmation provided on the provision to empower local authorities to apply to the First-tier Tribunal to impose banning orders and to make entries onto a database of rogue landlords and property agents. Clarity with regards to the Tribunal configuration and its use was also provided.
- Recognition that the database could be used for cross-referencing of additional records and licences.
- Support for the scheme as it provided an opportunity to increase standards in the private landlord sector which also contributed to housing within the town.
- It was felt that consideration for a register of “non-rogue” landlords may prove beneficial as these would be compliant with legislation.
- The proposed legislation was deemed positive for private sector tenants although concern was raised that some may feel anxious about reporting any rogue landlords. When taking into account when deciding whether to apply for a banning order it would be important to address the likely effect of the banning order on the person and anyone who may be affected by the order.

### RESOLVED

That the Commission supported the recommendations to the Cabinet.

## 5. Three Bridges Station Improvement Scheme

The Commission considered report [PES/280](#) of the Head of Economic and Environmental Services. The report presented proposals for a range of improvements at Three Bridges Station as part of the Crawley Growth Programme. It sought Cabinet approval to commence the utilisation funding previously allocated from the Council's capital programme to the Station improvement scheme, as part of the Crawley Growth programme, so that the next detailed design phase of the scheme could be implemented and achieved.

During the discussion with the Cabinet Member for Planning and Economic Development, Head of Planning and Environmental Services and the Three Bridges Programme Manager, Members made the following comments:

- Support for the partnership working within the project was welcomed.
- Emphasis was placed on analysing the benefits of both the elimination and the preservation of the 'right turn' when completing the traffic assessment.
- Acknowledgement that the detailed design was still to be completed and traffic modelling would be critical. It was highlighted that the MOVA traffic light replacement was not part of the station improvement scheme but complemented the work.
- Concerns raised regarding the potentially 'rat-running' through nearby roads as a result of the closure of the right-turn facility from the station onto Haslett Avenue East. It would be beneficial to analyse the traffic flow data for these streets. The complexities of the project were recognised and a joined up approach to support the scheme and traffic calming were welcomed.
- Recognition of the risks associated with the project as highlighted within the report.
- Support for the addition of the Eastern Access point along Station Hill, although concern was also raised with regards to potential traffic issues and the need to maintain traffic flow along this busy road.
- Recognition that the project had attempted to address and balance access for all users.

#### **RESOLVED**

That the Commission supported the recommendations to the Cabinet. The Chair took the opportunity to thank the officers for their attendance and contribution towards the project.

#### **6. Exempt Information – Exclusion of the Public**

##### **RESOLVED**

That in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

#### **7. Crawley Leisure Management Contract**

The Commission considered report HPS/12 of the Head of Partnership Services with the Partnership Services Manager. The report sought approval of the final contractual requirements for the leisure management contract in order that the final tender documentation could be issued.

Members had the following comments:

- Recognition that the contract comes to an end in November 2018 and it was important to address the Council's priority requirements which included to improve community and sporting facilities within the town, whilst addressing health and wellbeing.
- Confirmation of the procurement process was provided, along with the various recommendations for the final tender stage.

### **RESOLVED**

That the Commission supported the recommendations to the Cabinet.

## **8. Re-Admission of the Public**

Following the end of the Part B item the meeting continued for consideration of business in public session.

## **9. Establishment of and Appointments to Scrutiny Panels**

### **Review of Outside Bodies and Organisations Scrutiny Panel**

Councillor Cheshire as Chair of the Scrutiny Panel updated the Commission that the second meeting of the Panel would take place on 28 March 2018. Councillors were asked that any outstanding surveys in relation to outside organisations be completed prior to that date.

### **Social Mobility Scrutiny Panel**

Nominations had been received for a Scrutiny Panel 'To investigate the state of social mobility within the borough', along with nominations for Chair for both Councillors T G Belben and K Sudan.

A vote was taken.

As a result of the vote, and in accordance with the Local Government and Housing Act 1989, the Commission confirmed the establishment of the 'Social Mobility Scrutiny Panel', with the membership of Councillors M L Ayling, T G Belben, R A Fiveash, I T Irvine, K L Jaggard, K Sudan and L Vitler with Councillor K Sudan as Chair.

## **10. Health and Adult Social Care Select Committee (HASC)**

An update was provided from the most recent HASC meeting held on 8 March. Key items of discussion included:

- Community Reablement Services – overview of the new service.
- Work of Sussex Partnership NHS Foundation Trust.

## **11. Forward Plan - and Provisional List of Reports for the Commission's following Meetings**

The Commission confirmed the following reports for referral:

4 June 2018

- Proposed War Memorial

25 June 2018

- District Heat Network
- Treasury Management Outturn 2017-2018

24 September 2018

- Budget Strategy 2018/20 – 2023/24

### **Closure of Meeting**

With the business of the Overview and Scrutiny Commission concluded, the Chair declared the meeting closed at 9.55pm

B A Smith  
**Chair**