

**Housing, Regeneration and Prosperity Scrutiny Committee
Suggestions from Scrutiny Assembly Workshop**

Priority	What would you like scrutiny to look at?	Why should scrutiny look at this issue?	Votes
A	<p>Wellington Town Council has been endeavouring to promote itself as a tourist destination for walkers. We have recently received the accreditation of Walkers are Welcome which is a National body that encourages towns to promote walking. One of the WaW criteria is that it is a bottom up group which is wanted by the community, which will help foster tourism and help with regeneration. Another criterion is that we should promote the use of public transport and with our bus station and good train services we need advice as to how to do this with good effect.</p> <p>It is guidance on the range of tourism issues we need - we spent £1000 on an advert in the Telford Tourist guide for this year and will do the same next year, and what will amount to £3000 on display boards, for when the repaving is finished, and maps with tourist info. We therefore need to ensure that we are marketing ourselves in the best way to get maximum benefit, and if there are other places that we can go to for ongoing finances.</p>	<p>Since the creation of the through train to London we have been considering ways of encouraging people to come to Wellington to go walking, to improve the economy of the town. We had spent a lot of time trying to get people on the train to go to London, but not on coming from London to here, and of course we have other train operators passing through as well so we are also targeting the West Midland conurbation.</p> <p>We have good walking countryside within twenty minutes walk from the station, i.e. Ercall Lane and Golf Links Lane and plenty of hotels and guest houses. We want visitors to use Wellington as their base, we have free parking and good public toilets, and a variety of eating establishments.</p> <p>We feel that once the repaving of Wellington Centre has been done and with the shop front improvements we will have a town that we can be very proud of, and marketing ourselves as a tourist destination will give a great fillip to the whole town and help increase footfall to the benefit the local economy.</p>	5

	<p>We feel that we do not feature in Shropshire tourist guides and we need advice on how to liaise with neighbouring organisations.</p> <p>We need the Town people to develop a 'Tourism Vision' for Wellington, and we would like to know what is available from within the tourism industry to enable us to develop this. It is suggested that we could benefit from a 'Tourism vision event/workshop.</p>	<p>Extrapolate out to look at how we support all borough towns to develop tourism.</p>	
<p>A</p>	<p>Homelessness and how to address this (update scrutiny report)</p> <ul style="list-style-type: none"> • Provision / allocation of housing • Meeting the needs of individuals • Addressing special needs – housing for disable people is bad (doesn't provide appropriate accommodation, not designed for disabled people, need to have adaptations) and is hard to get. Could there be an allocation of disabled people's housing built? • Identify actual number of homeless • Identify properties which can be brought back into use, including private properties • The match between housing requirements, planning office requirements for builders and houses that are marketable by builders. How is a balance achieved and is the mechanism for doing so robust and appropriate 	<ul style="list-style-type: none"> • The provision, availability and affordability of appropriate housing is important for the people of Telford & Wrekin. The Council has a key role working with partners in delivering the housing strategy. The balance between these three issues it key effective housing supply • Current housing stock doesn't meet the needs of disabled people – this has been suggested by the Senior Citizens' Forum, I Can 2, disabled group 	<p>8</p>

<p>A</p>	<p>Strategic planning processes and structures</p>	<p>Planning officers need to take a strategic view point to look at the strategic needs of the borough so that applications are considered as part of the wider picture and not in isolation. In line with the One Council approach, there needs to be a joined-up approach to bring planning, transport, highways and other stakeholders together to consider planning issues at a strategic level. All partners should be involved in planning at the earliest stage so that potential issues are identified and resolved as early as possible to avoid the risk of unnecessary delays down the line.</p> <p>Members need better communication with Planning officers and should have direct access rather than going through the contact centre.</p> <p>Prioritisation of Section 106 requirements, the approach to developer contributions and “future proofing” Section 106 agreements</p> <p>(Railfreight terminal access)</p>	<p>3</p>
<p>A</p>	<p>The regeneration of provide property / housing e.g. Manor Heights. Does the Council have a role in this?</p>	<ul style="list-style-type: none"> • Identify empty property • Identify ownership • Identify any improvements the Council can support – this will depend on mechanisms, grants, resources available to the Council and partners e.g. RSLs 	<p>8</p>

		<ul style="list-style-type: none"> • Prioritisation of S106 money i.e. developers regenerating existing properties rather than new developments • Would need strategic approach (developer contributions) • Monitor funding in S106 pot 	
B	I would like Scrutiny to look the Lifetime Homes project and how this relates to Social housing being built in Telford. With an ageing population it makes more sense to build – when building new homes – to these standards. In due course of time this will save money as tenants will be able to stay in the same accommodation as they grow older rather than need specially adapted housing.	Mainly because members of Senior Citizens Forum were involved in a workshop quite some time ago lead by Mr Andrew Preedy-Jones and were impressed by the sense made by this kind of approach. There are many older people who initially moved to Telford in their younger days, raised a family and are now “trapped” in unsuitable accommodation - many becoming “hard to reach”. A scrutiny review over the present building plans (and I understand how much has got to be curtailed due to the economic situation) and a commitment to future building would in the longer term be beneficial in many ways.	0
B	Capacity of the Council to plan, organise, and complete the regeneration schemes planned and on time *regular monitoring rather than an indepth review	The major regeneration projects are a priority for the Council. Any delay in delivery may have financial consequences and affect service delivery. Include “fall back” positions.	2
B	How the Council’s procurement processes support the local economy.	During the recession it is more important than ever that the Council supports the economic development of the borough as proactively as	0

	<p>How the Council works with local companies to develop local capacity, how contract opportunities are promoted to local companies and how local companies are supported to be able to compete for contracts. This would focus on lower value contracts (say below £150k) not subject to EU procurement regulations, but also consider how we ensure local suppliers are used in supply chains on larger contracts</p> <p>*link to Scrutiny Report – perhaps agenda item at Committee meeting</p>	<p>possible, and that it is effectively engaging with the local business community to do this.</p> <p>Procurement provides a route to safeguarding and creating jobs by ensuring local companies are able to compete for Council contracts, and these opportunities should be robustly maximised.</p>	
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