

CABINET

Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 25th April, 2013 at 5.00 p.m. at the AFC Telford Learning Centre, Haybridge Road, Wellington, Telford

PUBLISHED ON WEDNESDAY, 1st MAY, 2013

(DEADLINE FOR CALL-IN: TUESDAY, 7th MAY, 2013)

PRESENT: Councillor K.S. Sahota (Leader and Chair), E.A. Clare, S. Davies, A.R.H. England, W.A.M. McClements, R.A. Overton, H. Rhodes, C.F. Smith and P.R. Watling

ALSO PRESENT: Councillor A.J. Eade (Conservative Group Leader), Councillor W.L. Tomlinson (Liberal Democrat/Independent Group Leader)

CB-124 MINUTES

RESOLVED – that the minutes of the meeting of the Cabinet held on 28th March 2013 be confirmed and signed by the Chairman.

CB-125 APOLOGIES FOR ABSENCE

None

CB-126 DECLARATIONS OF INTEREST

None

CB-127 'DESTINATION TELFORD' – DELIVERING GROWTH AND SHAPING PLACES

Key Decision identified as **Destination Telford: Delivering Growth through Place Marketing and Product** in the Notice of Key Decisions published on 27 March 2013.

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Director of Development, Business & Customer Services, which described proposals for a programme of work to promote the Borough and to attract investment and jobs.

The development of the 'Destination Telford' brand was crucial to promoting the image of Telford in the minds of its key audiences as a place to invest, work, meet, visit and live. This would be done through involvement of local communities and businesses, and building on the physical transformation and service improvements already underway. These included the Southwater development in the Town Centre, the regeneration of the New Town estates

and Borough Towns, and the enhanced support to businesses being provided by the Council as part of its Business & Development Charter. As well as promoting Telford to investors, the Programme would deliver significant benefits to local residents through economic growth and job creation.

There were three initial areas of further product development already being prepared – gateways and signage; designation of a Town Centre/Southwater zone; and using Festivals and Events to define the Telford brand and build civic pride. The report also detailed a proposed marketing and communications strategy, and the model of working for delivering the 'Destination Telford' programme. A major part of this would be about adding value to activity already undertaken by the Council, and to ensure a co-ordinated and consistent way of working. An initial investment of £150k had been identified, and a proposed allocation of this budget was shown in the report. This investment would also be used to lever in private and external funding.

Members welcomed the initiative, which reflected the Council's vision and priorities to stimulate economic growth and attract businesses and jobs to the Borough. It was important to sell the town and to emphasise its place as the main economic and population centre in Shropshire.

RESOLVED –

- (a) that the proposals to develop and deliver the 'Destination Telford' programme, as set out in the report, be approved;**
- (b) that authority be delegated to the Director: Development, Business & Customer Services, in consultation with the Lead Cabinet Member, to undertake all necessary actions to deliver the Programme.**

CB-128 SCHOOL ORGANISATION – BEHAVIOUR REVIEW/JIGSAW SCHOOL

Key Decision identified as **School Organisation – Jigsaw School** in the Notice of Key Decisions published on 27 March 2013.

Councillor P.R. Watling Cabinet Member: Children, Young People and Families, presented the report of the Assistant Director: Education & Skills which updated Cabinet after a period of formal consultation following publication of a Statutory Notice over proposals for Jigsaw School.

Further to the decisions taken by Cabinet on 6 December 2012 regarding proposals for the future provision of services for students experiencing barriers to accessing mainstream education, the proposal to transfer responsibility for delivering education on the Jigsaw site to the control of the Governors of Hadley Learning Community (HLC) had been subject to six weeks of formal consultation. There had been a series of engagement and consultation sessions with partners, service users and stakeholders – as listed in the report. Feedback had been positive, with no formal objections being

submitted. Examples of comments from parents, pupils and local schools were included in the report.

If approved, the transition of provision at Jigsaw to the mainstream school (including the TUPE transfer of staff) would take effect from 1 August 2013. The Cabinet Member welcomed the positive way in which the Governing Body at HLC had embraced and supported the transfer of provision. The new arrangements would also mean that a current gap in specialist ASC/BESD provision for Y6 pupils would be addressed.

Members welcomed the change in responsibility for the delivery of education on the Jigsaw site, and the benefits that being linked to a mainstream school would bring. It was noted that no objections or adverse representations had been received to the Statutory Notice.

RESOLVED -

- (a) **that the transfer of responsibility for delivering education on the Jigsaw site to the control of the Governors of Hadley Learning Community from 1 August 2013 be approved;**
- (b) **that the Jigsaw site be used to establish a specialist ASC/BESD provision, extending the age range on the site from 11-16 to 10-16, to provide a limited number of places for Y6 pupils.**

CB-129 INFORMATION GOVERNANCE STRATEGY 2012/13 TO 2015/16

Non-Key Decision

Councillor R.A. Overton, Deputy Leader, presented the report of the Assistant Director: Finance, Audit & Information Governance, appended to which was the draft Information Governance Strategy for 2012/13 to 2015/16.

For the effective management and protection of organisational and personal information, it was good practice to have an Information Governance Strategy. The draft Strategy followed Government guidance, and would form part of the Council's Assurance framework. The Strategy was also needed as a condition for being able to access health systems following transfer of public health functions to the Council. It would also form part of a framework to help to protect the Council against action taken and/or fines imposed by the Information Commissioner's Office.

RESOLVED – that the Information Governance Strategy 2012/13 to 2015/16, as shown at Appendix A of the report, be approved.

CB-130 URGENCY RESOLUTION – SECTION 100B(4) LOCAL GOVERNMENT ACT 1972

The Chair made the following statement:

“I am of the opinion that the following item of business should be dealt with as a matter of urgency at this meeting in order to avoid any unnecessary delay”.

CB-131 REGENERATION OF BROOKSIDE CENTRE

Key Decision identified as **Regeneration of Brookside Local Centre** in the Notice of Key Decisions published on 23 April 2013. In accordance with Regulation 11 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012, the Chair of the Housing, Economy & Infrastructure Scrutiny Committee had agreed that the making of the decision was urgent and could not reasonably be deferred.

Councillor S. Davies, Cabinet Member: Neighbourhood Services & Co-operative Council, presented the report of the Director: Development, Business & Customer Services, which updated Members on the design masterplan proposals for the regeneration of Brookside Local Centre.

In January 2012, Cabinet agreed to carry out a programme of public consultation with local residents, partners and businesses to fully develop a masterplan for the regeneration of Brookside Local Centre. The report detailed the engagement that had taken place with the community in Brookside. Attendance at all the sessions had been very positive, with no negative comments. Appended to the report were plans/drawings showing the key elements of the resulting masterplan, including:

- New shopping facilities on an area of open space immediately adjacent to the existing Centre, with flats above to improve the security of the retail units;
- Refurbishment and extension to the Community Centre – this would provide an attractive entrance and space for a community café and new Wrekin Housing Trust shop, as well as outside space for Brookside Nursery;
- Public Realm – creation of a new public square, incorporating parking for the shops/community centre as well as space for community use.
- Acquisition and clearance of 37 flats within the project boundary
- Demolition of the existing Youth Centre and incorporation of a new Youth Centre within the Community Centre
- Housing development in the form of low density bungalows.

The report detailed the timetable for the implementation of the works, and confirmed that the necessary capital and revenue estimates for the scheme had been approved as part of the Council’s Budget Strategy.

Councillor A.R.H. England, Ward Member for Brookside, highlighted the co-operative working that had taken place with the local community, and which had enabled residents to put forward their ideas and priorities for action. This

had resulted in a number of changes to the plans, and allowed local people to be closely involved in the detailed design of the new facilities.

RESOLVED –

- (a) that the design masterplan proposals that have been developed in partnership with the residents of Brookside and other public and third sector partners, and that have been approved through the planning process, be endorsed;
- (b) that the actions taken to negotiate and finalise terms for the acquisition and disposal of land, buildings and third party interests required to deliver the scheme be endorsed;
- (c) that authority be delegated to the Director of Development, Business & Customer Services to take all actions necessary to facilitate the delivery of the Local Centre masterplan, including the letting of tenders and commissioning of further design works;
- (d) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to seal or sign any documents required to give effect to the resolutions above.

CB-132 EXCLUSION OF PUBLIC AND PRESS

RESOLVED – that the public and press be excluded from the meeting for the following items of business on the grounds that they may involve the disclosure of information relating to the financial or business affairs of any particular person (including the authority holding that information) as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

CB-133 HOUSING INVESTMENT PROGRAMME

Key Decision identified as **Housing Investment Programme** in the Notice of Key Decisions published on 30 January 2013.

Councillor S. Davies, Cabinet Member: Neighbourhood Services & Co-operative Council, and Councillor W.A.M. McClements, Cabinet Member: Resources & Service Delivery, presented the report of the Director: Development, Business & Customer Services, which sought approval to commence a full feasibility and viability assessment to deliver a housing programme. An amendment to the recommendation at paragraph 2.2 of the report - by deleting the figure shown and replacing with the words “as detailed in the report” - was reported.

The proposed housing programme would involve the construction of houses and apartments on land owned by the Council. Details of the sites proposed were outlined in the report, but nothing would be finalised until a full viability assessment had been completed as part of Stage 1 of the project. The report set out the likely financial and leasehold arrangements for the delivery of the

programme, which would be financed by a private investment fund.

The Programme would help deliver a number of Council priorities - particularly in relation to generating income and capital growth for the Council, delivering a significant number of affordable homes for rent to help address the housing needs of the Borough, and providing a significant number of jobs during the construction period. The Programme was in accordance with the Council's Budget and Growth Strategy and, if delivered, could provide an ongoing increase in Council Tax income whilst at the same time generating an underlying income stream from the rental income. The properties would also represent a long-term asset for the Borough.

An indicative timetable for the Programme was shown in the report, along with likely costs at Stage 1 for the initial feasibility, planning, procurement and project management costs.

Councillor A.J. Eade, Conservative Group Leader, expressed the view that there were a number of risks associated with the proposed Programme in terms of its viability and its attractiveness to private investors, and expressed concern that the rental income generation forecast was not realistic. In response, the Cabinet Members stated that the assumed rental income was realistic, and that the rented sector of the housing market was likely to become more important in future years. There was a lot of work to do to bring this Programme to fruition, but the early indications were positive.

RESOLVED –

- (a) that authority be delegated to the Director: Development, Business & Customer Services, in consultation with the Cabinet Member for Resources & Service Delivery and Cabinet Member for Neighbourhood Services and Cooperative Council, to allocate resources as detailed in Section 6 of the report to complete a full viability assessment for the Stage 1 process;**
- (b) that it be noted that all funding relating to the viability assessment (Stage 1) will become abortive if Cabinet decides not to proceed to Stage 2 of the Housing programme and that the risks shown in Section 7 of the report are noted as part of the decision to proceed with Stage 1 investment, including the potential revenue cost as detailed in the report should the project not proceed beyond Stage 1;**
- (c) that authority be delegated to the Director: Development, Business & Customer Services, in consultation with the Cabinet Member for Resources & Service Delivery and Cabinet Member for Neighbourhood Services and Cooperative Council, to explore structures available to achieve the objectives contained within this report and includes such sites as are appropriate to ensure viability of the proposal;**

- (d) that authority be delegated to the Director: Development, Business & Customer Services, in consultation with the Cabinet Member for Resources & Service Delivery and Cabinet Member for Neighbourhood Services and Cooperative Council, to consider alternative and additional sites to be included as part of Stage 1 to increase the viability of the proposal;
- (e) that a waiver to the requirement to obtain quotes for the appointment of external legal advisers, as detailed in paragraph 5.3 of the report, be approved, should this be required;
- (f) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to execute all legal documentation necessary to give effect to the resolutions above to take this programme forward.

CB-134 DISPOSAL OF OPERATIONAL PROPERTIES – ASSET DISPOSALS

Key Decision identified as **Disposal of Operational Properties** in the Notice of Key Decisions published on 27 March 2013.

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Director of Development, Business & Customer Services, which sought approval for the disposal of surplus assets.

The Council's property holdings and assets were reviewed on a regular basis, and seven properties had been identified as surplus to requirements. Details of the sites, and the reasons for their proposed disposal, were provided in the report.

RESOLVED –

- (a) that authority be delegated to the Director: Development, Business & Customer Services, in consultation with the Cabinet Member for Resources & Service Delivery, to negotiate and dispose of freehold interests in the operational properties/land as detailed in the report;
- (b) that authority be delegated to the Director: Development, Business & Customer Services to submit necessary planning applications as detailed within the report;
- (c) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to seal or sign any documents required to give effect to the resolutions above.

The meeting ended at 5.30 pm.

Signed for the purposes of the Decision Notices

Jonathan Eatough
Assistant Director: Law, Democracy & Public Protection
Date: 1 May 2013

Signed:

Date: