

## **CABINET**

**Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 31st January, 2013 at 5.00 p.m. at the AFC Telford Learning Centre, Haybridge Road, Wellington, Telford**

**PUBLISHED ON WEDNESDAY, 6<sup>th</sup> FEBRUARY, 2013**

**(DEADLINE FOR CALL-IN: MONDAY, 11th FEBRUARY, 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 and C.F. Smith

**ALSO PRESENT:** Councillor A.J. Eade (Conservative Group Leader), Councillor G.M. Green (Liberal Democrat/Independent Deputy Group Leader)

### **CB-89      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Cabinet held on 10th January 2013 be confirmed and signed by the Chairman.

### **CB-90      APOLOGIES FOR ABSENCE**

Councillor P.R. Watling and Councillor W.L. Tomlinson (Liberal Democrat/Independent Group Leader)

### **CB-91      DECLARATIONS OF INTEREST**

Councillor K.S. Sahota declared an interest in agenda item 6 – Relocation of Civic Offices Sunday Car Boot Market – in relation to his son being a stall holder at Wellington Market. While not a disclosable pecuniary interest, he would withdraw from the meeting during consideration of this item.

Councillor C.F. Smith declared a non-pecuniary interest in agenda item 5 – Planning of School Places – in relation to the employment of a family member.

Councillor E.A. Clare declared a non-pecuniary interest in agenda item 5 – Planning of School Places – as a governor of Sutherland Business & Enterprise College.

### **CB-92      USE OF JIGSAW HOUSES**

**Key Decision** identified as **JIGSAW Houses – Future Provision** in the Notice of Key Decisions published on 14 September 2012.

In the absence of the Cabinet Member: Children, Young People & Families, the Assistant Director: Family & Cohesion Services and Interim Service

Delivery Manager: Commissioning presented a report, which updated Members on the use of the houses on the Jigsaw School site in Hadley and proposals to re-tender care provision in homes on the site.

Adjacent to the Jigsaw School were four purpose-built 4 bedded children's homes – House number 1 was currently used as a resource centre by Children & Young Peoples services, House number 2 was currently a 4 bedded residential home for children in care, operated by Castle Care under a contract ending in July 2013. House number 3 was used as a supported accommodation unit specifically to house a young person with a disability, although this arrangement was likely to end in April 2013. House number 4 was currently being used as a supported accommodation unit for 16/17 year olds on a spot contract basis.

An analysis of referrals and placements of children in care had been undertaken in order to assess the needs and demand for residential care. From the data, it was proposed that the best option was to retain two properties for use as residential care homes for children & young people. This would provide up to 8 beds with a proposed high ratio of spot purchase to block purchase beds, which would provide more flexibility to meet the fluctuating numbers of children coming into care. Following an analysis of the costs of managing this provision and information obtained from across the region, it had been concluded that the management of the residential care homes on the Jigsaw site should be through an independent provider rather than the Council. It was further proposed to continue to use one property as a resource unit, with a view to opening it up to young people in transition as use for life skills training and for contact, and to earmark the remaining property for use as a boarding annex to the new school – although in the short term it could be used as a resource unit or as a supported accommodation unit.

The report outlined the proposed tendering process for the contract for the management of the two residential care homes. The contract would be for a 3-5 year period, and further legal and financial information relating to the proposed contract was detailed in the report.

Members welcomed the proposals to maximise the use of the Jigsaw houses to their full potential. In terms of the residential care provision, it was important to keep costs under control, and the high ratio of spot purchase beds would assist in limiting spending commitments. It was also noted that there was an option to sell beds to other local authorities, should there not be a local need for them.

**RESOLVED –**

- (a) that the proposed use of the houses on the Jigsaw site, as detailed in the report, be approved;**
- (b) that approval be given to tender for up to 8 residential beds for children in care on the Jigsaw site, and that authority be delegated to the Director of Children's Services, in consultation**

with the Cabinet Member for Children, Young People & Families, to award the contract on completion of the tender.

**CB-93            PLANNING OF SCHOOL PLACES: SCHOOLS WHICH HAVE OR ARE PLANNING TO CHANGE THEIR STATUS**

**Key Decision** identified as **Planning of School Places: Schools Changing Their Status** in the Notice of Key Decisions published on 3 January 2013.

In the absence of the Cabinet Member: Children, Young People & Families, the Assistant Director: Education & Skills presented a report, which updated Members on the changes in status of a number of schools in the Borough, and what impact it might have for the Council in the future.

There were two groups of schools that had opted for trust status:

- i) The Wrekin Co-operative Learning Trust – consisting of Shortwood and Wrekin View Primary Schools.
- ii) The Beacon Co-operative Learning Trust – consisting of The Charlton School and Apley Wood, Crudgington, Dothill and High Ercall Primary Schools.

By changing their status from community schools, the land on which the school stands had to be transferred by the local authority to the trust body within 6 months of the trust's foundation. Staff (teaching and non-teaching) employed by the Council were also transferred so that the trust became their employer. The Charlton School was already a Foundation School, with its own land and staff, and so changes there had been minimal. In addition, there were four secondary schools currently applying to become academies by 1 April 2013. Wrockwardine Wood Arts College, Sutherland Business & Enterprise College and Phoenix School were planning to form the Telford Co-operative Multi-Academy Trust. The Lord Silkin School had also applied to become an academy, but with slightly different partners. Three of these secondary schools were already Trust schools, but the Phoenix School (as a current community school) would have both land and staff transferred to it. The situation was complicated for each of these proposed academies, because their current land and premises was different from the one they would occupy once the BSF project was completed. In some cases temporary leases would have to be granted and building agreements entered into to take account of schools moving to new sites.

Any land or asset transfer agreement would need to incorporate sufficient and appropriate protections to ensure that community access was at least maintained and where possible enhanced. In financial terms, there was a saving to the overall Dedicated Schools Grant of around £100,000 as a result of trust schools being eligible for relief of 80% on National Non-Domestic Rates. This saving could be re-invested in the overall school budget. However there would be a loss to the Council of approximately £50,000 in rates revenue. There would also be adjustments to the Council's Education Services Grant as a result of the four schools converting to academy status, with an expected reduction in grant of £266,000.

Members stressed the importance of ensuring community access to school playing fields and sports facilities was maintained and enhanced. In response to a question about schools working co-operatively, the Assistant Director advised that there were already examples under the new Co-operative Trust arrangements of joint training of staff and sharing of resources.

**RESOLVED** – that the information relating to schools' change of status contained within the report be noted.

**CB-94**      **RELOCATION OF CIVIC OFFICES SUNDAY CAR BOOT MARKET**

**Key Decision** identified as **Relocation of Civic Offices Sunday Car Boot Market** in the Notice of Key Decisions published on 3 January 2013.

Councillor K.S. Sahota withdrew from the meeting room, and Councillor R.A. Overton (Deputy Leader) took the Chair for this item only.

Councillor R.A. Overton, Deputy Leader, presented the report of the Assistant Director: Development, Business & Housing concerning proposals to relocate the Sunday car boot market following the sale of the Civic Offices site.

The Sunday Car Boot Market had operated from the Civic Offices site for more than 10 years, and had generated a weekly income which was used to support other markets across the Borough. With the forthcoming closure of Civic Offices for redevelopment, it was necessary to relocate the Sunday Market with effect from the beginning of February 2013. Consideration had been given to a number of potential sites across the Borough that could accommodate the Sunday Car Boot Market. The preferred option was to utilise the Victoria Road North and Nailors Row car parks in Wellington. This would offer space for around 100 traders, with the Victoria Road South car park being used by customers attending the market.

Discussions had been held with Wellington Town Council and Wellington Market representatives over the precise detail of the new arrangements. If agreed, the new location would be monitored and regularly reviewed over a six month period.

**RESOLVED** –

- (a) that the relocation of the Sunday Car Boot Market from the Civic Offices car park to a site in Wellington, as detailed in the report and shown at Appendix A, be approved on a trial basis with regular monitoring and review;
- (b) that authority be delegated to the Assistant Director: Development, Business & Housing to negotiate and agree terms for the relocation of the Sunday Car Boot Market;

- (c) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to execute all documents necessary to give effect to the above.

**CB-95            ENERGY COMPANY OBLIGATION AND GREEN DEAL –  
OPTIONS AND RECOMMENDATIONS**

**Key Decision** identified as **Energy Company Obligation (ECO) Funding and the Green Deal** in the Notice of Key Decisions published on 8 November 2012.

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Assistant Director: Development, Business & Housing concerning Government measures to improve energy efficiency, reduce fuel poverty and cut carbon emissions, and what options were open to the Council.

The Energy Company Obligation replaced existing energy efficiency schemes, and could provide up to 100% grant assistance for retro-fit energy efficiency measures (eg efficient boilers, insulation) in low income and vulnerable households. ECO funding would be brokered via a Green Deal Provider following an assessment of which households qualified.

The Green Deal (GD) was a financial mechanism open to all households, by which retro-fit energy efficiency measures were funded by a GD Provider in the form of a loan or charge to the property, which was then paid back through electricity bill payments. There should be no net increase in costs to the customer through the application of a “golden rule”, whereby the regular repayments via the energy bill must be less than or equal to the bill savings made.

The Government had identified a number of roles that local authorities could choose to take to maximise local benefits from ECO and GD, and these were appended to the report. Following analysis of these options, and work being undertaken by the Marches Sustainable Housing Partnership, it was considered that the Green Deal Partner approach provided the best opportunity to maximise uptake of funding and deliver economic and wellbeing related outcomes. Along with 33 other local authorities and 7 social landlords (including Wrekin Housing Trust), the Council was a signatory to the Birmingham Energy Savers (BES) Framework, of which Carillion Energy Services was the appointed Green Deal Provider. It was therefore proposed that the Council use the Framework to establish a partnership with Carillion. The report set out how the local operation of the BES Framework would be undertaken, including the role of Carillion in delivering the ECO and GD locally and the role of the Council in co-ordinating all energy efficiency activity in the Borough and providing a client function. The Framework specified that Carillion utilised existing networks of small businesses and the local supply chain, rather than bringing in their direct labour. A number of performance indicators would also be established in order to maximise benefits to the local economy in terms of employment and training.

**RESOLVED –**

- (a) that the establishment of a partnering arrangement, utilising the Birmingham Energy Savers Framework, to co-ordinate local delivery of ECO and Green Deal opportunities, be approved;
- (b) that authority be delegated to the Assistant Director: Development, Business & Housing, in consultation with the Cabinet Member: Housing, Regeneration & Economic Development, to agree contractual arrangements with the Birmingham Energy Savers Green Deal delivery partner, Carillion Energy Services Ltd, to maximise the Authority's opportunities associated with ECO funding and the use of Green Deal funding;
- (c) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to sign or seal all documentation required to give effect to any agreement reached pursuant to (b) above.

**CB-96            EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED** – that the public and press be excluded from the meeting for the following item of business on the grounds it 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 Schedule 12A of the Local Government Act 1972.

**CB-97            SALE OF TRENCH LOCK 3, TRENCH LOCK INDUSTRIAL ESTATE**

**Key Decision** identified as **Sale of Trench Lock 3 Industrial Estate** in the Notice of Key Decisions published on 3 January 2013.

Councillor W.M. McClements, Cabinet Member: Resources & Service Delivery, presented the report of the Assistant Director: Development, Business & Housing which sought approval for the disposal of the freehold of Trench Lock 3, Trench Lock Industrial Estate, which formed part of the Property Investment Portfolio (PIP).

Trench Lock Industrial Estate comprised of 35 workshops available for lease to small and medium sized enterprises. As part of a regular review of the PIP, in which income and expenditure associated with all assets over a 5 year accounting period was assessed, along with information from condition and asbestos surveys, Trench Lock 3 had been identified as under-performing. There were a number of factors related to this, and these were detailed in the report. It was therefore recommended that the property be sold as part of the PIP regeneration strategy, and the proceeds of the sale be used to reinvest in modern property capable of sustaining the revenue position of the investment portfolio, whilst reducing other costs.

In response to questions about the existing tenants at Trench Lock 3, and what other premises existed in the Borough for small enterprises and start-up businesses, the Assistant Director: Development, Business & Housing advised that the existing tenancies were protected, and that the Enterprise Hub at Hadley Park East was a good example of provision of start-up units and opportunities for small businesses.

**RESOLVED –**

- (a) that authority be delegated to the Assistant Director: Development, Business & Housing, in consultation with the Cabinet Member: Housing, Regeneration & Economic Development, to dispose of Trench Lock 3, Trench Lock Industrial Estate in accordance with the report;**
- (b) that the capital receipt generated by this disposal be reinvested in modern premises in order to improve the revenue position of the Council's Property Investment Portfolio;**
- (c) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to execute any documents necessary to give effect to (b) 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: 6 February 2013**

**Signed: .....**

**Date: .....**