

CABINET

Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 19th March, 2015 at 5.00 p.m. at Addenbrooke House, Ironmasters Way, Telford

PUBLISHED ON WEDNESDAY, 25th MARCH, 2015

(DEADLINE FOR CALL-IN: MONDAY, 30TH MARCH, 2015)

PRESENT: Councillors 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 E.J. Carter (substitute for Conservative Group Leader)

CB-100 MINUTES

RESOLVED – that the minutes of the meeting held on 26th February 2015 be confirmed and signed by the Chair.

CB-101 APOLOGIES FOR ABSENCE

Councillors A.J. Eade (Conservative Group Leader) and W.L. Tomlinson (Liberal Democrat/Independent Group Leader)

CB-102 DECLARATIONS OF INTEREST

Councillor A.R.H. England declared a personal interest in Agenda item 13 – AFC Telford Utd Development Report – as a season ticket holder (and hence Trustee of the Football Club)

CB-103 SCRUTINY REVIEW OF ACCESS TO AFFORDABLE HOUSING

Key Decision identified as **Scrutiny Report on Access to Affordable Accommodation** in the Notice of Key Decisions published on 18 February 2015.

Councillor D.R.W. White, Chair of the Scrutiny Management Board, presented the Board's report on Access to Affordable Housing in the Borough.

The Board had decided to look at this issue following a meeting with the four main Registered Social Landlords (RSLs) in Telford & Wrekin on the Telford Housing Options scheme. This led to concerns that there was a lack of communication between housing providers and the Council, and that three of the main RSLs in the Borough were saying they had difficulties in letting

properties to eligible local people. Some properties were being let to people from outside the Borough, and none were let to people who were statutorily homeless. The Chair had subsequently met with representatives from Maninplace and the KIP Project who provided support and accommodation to the vulnerable and homeless. This revealed increasing demand for accommodation, with both services finding it very difficult to access social housing for their clients. In particular, there was a large gap in the service and accommodation available for people with mental health issues.

The Board had put forward a number of recommendations to Cabinet and partners which were set out in detail in the report. These were intended to improve communication and co-operative working between housing providers and other agencies in order to address the identified problems and some of their underlying causes.

Councillor C.F. Smith, Cabinet Member: Housing, Development & Borough Towns responded to the report on behalf of the Cabinet. He thanked the Board for the work they had done. The detailed response to each of the Scrutiny Management Board's recommendations was appended to the report attached to the agenda. Eight of the nine recommendations had been wholly accepted, and had been, or were in the process of being, implemented. Considerable progress had been made over the past three months to assist homeless people. It was recognised that some clients would struggle to meet eligibility criteria put in place by registered providers, particularly regarding accumulated debt and anti-social behaviour. The implementation of the "bedroom tax" by the Government was also a contributory factor in the availability of one or two bed accommodation. The Allocation Policy would start to address eligibility issues by setting out clear criteria for the allocation of social housing as well as nomination rights for homeless clients. The new on-line Housing Options Tool was helping in assessing client's needs and signposting them to the most suitable accommodation. The recommendation for the Council to consider extending the existing Bond Scheme to cover the initial cost of up to £70 made by private sector landlords was not accepted for the technical reasons set out in the report.

Members welcomed the Scrutiny report, and reference was made to tackling some of the underlying causes of homelessness, such as mental health and drink/drugs issues.

RESOLVED – that the recommendations made by the Scrutiny Management Board be noted, and the response set out at Appendix 1 of the report be approved.

CB-104 SCRUTINY REVIEW OF BENEFIT SANCTIONS

Key Decision identified as **Scrutiny Report on Benefit Sanctions** in the Notice of Key Decisions published on 18 February 2015.

Councillor A.D. McClements, Chair of the Co-operative & Communities Scrutiny Committee, presented the Committee's report looking at the support for people having their benefit sanctioned.

Through its work in scrutinising the welfare benefits reforms and their impact, the Committee had become increasingly aware of the increasing use of benefit sanctions by the Department for Work and Pensions (DWP). The review was established to look at the impact this was having in Telford & Wrekin on both local people and partner organisations. The Committee had sought to understand the national context by looking at the independent review of the operation of Job Seekers Allowance sanctions carried out last year, and the Government's response to their recommendations. In seeking to understand the local picture, Members had met with representatives from the Citizens Advice Bureau, and a summary of the issues discussed was set out in the report. Views were also sought from the Partnership Manager at the DWP Jobcentre Plus for Telford, and from Council officers.

Based on both the national and local evidence, the Committee had concluded that there was a significant negative impact resulting from benefit sanctions that needed to be addressed. In particular, Members were extremely concerned about the effect on vulnerable people and the hardship caused for individuals and their families – resulting in an increased demand on other local services. The Committee commended the work of the Council's Benefits Team in supporting vulnerable people through the discretionary hardship fund etc. The Committee had put forward five recommendations to Cabinet and partners which were set out in detail in the report. It was recognised that the implementation of Universal Credit would be a further challenge, and it was hoped that the Council could work with the DWP locally to minimise any problems of hardship for local people.

Councillor H. Rhodes, Cabinet Member: Customer Services, Libraries & Transport, responded to the report on behalf of the Cabinet. She thanked the Committee for the work they had done. The detailed response to each of the Scrutiny Committee's recommendations was appended to the report attached to the agenda. All of the five recommendations had been wholly or partly accepted. It was recognised that that sanctions regime that had been implemented by the local Job Centres was as a result of national DWP policy and there was very limited local discretion as to how these policies were applied locally. Reference was also made to the implementation of Universal Credit in Telford & Wrekin from 1 June 2015, which would bring further changes to the sanctions regime. The introduction of Universal Credit did provide an opportunity for the Councils, Job Centres and third sector organisations to work together to provide a range of joint support services to claimants.

Members welcomed the Scrutiny report, and expressed concern that sanctions would continue under the Universal Credit regime, including for people claiming in-work benefits. In response to a question, the Assistant Director: Neighbourhood & Customer Services confirmed that the Local Support Framework would be the Council's responsibility following the introduction of Universal Credit. It was understood that Universal Credit in Telford & Wrekin would only initially apply to single people, which represented about 300 individuals.

RESOLVED – that the recommendations made by the Co-operative & Communities Scrutiny Committee be noted, and the response set out at Appendix 1 of the report be approved.

**CB-105 PRIDE IN YOUR COMMUNITY PROGRAMME – INVESTING
IN OUR INFRASTRUCTURE AND COMMUNITIES**

Non-Key Decision

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the report of the Assistant Director: Neighbourhood & Customer Services, which provided an update on the delivery of the Pride in Your Community Programme Pledges and the positive impact it was providing to regenerate communities.

The Pride in Your Community Programme was introduced on 1 April 2014, with delivery across the Borough over the following two years. It had involved working jointly with residents, ward members and partner agencies to bring together social and physical improvements to the appearance of neighbourhoods. 37 applications for funding from the Community Pride Fund had now been approved, which would deliver improvements to community buildings and provide sports facilities and equipment. A further £20,000 of community funding had been secured for 2015/16 through the Waste Contract with Veolia.

Among the impacts that the Programme had achieved were:

- 7,200 volunteer hours through the community pay back programme
- 165 Street Champions within communities
- 159 Snow Wardens
- 9 Parish Environmental Teams and 6 Environmental Estate Response Teams with 12 people currently undertaking apprenticeships;
- Employment and training opportunities in Cuckoo Oak ward
- 46 roads received major surface dressing treatment;
- 1.867 residents using the 'Everyday Telford' app;
- 300 new litter bins purchased
- 94% resident satisfaction with recycling collection services
- Up until the end of December 2014, there had been a 47% reduction in the number of complaints received by Neighbourhood Services.

Further key facts and figures about the Programme, and a summary of the Borough wide progress against the Programme Pledges, were appended to the report. A further appendix illustrated some of the communications and engagement that had taken place.

RESOLVED – that the progress made to date against the Pride Programme Pledges approved by Cabinet on 9 January 2014 be noted.

**CB-106 REGENERATION OF BROOKSIDE LOCAL CENTRE -
UPDATE**

Non-Key Decision

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the joint report of the Assistant Director: Development, Business & Employment and the Assistant Director: Neighbourhood & Customer Services, which provided updates on the scheme to regenerate Brookside Local Centre, ongoing engagement of the community, and on environmental improvements being undertaken across Brookside as part of the Pride in Your Community Programme.

Following extensive consultation and engagement with local residents, a Masterplan for the redevelopment of Brookside Local Centre was drawn up in 2012, with capital funding of £6.123m subsequently being allocated to the scheme. By September 2013 all flats were vacant and were demolished alongside the old youth centre. The project architects worked closely with the owners of the shops to design new premises that would meet the needs of their businesses. In June 2014, over 800sqm of new shop space was handed over to the shop owners, and local feedback indicated that these units were attracting significant footfall into the Centre. Two new flats above the supermarket were now occupied. Work was rapidly coming to a conclusion on the refurbished and extended community centre, with handover scheduled to take place by the end of the month. This would be a first class facility for the local community. Work was also underway on the new nursery play area, community garden and other areas of public realm. The development of 18 new bungalows by Wrekin Housing Trust was underway, with an anticipated completion by Autumn/Winter 2015.

Residents were still closely engaged with the scheme and consultation started in December 2014 about the setting-up of a 'Friends of the Community Centre' group. Residents would also be running the new community centre café, supported by the Council. Environmental improvements were taking place across the wider estate, and these were detailed in the report. Funding had been approved for 2015/16 to improve the 'spinal path' through the centre of the estate.

Councillor A.R.H. England, Ward Member for Brookside, welcomed the much needed investment in the estate and the Local Centre, which would also kick-start social regeneration. There had been a very good consultation process with residents, along with strong community participation in the improvement work.

RESOLVED –

- (a) that the progress made in the delivery of the Brookside Local Centre project, and its success as an example of co-operative working and of comprehensive physical and social regeneration, be noted;**

- (b) that the actions being taken as part of the Pride programme and on-going community collaboration be endorsed.

CB-107 REGENERATION OF HOLLINSWOOD LOCAL CENTRE - UPDATE

Non-Key Decision

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the joint report of the Assistant Director: Development, Business & Employment and the Assistant Director: Neighbourhood & Customer Services, which provided an update on the scheme to redevelop Hollinswood Local Centre.

Following a feasibility study and extensive public consultation and engagement, a redevelopment plan for the Local Centre was drawn up. Approval was given in September 2014, with £1m of 'Pride in Your Community' funding allocated to the scheme, combined with re-prioritisation of other capital programme monies and receipts. Enabling works commenced in September 2014 with the acquisition of the Woodcutter Public House, which had now been demolished to create space for the new shops. The tenants of the existing shops had all agreed to relocate to the new shops and surrender their existing leases. Negotiations were continuing with the Parish Council on the refurbishment of the community centre they leased from the Council. A contract for the main building works had been awarded, with site set-up due to commence on 23 March 2015.

Councillor A.R.H England, Cabinet Member: Adult Social Care, referred to the Activity Hub for Adults with Learning Difficulties which was being sited in Hollinswood. As well as enhancing that service, the Hub would also generate increased footfall to the Local Centre. In response to a question about the underpass which linked to the nearby school, the Waste & Neighbourhood Performance Management Service Delivery Manager reported that the community did not want it closed, so instead Pride monies would be used to remove graffiti, improve the lighting and landscape the entrances.

RESOLVED –

- (a) that the progress made in the delivery of the Hollinswood Local Centre project be noted;
- (b) that the actions being taken as part of the Pride programme and ongoing community collaboration be endorsed.

CB-108 THE GOWER, GOWER STREET, ST GEORGES - UPDATE

Non-Key Decision

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the report of the Assistant Director: Development, Business & Employment, which provided an update on the scheme to

refurbish The Gower – a former youth building owned by the Council which had been closed for many years.

The Gower was a Victorian brick built building which was of historic and heritage value to the St Georges area. In recent years it had been subject to repeated vandalism and was in poor condition. A range of uses had been considered, and a Gower St Heritage & Enterprise Group had been formed in April 2014. Working with the Council, a number of on-site clean-up and consultation events had been held. The longer term aim of the Group was to bring the building back into community use following consultation with local people on potential uses.

The 2015/16 budget included capital provision of £650,000 to facilitate and contribute to the refurbishment of the building to benefit local residents and various clubs and organisations. In addition, improvement works were planned in St Georges as part of the Pride in Your Community programme.

Councillor R.A. Overton, Ward member for St Georges, reported that Councillor J.C. Minor (the other Ward member) and himself had been closely involved in this Scheme, and commended the level of community involvement and Co-operative working in finding ways to bring The Gower back into use.

RESOLVED –

- (a) that the approach being taken to the refurbishment of the former Gower Street Youth Club be noted;**
- (b) that authority be delegated to the Assistant Director: Development, Business & Employment, in consultation with the Cabinet Member: Neighbourhood, Employment & Skills, to review and, if acceptable, approve the final business plan;**
- (c) that authority be delegated to the Assistant Director: Development, Business & Employment, in consultation with the Cabinet Member: Neighbourhood, Employment & Skills, to implement a programme of refurbishment and governance structure when an appropriate business plan is developed and agreed.**

CB-109 PRIDE IN YOUR HIGH STREETS AND LOCAL CENTRES

Key Decision identified as **£1m High Street Fund Proposals** in the Notice of Key Decisions published on 18 February 2015.

Councillor K.S. Sahota declared that his wife had a business in Wellington Town Centre.

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the report of the Assistant Director: Development, Business & Employment, which outlined the establishment of a Pride in Our High Streets and Local Centres Fund totalling £1m.

The initiative would complement the Pride in Your Community Programme, and provide a grant scheme to fund projects that were of community or strategic importance in terms of high street and local centre regeneration and that had potential to support or create local employment opportunities. The Fund would comprise two parts:

- A Bidding Fund of around £800k which would be made available for bids meeting the criteria shown in the report;
- An Innovation Fund of around £200k to be used by the Council to invest in promotions and activities to attract people to visit and use the local high streets and centres.

The Bidding Fund would seek to make an equitable distribution of grants across the different High Streets and Local Centres in the Borough. No one High Street or Local Centre would be able to benefit from more than £100,000 of grants in total. Applications for funding would be considered against the grant criteria by an Initial Assessment Panel comprising business sector representatives and Council Officers. This Panel would make recommendations to Cabinet for which projects should be taken forward and allocated funding. Support for applicants would be provided, including workshops/seminars where organisations could meet with Council Officers for advice and help. These would initially be held in Dawley and Oakengates.

The Innovation Fund would be used to provide additional activity and animation in the high streets in which to celebrate the unique character and appeal of distinctive public spaces. Activities would be drawn up in partnership with the community, and would complement the existing Arts and Culture Events programme and other recognised events.

Members supported the proposals and aims for the Programme. In respect of the seminars for potential applicants, it was suggested that a further seminar could be held in the north of the Borough. The Cabinet Member added that other events could be arranged, and the Programme would be fully publicised.

RESOLVED –

- (a) that the process for allocating the Bidding Fund, including the criteria for the Fund outlined at paragraph 5.1.7 of the report, be approved;**
- (b) that the process for assessing applications, including the establishment of an Assessment Panel who will evaluate applications and make recommendations on grant allocations to Cabinet for a decision;**
- (c) that authority be delegated to the Assistant Director: Development, Business & Employment to oversee the administration and implementation of the Fund;**
- (d) that authority be delegated to the Assistant Director: Leisure, Culture & Facilities Management, in consultation with the Cabinet**

Member: Neighbourhood, Employment & Skills and Assistant Director: Development, Business & Employment, to oversee the investment of the £200k Innovation Fund in line with the proposals in the report.

**CB-110 MADELEY NEIGHBOURHOOD DEVELOPMENT PLAN:
PROCEED TO MAKING**

Key Decision identified as **Madeley Neighbourhood Plan – Formal Making** in the Notice of Key Decisions published on 18 February 2015.

Councillor C.F. Smith, Cabinet Member: Housing, Development & Borough Towns, presented the report of the Assistant Director: Planning Specialist, which sought Cabinet approval for the ‘making’ of the Madeley Neighbourhood Development Plan (NDP) following the completion of all the necessary procedures and requirements. Copies of the Plan had been available for inspection in the Members Room and online.

Cabinet on 16 October 2014 considered the Independent Examiner’s report which recommended that the NDP proceed to Referendum, subject to a number of modifications. Those modifications were applied to the NDP, and Cabinet agreed to proceed to a formal Referendum. This was held on 29 January 2015, with a majority ‘yes’ vote of 94% in favour of the Plan. Overall turnout was 16.57%. It was not considered that the NDP breached any EU obligations or any Convention Rights and could therefore be ‘made’. This would allow the Madeley NDP to be given full weight in the determination of planning applications within the Parish of Madeley alongside national and Borough wide adopted policy.

The Assistant Director: Planning Specialist added that this was the first NDP in Telford & Wrekin to reach the end of the process and become part of the Development Plan. It was one out of only 74 NDPs nationally to reach this stage.

Councillor P.R. Watling, Ward member for Madeley, highlighted the partnership working with Madeley Town Council, and the amount of work that had gone into producing the NDP. There was clear support from local people.

RESOLVED – that the **Madeley Neighbourhood Development Plan** be ‘made’

**CB-111 UPDATE ON SUPERFAST TELFORD BROADBAND
PROGRAMME**

Key Decision identified as **Update on the Telford Superfast Broadband Programme** in the Notice of Key Decisions published on 18 February 2015.

Councillor C.F. Smith, Cabinet Member: Housing, Development & Borough Towns, presented the report of the Assistant Director: Development, Business & Employment, which provided an update on the Superfast Telford broadband

programme which aimed to provide Superfast Broadband to at least 96% of residential and business premises across the Borough.

In July 2014, Cabinet approved funding for the programme as part of the Broadband Delivery UK (BDUK) Phase 2 Superfast Extension Programme, and gave authority to procure a supplier using the BDUK Call Off framework. An Open Market Review was undertaken to establish existing and planned broadband services in the Borough. Data from the Review was used to identify those areas that would be eligible for intervention for both Basic and Superfast Broadband – and these were appended to the report in map form. Following public consultation, a tender exercise was carried out. The delivery contract was due to be signed in the next week with the successful supplier. Following a 6 month mobilisation period, the delivery of the programme would start in September 2015 with completion due in June 2017. A Delivery Plan had been developed, partly based on feedback from the consultation, with preferred areas for early implementation identified. A robust marketing and communications plan would be put in place in order to raise awareness of the programme, communicate the Delivery Plan and encourage take up of superfast broadband. As part of this plan, a website would be set up.

During the ensuing discussion, Councillor Carter referred to the number of micro-businesses in the rural areas of the Borough that needed superfast broadband. The Cabinet Member added that pressure would need to be kept on the supplier to meet the programme target.

RESOLVED –

- (a) that the programme delivery dates, scope of intervention and the process for establishing a delivery plan for eligible areas be noted;**
- (b) that authority be delegated to the Assistant Director: Development, Business & Employment to take all actions necessary to finalise the funding package required to deliver the programme;**
- (d) that authority be delegated to the Assistant Director: Development, Business & Employment, to sign and execute any documentation necessary, including, but not limited to, awarding the contract to the preferred bidder.**

CB-112 AFC TELFORD UTD DEVELOPMENT REPORT

Key Decision identified as **AFC Telford Update** in the Notice of Key Decisions published on 18 February 2015.

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the joint report of the Assistant Director: Leisure, Culture & Facilities Management and the Assistant Director: Development, Business & Employment, which updated Members on the current partnership work with AFC Telford as well as potential future opportunities for collaborative working.

Following work with consultants to look at opportunities to support their long term sustainability, AFC Telford was seeking a formal commitment from the Council to be part of a project team to:

- develop plans for the extension of the AFC Telford Learning Centre to better accommodate existing users, create capacity for new community activities and provide changing rooms for the 5-a-side pitches;
- explore other leisure related development opportunities, such as the provision of squash courts, on the AFC Telford site.
- in addition, the opportunity exists to further explore the development of a South Telford Football Hub, potentially on land adjacent to Telford Ski Centre at Madeley. This would provide sporting, education and social facilities, improve the long term sustainability of the Ski Centre, and help the Club extend its outreach work into south Telford;

The Club had requested that the capital receipt from the sale of the Bucks Head Pub was made available to the project team, and that this be used as match funding to lever in additional external funding. It was considered that working collaboratively would bring about maximum benefit by ensuring that any new provision would complement the existing Borough facility mix.

RESOLVED –

- (a) that the development of a joint project group, comprising of representatives from AFC Telford Utd and the Council, to further develop plans, business cases and external funding bids to enhance community and club sport, leisure and learning facilities be supported;**
- (b) that, subject to resolution (c) below, authority be delegated to the Assistant Director: Development, Business & Employment, in consultation with the Assistant Director: Leisure, Culture & Facilities and the Cabinet Members for Neighbourhood, Employment & Skills and Finance & Enterprise, to commit capital expenditure of up to £279k to support projects in line with those referred to in the report upon agreement of an acceptable business plan;**
- (c) TO RECOMMEND to COUNCIL that the necessary changes to the approved capital programme and revenue budget be approved once arrangements have been finalised to reflect the capital and revenue implications outlined in the report.**

(NB: Councillor A.R.H. England did not vote on the above resolutions)

CB-113 DISCRETIONARY HOUSING PAYMENT AND COUNCIL TAX SUPPORT HARDSHIP ASSISTANCE

Non-Key Decision

Councillor W.A.M McClements, Cabinet Member: Finance & Enterprise, presented the report of the Assistant Director: Neighbourhood & Customer Services, which sought approval of a revised Discretionary Housing Payment and Council Tax Support Hardship Assistance Policy.

The current Policy took effect from April 2013 and had been refreshed to include best practice based on the experience the Benefit Service had gained since the Government welfare reforms were introduced. A copy of the Policy was appended to the report. As with the previous policy, the basic overriding principle of the scheme was that if a customer had sufficient income to cover their rent after all essential expenditure had been taken into account they would not be awarded a Discretionary Housing Payment (DHP). The Benefit Service had worked closely with housing providers and other partners to find innovative uses of the DHP fund that maximised residents' choices regarding housing mobility and enabled them to move to more appropriate accommodation. This included assistance with paying a deposit to secure a tenancy and the payment of removal costs in certain circumstances. However, it remained the intention not to provide help to pay rent in advance, except in very exceptional circumstances.

The report detailed funding allocations from the Department for Work and Pension for DHP, and it was forecast that the current year's allocation of £465k would be awarded by the end of the financial year. The report also provided information on the operation of the Council Tax Support Scheme, for which 224 awards had been made in the first 9 months of 2014/15.

RESOLVED – that the revised Discretionary Housing Payment and Council Tax Support Hardship Assistance Policy, as shown at Appendix A of the report, be approved.

CB-114 TACKLING YOUTH UNEMPLOYMENT ONE YEAR ON – THE SECOND YEAR CHALLENGE

Non-Key Decision

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the report of the Assistant Director: Development, Business & Employment, which provided an update on progress to date in tackling youth unemployment in the Borough and information on the further work still to be done.

In January 2014, Cabinet approved a series of pledges with a view to ensuring that every 16-24 year old seeking employment or training was fully supported. Within one year, the programme had exceeded its expectations by helping to bring youth unemployment in Telford & Wrekin below national levels. It currently stood at 15.7% compared to the national rate of 17.3%. The report set out in detail the progress to date against each pledge. Among the successes had been a target of 150 apprenticeships in the Council being exceeded, 120 young people supported into work through the Job Box Mentor programme, and twice the number of users at Job Junctions in 2014 compared to 2013. The Cabinet Member also referred to the Jobs Fair and

Skills Festival that had taken place this week at the International Centre, with over 4,000 people attending over the two days.

It was also announced that the Council had secured an £80,000 Government grant to tackle unemployment for those people with mental health issues. Telford & Wrekin was one of only five authorities nationally to receive this funding. Schools were also being supported through the 'Life Ready, Work Ready' programme which was due to go on trial over the summer term.

Members welcomed the progress that had been made in reducing youth unemployment in the Borough, and the continuing work to support young people in finding work or training.

RESOLVED – that the progress made to date against the pledges to tackle high levels of youth unemployment be noted.

CB-115 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 that it may involve the disclosure of exempt 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.

(Councillor R.A. Overton left the meeting at 6.40pm)

CB-116 SOUTHWATER PHASE TWO – DEVELOPMENT OPTIONS

Key Decision identified as **Southwater Hotel Investment – Commercial Details** in the Notice of Key Decisions published on 18 February 2015.

Councillor S. Davies, Cabinet Member: Neighbourhood Services, Employment & Skills, presented the report of the Assistant Director: Development, Business & Employment, which set out proposals for the delivery of a hotel and associated car parking as part of the ongoing development of Southwater, together with options for the delivery of parking to support the development of apartments in Southwater as part of the Housing Investment Programme.

The report set out two possible delivery options that had emerged from discussions with two possible private sector developers. These were still indicative as there were a number of factors still under discussion and further appraisal work to be undertaken. A full feasibility appraisal of both options, as well as any further options which became apparent, would be prepared and authority was sought to delegate authority to the Assistant Director to conclude any negotiations in consultation with the Cabinet Member for Finance & Enterprise.

RESOLVED –

- (a) that authority be delegated to the Assistant Director: Development, Business & Employment to conclude an options appraisal for the provision of a hotel and associated car parking development on land at Southwater and car parking facilities to support the development of apartments at Southwater as part of the Housing & Property Investment Programme and, following consultation with the Cabinet member for Finance & Enterprise, to proceed with the implementation of the preferred option;**
- (b) That authority be delegated to the Assistant Director; Development, Business & Employment, in consultation with the Cabinet member for Finance & Enterprise, to conclude negotiations with private sector partners to facilitate delivery including entering into any agreements necessary for the disposal of or acquisition of land required to give effect to the recommendations within the report;**
- (c) that authority be delegated to the Assistant Director: Development, Business & Employment, in consultation with the Cabinet member for Finance & Enterprise, to enter into any agreements necessary to secure the design and construction of the car parking facilities;**
- (d) that, if it became necessary in order to progress the favoured option, approval be given to waive the requirements within the Council’s Contract Procedure Rules to seek competitive quotes and/or tenders for the design and construction of the car parking facilities detailed at resolution (a) above.**

The meeting ended at 6.44 pm.

Signed for the purposes of the Decision Notices

**Jonathan Eatough
Assistant Director: Law, Democracy & People Services
Date: 25 March 2015**

Signed:

Date: