

Minutes of Cabinet

21 December 2016

Present:

Councillor I.T.E. Harvey, Leader and Council Policy co-ordination
Councillor A.C. Harman, Deputy Leader and Towards a Sustainable Future programme (TaSF)
Councillor M.M. Attewell, Community Wellbeing
Councillor C.B. Barnard, Corporate Management
Councillor N.J. Gething, Planning and Economic Development
Councillor A.J. Mitchell, Environment and Compliance
Councillor H.R.D. Williams, Finance and Customer Service

Apologies:

Councillor J.M. Pinkerton OBE, Housing

2316 Minutes

The minutes of the Cabinet meeting held on 23 November 2016 were agreed as a correct record.

2317 Disclosures of Interest

There were none.

2318 *Supplementary Capital Estimate for property acquisitions - Key Decision

The Cabinet considered a report requesting agreement to a substantial supplementary capital estimate to enable the Council to be in a position to take advantage of a number of opportunities for property acquisitions within the Borough, and future opportunities.

Resolved to recommend Council to approve a supplementary capital estimate for property acquisitions within the Borough of £80m for the remainder of 2016/17.

Reason for decision

Due to the scale of funding reductions facing the Council and additional pressures in areas such as housing and recycling, the Council needs to continue to acquire assets which both support the economic development and well-being of the Borough and provide an investment income for the Council.

2319 Treasury Management half-yearly report

The Cabinet considered an interim statement of treasury activities for the first six months of the financial year, to the end of September 2016. The report covered treasury activity and the associated monitoring and control of risks.

Resolved to note the treasury position achieved during the first six months of 2016/17 and the financial environment in global markets.

2320 Establishment of Mayoral Charity Fund

The Cabinet considered a report on the establishment of a Mayoral Charity Fund. The objective of the Charity would be, “to raise money for charities and other good causes as selected each year by the Mayor of Spelthorne. These charities and other good causes must be located and undertake their work within the Borough of Spelthorne, so that the money raised will improve the lives of disadvantaged people within Spelthorne, or otherwise improve the quality of life for people within the borough.”

Resolved:

1. that Cabinet approves the creation of a registered charity for the Mayoral Fund; and
2. that the Leader of the Council, the Chief Finance Office, and the Community Development Manager be approved as the trustees.

Reason for decision

To enable the Mayoral Fund to act as a Charity and for donors to gift aid and make it more attractive for sponsors to match fund.

2321 *Calendar of meetings 2017-2018

The Cabinet considered a report on a calendar of meetings for the period from May 2017 to May 2018.

Cabinet discussed an amendment to the proposed dates for Cabinet and Council meetings in December 2017 in order to avoid holding meetings in the week leading up to Christmas.

Resolved to recommend the calendar of meetings for 2017-2018 as set out in the appendix to the report to Council for approval, subject to bringing forward the dates for Cabinet and Council in December 2017 to 12 and 14 December respectively.

Reason for Decision

The calendar of meetings provides a framework for the democratic and decision-making procedures that will underpin the delivery of the Council key priorities.

2322 Development in the Borough (Bugle Returns Public House site)

The Cabinet considered a report on development of the Bugle Returns Public House site in Upper Halliford for housing.

Alternative options considered and rejected by the Cabinet:

- (a) Refurbishment for residential purposes
- (b) Redevelopment for an alternative use
- (c) Demolish the building and use the site for recreation/leisure only

Resolved:

1. To agree the demolition of the existing building and redevelopment of the front part of the site for residential development;
2. To agree the proposed capital provision of £2.4m for the redevelopment of the front part of the site (including contingencies) over the period January 2017 – 2019;
3. To give delegated authority to the Group Head of Regeneration and Growth (in consultation with the Leader as Cabinet Member for Strategic Assets) to agree the actual spend of the budget and to deal with any minor variations (with the agreement of the Deputy Chief Executive responsible for Finance as required);
4. To give delegated authority to the Group Head of Regeneration and Growth (in consultation with the Leader as Cabinet Member for Strategic Assets) to agree any subsequent minor amendments to the proposals as a result of results of surveys, advice from the Local Planning Authority or other responses; and
5. To note the current position regarding the options for the open land and lakes to the rear of the site and that a subsequent report will come to Cabinet.

Reason for Decision

This is a cross cutting development which will help the Council deliver on all four of its key priorities:

- (1) Housing (developing an existing site for housing)
- (2) Financial sustainability (use existing assets to obtain ongoing, sustainable revenue streams and capital appreciation)
- (3) Economic Development (using assets to stimulate the local economy)
- (4) Clean and Green Environment (robustly protect our Green Belt and provide high quality public spaces)

2323 Leader's announcements

The following are the latest service updates from various Council departments.

The Council has purchased the south west corner of the BP campus in Sunbury-on-Thames, completing their ownership of the site. BP will remain on the site as tenants, leasing back the offices from the Council for a minimum period of 12 years. The arrangement will generate a significant annual income for Spelthorne and forms a key part of the Council's strategy to develop new ways of generating long term income streams to protect its services.

Spelthorne's recycling rate is up to 49.2% (from 46.9% for the same period last year) thanks to an increase in the amount of food waste being collected and the recycling team's ongoing efforts to educate residents.

A new communal hut has been built at the Commercial Road allotments in Staines-upon-Thames which will be officially opened in the spring thanks to a grant from the Tesco 'Bags of Help' scheme.

Spelthorne MP Kwasi Kwarteng played the role of Speaker of the House as part of a Parliament event organised for schools. Teams comprising year 11 students from Thamesmead, Matthew Arnold and Sunbury Manor schools spent the afternoon learning the finer points of the Parliamentary process before breaking into groups to debate the lowering of the voting age to 16.

Cllr Ian Harvey has announced that a 'windfall' grant of £20,000 per ward (£260,000 total) is being made available to local community groups, thanks to an improvement in the Council's finances following the BP purchase. Organisations interested in applying should contact one of their ward councillors.

Businesses in Staines-upon-Thames have voted for the introduction of a Business Improvement District (BID) that will generate over £1.5m over the next five years for town centre projects which will improve the visitor experience and increase footfall for retailers. The ballot turnout was 45% and 76% voted in favour of establishing a BID.

The winter Bulletin has been delivered to homes in the Borough and features articles about the purchase of the BP campus, Christmas recycling tips and local leisure events.

Housing Options have launched the Spelthorne Rent Assure scheme to attract private landlords to rent their properties to homeless households. The Council is offering to pay local market rate rent directly to landlords for up to two years. The first tenant moved in at the beginning of December and three more are planned before Christmas.

Following an increase in the number of evictions from A2Dominion tenancies the Housing team has established an early intervention scheme to help tenants avoid eviction wherever possible.

The Spelthorne Disability Sports Club celebrated their 10 Year anniversary with a party on 17 December. The Club, which was set up by Leisure Services for young people with disabilities, is managed by a team of dedicated volunteers and meets every Saturday at Spelthorne Leisure Centre.

Congratulations to Andy Bennett from Littleton Sailing Club who won the 'Outstanding Service to Sport' award at the Surrey Sports Awards on Tuesday 6 December at the HG Wells Centre in Woking. Mr Bennett was put forward for the award after winning the Spelthorne Sports Award in October.

The cumulative Council Tax collection rates up to the end of November were:-

Council Tax:	83.5% (83.3% sply)
Council Tax Support	68.10% (64.8% sply)
Business Rates:	77.92% (74.6% sply)
Business Rates growth	0.63%

2324 Urgent items

There were none.

2325 Exempt Business

RESOLVED to move the exclusion of the Press and Public for the following item in view of the likely disclosure of exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006.

2326 Exempt report - Investment Acquisition in the Borough - Key Decision

Cabinet considered a report on an investment acquisition in the Borough.

Alternative options considered and rejected by the Cabinet:

To not proceed with the acquisition of the site.

Resolved to:

1. Approve the acquisition of the investment asset identified in the exempt report;
2. Formally agree the offer submitted, and authorise the Chief Executive to undertake any necessary subsequent negotiations (including a further bid if required) and complete the acquisition (in consultation with

the Chief Finance Officer, the Leader and the Cabinet Member for Finance);

3. Authorise the Chief Finance Officer to decide the most financially advantageous funding arrangements for the purchase and ensure the acquisition is prudentially affordable; and
4. Authorise the Head of Corporate Governance to enter into any legal documentation necessary to acquire the asset.

Reason for Decision

It will bring in a steady income stream for the term of the lease and give the Council the ability to redevelop the site in the future (releasing further development value).

The income stream will assist in the future financial stability of the Council.

NOTES:-

- (1) ***Members of the Overview and Scrutiny Committee are reminded that under Overview and Scrutiny Procedure Rule 16, the "call-in" procedure shall not apply to recommendations the Cabinet makes to the Council. The matters on which recommendations have been made to the Council, if any, are identified with an asterisk [*] in the above Minutes.***
- (2) ***Members of the Overview and Scrutiny Committee are entitled to call in decisions taken by the Cabinet for scrutiny before they are implemented, other than any recommendations covered under (1) above.***
- (3) ***Within five working days of the date on which a decision of the Cabinet or a Cabinet Member is published, not less than three members [one of whom must be the Chairman] of the Overview and Scrutiny Committee are able to "call in" a decision;***
- (4) ***To avoid delay in considering an item "called in", an extraordinary meeting of the Overview and Scrutiny Committee will be convened within seven days of a "call in" being received if an ordinary meeting is not scheduled in that period;***
- (5) ***When calling in a Cabinet decision for review the members doing so should in their notice of "call in":-***
 - ***Outline their reasons for requiring a review;***
 - ***Indicate any further information they consider the Overview and Scrutiny Committee needs to have before it in order to conduct a review in addition to the written report made by officers to the Cabinet;***

- ***Indicate whether, where the decision was taken collectively by the Cabinet, they wish the Leader or his nominee (who should normally be the Cabinet Member) or where the decision was taken by a Cabinet Member, the member of the Cabinet making the decision, to attend the committee meeting; and***
 - ***Indicate whether the officer making the report to the Cabinet or the Cabinet Member taking the decision or his/her representative should attend the meeting.***
- (6) ***The deadline of five working days for "call in" by Members of the Overview and Scrutiny Committee in relation to the above decisions by the Cabinet is the close of business on 6 January 2017.***