

Report from the Leader of the Council on the work of the Cabinet

Meeting held on 18 July 2018

This is my report as the Leader of the Council on the work of the Cabinet. It is an overview of the business considered by the Cabinet at its meeting on 18 July 2018, with the exception of the following items which were all recommendations to Council and therefore have already been considered at item 10 on the agenda: supplementary capital programme provision for asset acquisitions, proposal for future arrangements for terms and conditions, Members' Allowances Scheme 2018-19, White House construction advisors and design team, investment acquisition O.

1. Mandatory Licensing of Houses in Multiple Occupation – fee setting

- 1.1 We considered a report on a proposed fee setting policy and fees for the licensing of Houses in Multiple Occupation (HMOs). A revised licensing scheme is required as the definition of a licensable HMO will change with effect from 1 October 2018 and consequently the number of properties in Spelthorne requiring a licence will significantly increase.
- 1.2 We agreed to:
 1. adopt the proposed fee setting policy for the licensing of houses in multiple occupation, and
 2. delegate authority to determine the fees under this policy for 2018/19 to the Leader in consultation with the Portfolio Holder.

2. Treasury Management Annual report 2017-18

- 2.1 We noted the Treasury Management Annual Report for 2017-18, covering the council's activities in the borrowing and investment market and the associated financial risks.

3. Use of compulsory powers to enable development – 15 London Road and 116,118 and 120 High Street, Staines-upon-Thames

- 3.1 We considered two reports seeking confirmation of the Council's willingness, in principle, to use compulsory purchase and / or appropriation powers in order to enable development of 15 London Road, and an unregistered site next to it, and 116, 118 and 120 High Street, Staines-upon-Thames.
- 3.2 Knowing the Council is prepared to use compulsory purchase powers may be sufficient to bring parties to the negotiating table. The report also sought specific authority to commence preparatory compulsory purchase

procedures in respect of the sites so that the Council would be in a position to proceed quickly to make a Compulsory Purchase Order(s) so that it can acquire all necessary interests in the respective pieces of land to enable development.

3.2 We noted that the use of compulsory powers are subject to:

- the Council using reasonable endeavours to assemble the development site by agreement or private treaty;
- approval by the Planning Committee of a suitable scheme for the comprehensive development of each site;
- the Council being satisfied that there is a viable business plan and funding strategy, together with a preliminary property cost estimate detailing the costs of making and confirming any Compulsory Purchase Order and/or appropriation; and
- in the event the Council and its development partners are unable to assemble the development land by agreement or private treaty, that a further report is presented to the Cabinet seeking authority to make a full and unconditional Compulsory Purchase Order for the site and to acquire or appropriate the site for Planning purposes.

3.3 We agreed:

1. to approve the principle of the Council's willingness to use compulsory powers to acquire or appropriate third party land and buildings for planning purposes, shown edged red/green on the respective plans attached to the reports and such other incidental and adjoining interests in land which would facilitate and enable viable and deliverable development in connection with the creation of a housing development at 17-51 London Road and Charter Square (formerly known as Majestic House), High Street, Staines-upon-Thames, respectively, in order to improve the Borough's economic, environmental and social wellbeing;
2. that the Head of Regeneration Growth in consultation with the Cabinet Members for Finance and Planning and Economic Development be authorised to undertake preparatory work up to an initial budget of £150,000 for the making of a compulsory purchase order in connection with each of the sites.

4. Annual Report 2017/18

- 4.1 We noted the Annual Report for 2017-18 which summarised the Council's key achievements over the past year and how those achievements are measured against the Council's corporate priorities.

5. Tender for Staines Market – Key Decision

- 5.1 We considered an exempt report on the management of Staines Market as the current contract is due to expire in November 2018. Contracting

out the management of the market will maintain the current income levels from the market whilst retaining control over how the market operates.

5.2 We agreed to:

1. authorise the Group Head of Neighbourhood Services to progress with a tender exercise for a contract to operate Staines-upon-Thames market on behalf of the Council; and
2. delegate the selection of the shortlist of tenderers and the selection of the contractor to the Group Head of Neighbourhood Services in consultation with the Portfolio Holder.

6. Investment Acquisition (N) – Key Decision

6.1 We considered an exempt report on the acquisition of Property 'N' which would bring in a steady income stream for the term of the multiple leases with different durations.

6.2 In order for the Council to deliver its ambitious housing and regeneration programme across the Borough to help meet the needs of its residents, the Council needs to generate additional income to offset the revenue impacts of undertaking these projects across the Borough.

6.3 We agreed:

1. the acquisition of the investment assets identified in the report;
2. formally, the offer submitted, and authorised the Chief Executive (and delegated Officers) to undertake any necessary subsequent negotiations (including a further bid if required) and to complete the acquisition of the asset (in consultation with the Chief Finance Officer, the Leader and the Cabinet Member for Finance);
3. to authorise the Chief Finance Officer to decide (i) the most financially advantageous funding arrangements for the purchase, (ii) the most tax efficient method of holding the asset, and overall to ensure the acquisition is prudentially affordable;
4. to authorise the Head of Corporate Governance to enter into any legal documentation necessary to acquire the asset; and
5. to exempt Contract Standing Orders in respect of our advisors.

7. Urgent Business – Meals on Wheels vehicle procurement

7.1 We considered an item of urgent business relating to the procurement of new vehicles for the Meals on Wheels contract to ensure that the

Council is able to provide for the continuation of services with a fit-for-purpose fleet of vehicles.

- 7.2 We agreed, subject to further details of the current arrangements being circulated to Cabinet, to delegate approval of an exemption to Contract Standing Orders to the Portfolio Holder for Community Wellbeing, in consultation with the Leader or the Portfolio Holder for Finance, to enable officers to make an order for specialised vehicles for the Meals-on-Wheels contract with Apetito by 1 September 2018.