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AYLESBURY VALE DISTRICT COUNCIL

Democratic Services

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25 May 2018

CABINET

A meeting of the **Cabinet** will be held at **6.30 pm** on **Wednesday 6 June 2018** in **The Olympic Room - Aylesbury Vale District Council**, when your attendance is requested.

NOTE: There will be an informal session starting at 6.15 pm to give Members the opportunity to comment on issues on the Agenda. The press and public may attend as observers.

Membership: Councillors: N Blake (Leader), A Macpherson (Deputy Leader), J Blake, S Bowles, H Mordue, C Paternoster, Sir Beville Stanier Bt and J Ward

Contact Officer for meeting arrangements: Bill Ashton; bashton@aylesburyvaledc.gov.uk;

AGENDA

1. APOLOGIES

2. MINUTES (Pages 3 - 4)

To approve as a correct record the Minutes of the meeting held on 8 May, 2018, attached as an appendix.

3. DECLARATIONS OF INTEREST

Members to declare any interests.

4. AYLESBURY VALE ESTATES BUSINESS PLAN 2018-19 (Pages 5 - 8)
Councillor Bowles
Cabinet Member for Economic Development and Regeneration

To consider the attached report

Contact Officer: Teresa Lane (01296) 585006



5. EXCLUSION OF THE PUBLIC

The following matter is for consideration by Members "In Committee". It will therefore be necessary to

RESOLVE –

That under Section 100(A)(4) of the Local Government Act, 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the Paragraph indicated in Part 1 of Schedule 12A of the Act:-

Item No. 6 – Paragraph 3 – Aylesbury Vale Estates Business Plan 2018/19

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the report contains information relating to the financial or business affairs of organisations (including the Authority holding that information) and disclosure of commercially sensitive information would prejudice negotiations for contracts and land disposals or transactions.

6. AYLESBURY VALE ESTATES BUSINESS PLAN 2018-19 (Pages 9 - 30) **Councillor Bowles** **Cabinet Member for Economic Development and Regeneration**

To consider the attached confidential report.

Contact Officer: Teresa Lane (01296) 585006

Cabinet

8 MAY 2018

PRESENT: Councillor N Blake (Leader); Councillors A Macpherson (Deputy Leader), J Blake, H Mordue, C Paternoster, Sir Beville Stanier Bt and J Ward

APOLOGIES: Councillors S Bowles

1. MINUTES

RESOLVED –

That the Minutes of the meeting held on 10 April, 2018 be approved as a correct record.

2. AYLESBURY VALE ESTATES (AVE) - APPROVAL TO SELL THE FORMER SCOUT HUT AND LAND, ADAMS CLOSE, BUCKINGHAM

The building previously used as a scout hut at Adams Close, Buckingham had been listed as a community asset when transferred to Aylesbury Vale Estates (AVE). This status meant that the tenants (the Scout Association) were protected from being given notice by AVE should the latter wish to use the site for commercial reasons. The site was within a residential area and backed onto the gardens of houses situated in Western Avenue. A site plan was submitted. The Council's approval was required under the terms of the agreement with AVE for the disposal of the property.

As mentioned above the property was leased to the Scout Association at nil rent for a 30 year period. The Association had however indicated that they would like to surrender the lease as they had a new facility. The building was dated and in disrepair. Its use as a polling station had been discontinued some time ago. It was believed that no other community organisation would be interested in the building due to its current state and the costs associated with bringing it up to an acceptable standard. In its unoccupied state the building had also become a target for vandals and the surrounding area had been used for unofficial parking and the receipt of deliveries by a local contractor.

AVE had discussed the potential of the site with planning consultants and a local land agent and it had been determined that the site would be suitable for a small residential scheme of up to three homes. The AVE Board had agreed to surrender the Scout Association lease and seek planning permission for the site with a view to its sale on the open market to a residential developer. As previously mentioned, de-listing the property as a community asset required the Council's consent as did the sale itself, as it was likely to exceed the £100k delegated authority for the sale of any asset. The expectation was that the value of the site was within a range of £200k - £300k. Responses from two of the local Members indicated that they were in agreement with the proposal.

RESOLVED –

That approval be given to the removal of the scout hut from the AVE community asset register and to the subsequent sale of the land for residential development.

NOTE: Councillor Mrs J Ward and the Assistant Director (Commercial Property and Regeneration) each declared a prejudicial interest in this item as Directors of AVE, and having responded to technical questions, left the meeting whilst this matter was discussed.

Cabinet
06 June 2018

AYLESBURY VALE ESTATES – REVIEW OF PERFORMANCE AGAINST THE 2017/2018 BUSINESS PLAN

Councillor S Bowles

Cabinet Member for Economic Development and Regeneration

1. Purpose

- 1.1. To enable Cabinet to review the performance of Aylesbury Vale Estates (AVE) against the targets and commitments set out in the 2017/18 business plan.

2. For Decision

- 2.1 To consider whether there are any issues that should be drawn to the attention of AVE. (The views of the Economy and Business Development Scrutiny Committee are set out below).

3. Supporting Information

- 3.1 Attached is a copy of a report considered by the Economy and Business Development Scrutiny Committee at its meeting on 23 May, 2018. This sets out the key headlines of AVE's performance in 2017/18. More detailed information is contained in the confidential part of the Cabinet agenda.

The Scrutiny Committee commented as follows:-

- There was concern over the apparent lack of urgency in AVE's actions.
- Concern that there did not appear to be a contingency plan for the sale or development of sites.
- It was suggested that there would be merit in facilitating and promoting "pop up" stores in Hale Leys to encourage market traders and small businesses. This might offer businesses experience and create a community feel to Hale Leys
- The Cabinet Member was asked to investigate any complaints raised by AVE in relation to the Planning Service.
- The Committee commended AVE on the standard of the refurbishments undertaken at Rabans Lane.

4. Options Considered/Reasons for Recommendations

- 4.1 To determine whether there are any matters that should be addressed by AVE..

4. Resource Implications

None.

Contact Officer: Teresa Lane (01296) 585006.

Background documents: These are listed in the attached report.

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AYLESBURY VALE ESTATES – REVIEW OF PERFORMANCE AGAINST THE 2017/2018 BUSINESS PLAN

1 Purpose

- 1.1 This purpose of this report is to enable the Scrutiny Committee to comment on a review of the performance of Aylesbury Vale Estates (AVE), against the targets and commitments set out in the 2017/2018 business plan.

2 Recommendation

- | |
|--|
| 2.1 The Scrutiny Committee is asked to review the report set out as Appendix 1 in the confidential part of the Agenda and highlight any issues they wish to report to Cabinet. |
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3 Supporting information

- 3.1 Each year AVE prepares a business plan which is considered by Scrutiny and Cabinet. The business plan includes a review of performance during the previous financial year. In order to reflect AVE's business plan and any financial benefits that would impact on AVDC's budget eg a dividend payment, the AVE draft business plan is considered during the council's autumn committee cycle. This means that when the business plan for 2018/19 was considered in December 2016, the review of 2017/2018 could not be completed. It was, therefore, agreed, that these reviews would be brought back to Scrutiny and Cabinet as soon after the year end as possible.
- 3.2 The review is set out in Appendix 1 in the confidential part of the agenda. More information, particularly in respect of the asset management initiatives planned, will be reported orally to the meeting.
- 3.3 However, in summary, these are the key headlines of AVE performance in 2017/2018:

Asset management initiatives

- Following CINRAM (occupants of the large former Sony site, Raban's Lane and the unit opposite), going into Administration, leases have been negotiated with new tenants.
- Negotiations are continuing on the sale of land off The Gateway, for residential development.
- Discussions are on-going between Lidl, AVDC and BCC regarding a new store at the front of the Askeys site.
- Cabinet has approved (subject to the seven day call-in period), the sale of land at Adam's Close/Western Avenue, Buckingham, for redevelopment for residential.
- Boots have signed a new 10 year lease for Hale Leys but there are a number of vacancies in the centre reflecting the global challenging retail market conditions.
- The Town Hall Arches, Aylesbury were sold to Bucks County Council.

- A number of key AVE assets are included in the Vale of Aylesbury Local Plan in response to the 'call for sites'.
- Tenant demand for the multi-let industrial units has been strong and lease renewals have been achieved at increased rents.
- A new more focused website has been launched
<https://www.aylesburyvaleestates.com>
- New signage has been erected across the multi-let industrial estate as part of the marketing strategy.

Financial performance

- The voids percentage by rental value across the whole portfolio was 6.8% at the end of March compared to a target of 8.1%. Of this, the multi-let industrial portfolio accounts for 2.99% of the 6.8%. The refurbishment of the units has contributed to the uptake.
- Rent invoiced for 17/18, was 1.4% up on budget. Rent collected of the total demanded was 98.8% against a 12 month Key Performance Indicator of 90%.
- Capital receipts predicted in the Business Plan are down or have been delayed.
- Debt has fallen in line with the Business Plan.
- A distribution has been made to members – higher than forecast in the 17/18 case base Business Plan.

4 Resource implications

4.1 None

Contact Officer	Teresa Lane 01296 585006
Background Documents	Aylesbury Vale Estates Business Plan 17/18 Report to AVE Board – 9 May 2018

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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