

Cabinet Minutes

Date: 13 November 2017

Time: 7.00 - 8.05 pm

PRESENT: Councillor Ms K S Wood (Executive Leader of the Council - in the Chair)

Councillor Mrs J A Adey	- Cabinet Member for Environment
Councillor D H G Barnes	- Deputy Leader and Cabinet Member for Engagement and Strategy
Councillor S Broadbent	- Cabinet Member for Economic Development and Regeneration
Councillor D J Carroll	- Cabinet Member for Youth and External Partnerships
Councillor D A Johncock	- Cabinet Member for Planning
Councillor Mrs J D Langley	- Cabinet Member for Housing
Councillor G Peart	- Cabinet Member for Community
Councillor D M Watson	- Cabinet Member for Finance and Resources
Councillor L Wood	- Cabinet Member for HR, ICT and Customer Services

By Invitation

Councillor Z Ahmed	- Deputy Cabinet Member for Strategy and Communications
Councillor R Gaffney	- Chairman of the Improvement & Review Commission
Councillor G C Hall	- Deputy Cabinet Member for Environment
Councillor M Harris	- Deputy Cabinet Member for Economic Development and Regeneration
Councillor D Knights	- Deputy Cabinet Member for HR, ICT and Customer Services
Councillor M E Knight	- Leader of the East Wycombe Independent Party
Councillor R Raja	- Leader of the Labour Group
Councillor S K Raja	- Deputy Cabinet Member for Community
Councillor S Saddique	- Deputy Cabinet Member for Finance and Resources
Councillor A Turner	- Deputy Cabinet Member for Planning
Councillor A D Collingwood	- Vice Chairman of the Improvement & Review Commission

36 APOLOGIES FOR ABSENCE

There were no apologies for absence.

37 MINUTES

RESOLVED: That the minutes of the meeting of the Cabinet held on 18 September 2017 be approved as a true record and signed by the Chairman.

38 DECLARATIONS OF INTEREST

There were no declarations of interest.

39 BROWNFIELD LAND REGISTER

From the Report submitted Members noted the requirements under the Town and Country Planning (Brownfield Land Register) Regulations which had come into force in April, to publish a Register of 'Brownfield' (previously developed) sites and to review the register at least once within each register year.

The following recommendation to Council was made in that publishing the Register the Council would meet the requirements of the above Regulations and hence promote the re-development of Brownfield sites within the District, potentially resulting in investment and regeneration.

Recommended to Council: That delegated authority be granted to the Head of Planning and Sustainability to produce and publish a Brownfield Register for the District as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017, and to update the register as and when required.

40 2017/18 SERVICE PERFORMANCE: Q2 (JULY – SEPTEMBER)

The Cabinet noted the attached report which included a quarterly update on the key frontline performance measures and an exception report for any performance measures which were not on target. The reasons behind the 3 key exceptions featured were outlined.

The Report provided an update for the 42 corporate service performance indicators.

The following decision was made in order to ensure a comprehensive review of performance as at 30 September 2017 to ensure that the Council was performing at the appropriate level.

RESOLVED that the summary of the year to date service performance out-turns (July – September 2017) be noted.

41 BUDGET MONITORING REPORT QUARTER 2

The Report before Cabinet set out the Council's financial position as at Period 6 2017/18 (30 September 2017), reflecting that which had been reported to Senior Management Board.

The Report also included a recommendation that funding of the waste contract renewal and any new income generation initiatives therein be covered by the set

aside £0.225m, into the waste equalisation reserve, of credit received from the waste contract.

The following decision was made in order that Cabinet approves a budget each year within the context of a Medium Term Financial Plan (MTFP) to achieve the Council's priorities.

RESOLVED: That (i) the forecast outturn position for the financial year 2017/18 as at end of September 2017 be noted; and

(ii) the credit received from the waste contract amounting to £0.225m be set aside in the waste equalisation reserve to fund cost of contract renewal and any new income generation initiatives.

42 M40 NOISE BARRIERS FUNDING REQUEST - TREE PLANTING PROPOSAL

Members noted from the Report that the Lane End Conservation Group (LECG) and the Chiltern Environmental Group (CEG) had worked together to put forward the proposal in conjunction with the Woodland Trust to seek funding for mitigation work along the M40. The project being complementary to the M40 noise barriers project being progressed by Highways England (HE). The proposal was also supported by the local landowner. The benefits and possible benefits of the proposal were noted.

Taking account of the costings, background and issues, the expert opinion of the Divisional Environmental Health Officer and details of the Council Funding of the Noise Barrier Project all featured in the Report; Members agreed on the third of three original options outlined in the Report.

The following decisions were made in order to support noise mitigation and provide visual screening and carbon capture and generally to reduce the negative impact of the motorway on residents living along the M40.

RESOLVED: That (i) approval of the specific proposal for tree planting at Four Fields as detailed in the appendices be granted; and

(ii) Delegated authority be granted to Head of Environment and Head of Democratic, Legal and Policy Services in Consultation with the Cabinet Member for Environment to fund further anticipated requests, in relation to Tree Planting re noise mitigation in the Lane End area, with a limit of no more than £125,000 identified, if it can be shown that these projects have landowner and local support in the form of contribution from the LECG (Lane End Conservation Group).

43 OPTIONS FOR TEMPORARY ACCOMMODATION PROVISION FOR WYCOMBE DISTRICT

Members had read in detail the extensive report and appendix in respect of the options and finances thereof; regards future temporary accommodation provision in Wycombe District.

The Cabinet Member for Housing outlined the extensive work done behind the scenes to bring forward this report. Members discussed the merits and disadvantages of the two options featured; noting the scope of both schemes along with the Housing Service's perspective on each and the benefits, issues, risks and operation considerations all featured in the Report.

Members commented that:

- The town centre modular build option considerably increased the overall number of units available;
- The modular build represented an ambitious vision, which of course still required planning permission;
- The isolation of Saunderton Lodge was noted, though previously an advantage in respect of tenants fleeing domestic violence, such victims were not now housed by Wycombe District Council in this type of temporary accommodation;
- The town centre option meant easier access for tenants to employment, services, transport and most importantly in respect of children education;
- The invaluable input of various voluntary and community associations and churches over the years at Saunderton Lodge was acknowledged;
- It was to be noted that the town centre option (if chosen) would not be the only provision of temporary accommodation in the District; and
- The security set up on the town centre option would be of a high standard but would still provide tenants with a considerable autonomy and privacy.

The Cabinet Member for Housing remarked that the Council was very fortunate to have the expertise, vision and knowledge to bring forward the town centre scheme and asked that her thanks to the Members and officers involved be noted.

The Meeting unanimously decided to proceed with the modular new build option in High Wycombe town centre.

RESOLVED: That (i) subject to full Council approval of the relevant funding, to proceed with the Modular new build option in High Wycombe town centre for future provision of temporary accommodation, granting delegated authority to the Corporate Director, Head of Environment and Major Projects Executive in

consultation with the Cabinet Members for Housing and for Economic Development and Regeneration; to agree the terms on which to award a contract for the design of the accommodation through the SCAPE BECS framework as set out in Section 6 Appendix A;

(ii) delegated authority is granted to the Corporate Director, Head of Environment and Major Projects and Property Executive in consultation with the Cabinet Members for Housing and for Economic Development and Regeneration to approve the terms of all other necessary contracts connected with the selected modular new build option in High Wycombe town centre in accordance with Contract Standing Orders; and

(iii) delegated authority is granted to the Major Projects and Property Executive in consultation with the Cabinet Member for Growth and Regeneration; to agree the final terms of a legal agreement and Lease with the British Red Cross and to approve the terms of the disposal of Saunderton Lodge.

Recommended to Council: That the project funds as set out in Appendix A relevant to the new build town centre option selected by Cabinet be approved.

44 FILE ON ACTION TAKEN UNDER DELEGATED AUTHORITY

Cabinet received the following files on actions taken under delegated powers:

Community	C - 29/17
Deputy Leader	DL - 2/17
Economic Development & Regeneration	EDR - 2/17
Environment	E - 6/17
Finance	F - 23/17
Housing	H - 4/17
HR, ICT & Customer Services	HITCS - 2/17
Leader	L - 2/17
Planning & Sustainability	PS – 60/17

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED: That pursuant to Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 the press and public be excluded from the meeting during consideration of Minute Nos 45, 46, 47 & 48, because of their reference to matters which contain exempt information as defined as follows:

Minute 45 – Recommendations of the Budget (18-19) Task and Finish Group

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

(The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations).

Minute 46 – Potential Property Investment Acquisition(s)

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

(The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations).

Minute 47 – Acquisition of Strategic Property Assets

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

(The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations).

Minute 48 - File on Action taken under Exempt Delegated Powers

Community	C - 6-8/17.
Deputy Leader	LD - 1/17
Economic Development and Regeneration	EDR - 48-54/17
Environment	E - 2-3/17
Finance	F - 4/17
Housing	H - 1/17
HR, ICT & Customer Services	HITCS - 1/17
Leader	L - 1/17
Planning & Sustainability	PS – 1/17

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

(The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations).

45 RECOMMENDATIONS OF THE BUDGET (18-19) TASK & FINISH GROUP

The Chairman of the Improvement & Review Commission, Councillor R Gaffney, introduced to the Meeting the report of the Budget Task and Finish Group (T&FG) which had specifically examined the budget, to make recommendations to inform the Cabinet decision on the budget and to provide future proposals for inclusion in the budget.

Councillor A Collingwood, the Vice Chairman of the Budget Task and Finish Group presented the findings and recommendation of the Group to Cabinet for endorsement.

The Interim Head of Finance, and his team, were thanked by the Improvement & Review Commission Chairman and the Task and Finish Group Vice Chairman for all their hard work and assistance with the review.

The following decision was made to ensure that the recommendations of the Task and Finish Group, established by the Improvement and Review Commission, help to inform the decisions being taken by Cabinet in setting the budget for the forthcoming year 2018/19 and future forward planning.

RESOLVED: That the recommendations of the Budget Task and Finish Group's review be received, and a response made in due course.

46 POTENTIAL PROPERTY INVESTMENT ACQUISITION(S)

Members considered the report before them in which additional funding was sought to enable the purchase of the long term leasehold interest in Anglo Office Park on Lincoln Road, Cressex Business Park, the freehold of which was already owned by the Council.

The following decision and recommendation to Council were made, that given the Council owned the freehold of the property, subject to a lengthy low rent ground lease, it made sense to buy back this interest, to receive the occupational rents at an attractive yield, to generate more revenue.

RESOLVED: That, to the extent that delegated power is not already available, investment in Anglo Office Park on Lincoln Road, Cressex Business Park as defined on the plan at Annex 2, is approved, by way of acquiring the long leasehold interest for up to the sum set out in para [10] with the agreement of detailed terms to be delegated to the Major Projects & Estates Executive, in consultation with the Head of Financial Services and their respective Cabinet Members.

Recommended to Council:

To approve the above investment as an addition to the Council's 2017/18 Capital Programme.

47 ACQUISITION OF STRATEGIC PROPERTY ASSETS

The report before Members outlined the opportunity to achieve control of Nos. 30 and 34 Oxford Road, by acquiring two ground leases. Funded by both the recycling of a specified sum of the existing Capital Budget from another scheme, where funding was no longer required and additional funding to the Capital Budget. Cabinet approval being sought to the former recycling of funds and Council approval for the additional Capital Budget funding.

The following decision and recommendation were made as they were a 'strategic purchase' opportunity, that would provide the Council with a good short term return on investment and open up a longer term regeneration opportunity.

RESOLVED: That approval be given to effect an additional capital allocation to the 2017-18 Capital Budget as set out in para 3, in order to acquire two long leasehold interests.

Recommendation to Council: The addition to the 2017/18 Capital Programme as set out in Para 3, with delegated authority given to the Corporate Director and Major Projects & Property Executive to approve the acquisition in consultation with Head of Finance & Commercial, and the respective Cabinet Members.

48 FILE ON ACTION TAKEN UNDER EXEMPT DELEGATED POWERS

Cabinet received the following files on exempt actions taken under delegated powers:

Community	C - 6-8/17.
Deputy Leader	LD - 1/17
Economic Development and Regeneration	EDR - 48-54/17
Environment	E - 2-3/17
Finance	F - 4/17
Housing	H - 1/17
HR, ICT & Customer Services	HITCS - 1/17
Leader	L - 1/17
Planning & Sustainability	PS - 1/17

Chairman

The following officers were in attendance at the meeting:

Karen Satterford - Chief Executive

Ian Hunt

- Democratic Services Manager

Peter Druce

- Democratic Services