

Cabinet Minutes

Date: 2 March 2015

Time: 7.00 - 7.40 pm

PRESENT: Councillor R J Scott (in the Chair)

Councillor Mrs J A Adey	- Cabinet Member for Community
Councillor M A Foster	- Cabinet Member for Finance
Councillor A R Green	- Cabinet Member for Economic Development & Regeneration
Councillor M Hussain JP	- Cabinet Member for HR, ICT & Customer Services
Councillor N B Marshall	- Cabinet Member for Planning and Sustainability
Councillor H L McCarthy	- Deputy Leader and Cabinet Member for Strategy
Councillor Mrs J E Teesdale	- Cabinet Member for Environment

By Invitation

Cllr Ian Bates	- Leader of the Labour Group
Cllr Ron Gaffney	- Chairman of the Improvement & Review Commission
Cllr Paul Turner	- Deputy Cabinet Member for Finance

Apologies for absence were received from Councillors M E Knight, B R Pollock JP & A Turner.

89 MINUTES

RESOLVED: That the minutes of the meeting of the Cabinet held on 9 February 2015 be approved as a true record and signed by the Chairman with the following amendment to the recommendation featured under minute 75 'Referral from the Audit Committee – Treasury Management Strategy':

In that the fourth bullet point under recommendation (i) below applies to both the Treasury Management Strategy of 2015/16 and that of the current year 2014/15.

Recommended: That (i) the Treasury Management strategy for 2015/16 including the following key changes

- Deposits with local authorities are now restricted to a maximum duration of 3 years (previously 10 years).
- New deposits with UK Building Societies are to be restricted to only those societies with a minimum long term credit rating

of A-, previously the Council placed deposits with unrated societies.

- Although the PWLB loan has been repaid, this has not yet been financed and therefore the Capital Financing Requirement has not reduced and the borrowing has in effect become internal borrowing. This provides flexibility for the Major Projects Programme. MRP will continue to be set aside as before to finance the loan repayment.
- A counterparty needs to meet the minimum rating criteria from at least one of the rating agencies. Currently a Counterparty will be assessed against the lowest rating agency credit rating for investment purposes. However, if the Council continues to adopt this policy it has been advised by Capita Treasury Services that the rating reviews by S&P could result in a significant number of counterparties being removed from the Counterparty List, although this would be unrelated to any underlying change in the actual counterparties actual credit quality

and the Treasury Management indicators contained therein be approved; and

- (ii) the Treasury Management policy statement, attached at Appendix A of the report, be noted.

90 DECLARATIONS OF INTEREST

There were no declarations of interest

91 2014/15 Q3 SERVICE PERFORMANCE

Cabinet Members had before them an extensive item on service performance for the third quarter of the current financial year 2014-15.

The measures which had been identified for specific focus were considered along with the interesting prototype benchmarking with other local authorities, included in the report, in which Members were pleased to note that Wycombe compared very well.

Applying the following reason for the decision; in that this review of the performance position of the authority as at 31 December 2014 ensured that the Council was performing at the appropriate level, Cabinet;

RESOLVED: That (i) the Quarter 3 performance of measures identified by Cabinet for performance focus in 2014/15 be noted; and
(ii) the summary of Quarter 3 outturns (October – December) for service performance be received.

92 BUDGET MONITORING REPORT TO 31ST DECEMBER 2014 (QUARTER 3)

Cabinet considered the Budget Monitoring report to 31 December 2014 (Month 9) including the General Fund position (which outlined variances), Repairs and Renewals expenditure, the Major Projects Programme and Section 106 and CIL (Community Infrastructure Levy) income and expenditure.

The reason for the Cabinet's decision in respect of the report, being that such regular monitoring reports (with management action highlighted) ensured that Cabinet could assess whether any further action was required in order to achieve the Council's priorities.

RESOLVED: That the current budgetary position as at the end of December 2014 be noted and that the actions already taken and those proposed in the report and appendices be supported, in order to ensure that the budget is achieved.

93 LOCAL PLAN: REVISED LOCAL DEVELOPMENT SCHEME

Members read the comprehensive report in respect of the proposed revised Local Development Scheme within the Local Plan. It was noted that Area Action Plans in respect of Princes Risborough and Saunderton were required by early to mid 2017, and needed to be prepared on a faster timetable than the overall Local Plan, in order to address shorter term development pressures arising from the 5 year housing land supply issue. The overall Local Plan to be adopted by the end of 2018. These Area Action plans being necessary to put in place a statutory planning framework, delegated authority to the Head of Planning and Sustainability in consultation with the Cabinet Member for Planning & Sustainability was sought to enable flexibility in the detail, providing that is that the latest adoption dates did not fall behind those set out in the report.

Members noted that the option recommended would best assist with addressing the increasing number of speculative applications, and in particular applications that were challenging existing or emerging strategic policy positions and that were coming forward in advance of proposal in the overall new Local Plan, these included:

- Applications for housing on key employment sites;
- 'Greenfield' applications such as those received at Princes Risborough and Longwick;

- Proposals coming forward on sites such as the Molins site at Saunderton where greater coordination/integration of issues needed to be considered.

The reason for the decision made was to ensure the timely preparation of the new Local Plan having regard to the constraints of the Duty to Co-operate, the scope of the work required and the resources available, and to address particular development pressures through progressing the said Area Action Plans ahead of the District wide Local Plan.

RESOLVED: That delegated authority be granted to the Head of Planning and Sustainability to revise the Local Development Scheme, including the preparation of the Area Action Plans for Princes Risborough and Saunderton, to bring it into effect and to update it further as appropriate, provided that the revised timetable does not result in a later adoption date for plans, and remains within the scope, set out in this report.

94 HOUSING RENEWAL POLICY

Cabinet considered the Private Sector Housing Renewal Policy before them for onward recommendation to Full Council. The Policy represented a combination of the various policies operated by the Council in respect of private sector housing covering mandatory and discretionary financial assistance.

The Care Act 2014 added further powers and duties to the policies already operated by the Council. The Renewal Policy before Cabinet represented a bringing together of all the various policies and options available to assist residents, in one clear policy.

Tying in with the Healthy Communities theme within the Sustainable Community Strategy which impacted on the District's housing issues along with key priorities emerging from the Private Sector Stock Condition Survey of the District carried out in early 2009, Cabinet commended the new Policy to Full Council.

The reason for this decision being that Local Authorities had statutory duties to develop appropriate policies to deal with deficiencies in the condition of housing stock in its area. The Care Act had placed a new duty on Local Authorities to take appropriate steps to improve health and to promote healthy living and incentives to live more healthily. This policy set out formally in one policy document, how the Council would use the powers available to meet these duties.

Recommended: That the private sector housing policies covering all forms of mandatory and discretionary financial assistance, be amalgamated into one Private Sector Housing Assistance Policy, as featured appended to the report, and be adopted by the Council.

95 INFORMATION SHEETS

Cabinet received the following Information Sheets issued since the last meeting:

1/2015	Regulation of Investigatory Powers Act 2000 Annual Report
2/2015	Complaints / Comments / Compliments Quarter 3

96 FILE ON ACTION TAKEN UNDER DELEGATED AUTHORITY

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

Community

- C/17/15 – Community Action Scheme: Rural Community Defibrillator Group
- C/18/15 – S106 Contributions. Additional S106 contribution from Grafton Street development

Leader

- L/03/15 – District & Parish Elections – 7 May 2015. Agreed to use Countrywide framework for payment of fees.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the Press and Public be excluded from the meeting during consideration of the following items as they contain exempt information as defined in Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, more particularly as follows:

Minute 97 – Westbourne Street

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 98 – Handy X Hub Phase 3

Information relating to any consultations or negotiations or contemplated negotiations in connection with any labour relations matter arising between the authority or a minister of the Crown and employees of, or office holders under, the authority (Paragraph 4, 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 consultation or negotiations.)

97 WESTBOURNE STREET

Cabinet considered the report before them in respect of the funding, regeneration and procurement issues linked to the construction of the Alternative Route including the Westbourne Street (High Wycombe) Link.

The reasons for the decision being that funds were now required to enable the construction of the said Westbourne Street link road to go ahead as part of the Alternative Route as set out within the High Wycombe Town Centre Masterplan.

Additionally the Westbourne Street Link Road would open up a new frontage to the Council's landholdings around Baker Street and East Richardson Street. The property in East Richardson Street was a derelict former industrial building that was increasingly attracting squatters and vermin, necessitating its demolition. The new road provided the opportunity for the Council to bring forward this adjacent site for redevelopment, starting with the proposed demolition.

Recommended: That as the Council is satisfied that it is or will be for the benefit of the Council's area, funding in the sum of £250,000 for property demolition in and master-planning of the East Richardson Street area be added to the Major Projects Programme budget.

RESOLVED: That (i) delegated authority for the release of £1,050,000 of the Council's Major Projects Programme Funding that has already been allocated towards implementation of the Alternative Route, be given to the Head of Planning and Sustainability in consultation with the Cabinet Member for Planning and Sustainability; and

(ii) delegated authority be given to the Major Projects & Estates Executive to procure a demolition contract for a property in East Richardson Street as, outlined in red on Appendix B with final terms to be agreed with the Head of Finance & Commercial Services and approved by the District Solicitor & Monitoring Officer, ahead of master-planning redevelopment of the surrounding area.

98 HANDY X HUB PHASE 3

Cabinet considered the report before them regards options available in respect of Phases 3 and 4 of the Handy X Hub development.

The reasons for the decision being that Phase 3 of the Handy X Hub was to be available for development at the end of the year, whilst Phase 4 would be available

in Autumn 2016, following the demolition of the existing Wycombe Sports Centre. The need to implement these developments was crucial to the whole initiative; branding and marketing costs and agent's fees commitment in respect of such; fell outside the previously approved Phases 1 and 2 budgets.

RESOLVED: That the procurement and appointment of commercial property agents to advise the Council on Phases 3 and 4 of the Handy X Hub and to market the sites, be undertaken.

Recommended: That Full Council approve a budget provision for the figure featured in paragraph 9 of the report, as an addition to the Major Projects Programme in respect of the Phase 3 and 4 of the Handy X Hub.

Chairman

The following officers were in attendance at the meeting:

Karen Satterford - Chief Executive
Ian Hunt - Democratic Services Manager