

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 14 November 2017

Item 5	
Title	WV Living - Land Matters
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the former decision to dispose of the freehold interest in the site at Sweet Briar Road, Wolverhampton and the former site of Ettingshall Primary School, Hall Park Street, Wolverhampton at auction be rescinded. 2. That the former decision to dispose of the freehold interest in the site at Sweet Briar Road, Wolverhampton to WV Living be rescinded. 3. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Head of Corporate Landlord to agree the terms of the licence under which WV Living and its appointed contractor will occupy and develop the site at Sweet Briar Road. 4. That authority be delegated to the Cabinet Member for City Housing and Assets in consultation with either the Director of Finance or Head of Corporate Landlord to resolve any further issues arising from the disposal of the freehold interest or licences required to occupy and build out any of the sites at Ettingshall Primary School, Ettingshall, Sweet Briar Road Ettingshall or Prouds Lane, Bilston. 5. That a variation to the funding agreement with the Homes and Communities Agency in respect of the site at the rear of Reedham Gardens, to allow the development by WV Living of housing to include shared ownership, affordable council rent and market sale homes instead of a scheme to include Starter Homes (for which Government regulations have not been forthcoming) be approved. 6. That the discussions with the Homes and Communities Agency in respect of the site at the rear of Reedham Gardens be noted.

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Options Considered	<p>The sites at Sweet Briar Road and Ettingshall Primary School are due to commence construction in late 2017 or early 2018, having completed all site investigations and surveys. It is considered prudent formally to rescind the previous decisions prior to appointing any contractor and resolve all outstanding issues as the Ettingshall Primary site will be developed with homes for market sale and rent.</p> <p>In respect of the site at Reedham Gardens, to vary the contract to allow the Council to develop a mixed scheme of shared ownership, affordable Council rent and market sale homes at this site instead of a scheme to include Starter Homes.</p>
Reasons for Decision	<ol style="list-style-type: none">1. The rescinding the former decisions will ensure that the actions of City of Wolverhampton Council and WV Living match the recorded decisions and minutes.2. The licence to occupy and build out Sweet Briar Road granted to WV Living and its appointed contractor will protect the Council and its assets.3. To account for the lack of regulations governing Starter Homes and to allow for the development of the site at Reedham Gardens to proceed.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 November 2017

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Item 6	
Title	Empty Residential Property Pilot Programme update
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That continued work in-conjunction with Revenues and Benefits to ensure records are correct and up to date regarding empty properties be approved. 2. That a revised budget of £10,000 to allow the continuation of the empty residential property incentive scheme in 2018/19 be approved. 3. That the progress, outcomes, and the impact of the empty residential property pilot scheme be noted.
Options Considered	To either continue or discontinue the incentive scheme.
Reasons for Decision	<p>For a relatively modest cost per property the incentive has proven effective in engaging with owners. Where properties do qualify, the incentive of £500 encourages owners of empty homes to sell them on the open market or be taken on via the Council's Private Sector Leasing scheme.</p> <p>The bringing long term empty properties back into use has a positive impact on the city environment/ economy. Minimising the number of properties listed as empty is financially beneficial to the Council in terms of New Homes Bonus.</p>
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 November 2017

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Item 7	
Title	Lease of Former Parkfields School to Khalsa Academies Trust
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the completion of a lease from the City of Wolverhampton Council to Khalsa Academies Trust from 1 September 2017 to 31 August 2018 for the former Parkfields School, Wolverhampton Road be approved. 2. That the typographical error in the annual rental figure referred to in paragraph 3.2 of the report be corrected to '£109,681'.
Options Considered	The use by the School compliments the demolition timeframe for part of the Parkfields site for redevelopment and the lease maximises the income generation for the asset. The alternative option is to have vacant accommodation at Parkfields school pending demolition.
Reasons for Decision	The completion of the lease will enable continued use of the building reducing security and maintenance costs during the period before demolition and income to the Council will be achieved.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 November 2017

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Item 8	
Title	Schedule of Individual Executive Decision Notice
Status	Recommendations Approved
Record of Decision	That the summary of open and exempt individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees be noted.
Options Considered	Not applicable in relation to the summary report.
Reasons for Decision	In accordance with the Council's Constitution, a summary of individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees must be reported to the next available meeting of the Cabinet (Resources) Panel for information.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	15 November 2017

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Item 10	
Title	Procurement - award of contracts for works, goods and services
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the contract award associated with the Future Space project be awarded to Perfect Circle JV Limited of Halford House, Charles Street, Leicester, United Kingdom, LE1 1HA for a duration of not more than six months for a total contract value of £121,000. 2. That the contract award associated with the Civic Halls be awarded to Perfect Circle JV Limited of Halford House, Charles Street, Leicester, United Kingdom, LE1 1HA for a duration of two years from 01 December 2017 for a total contract value of £285,000, subject to a decision from the Cabinet Member for City Assets and Housing and Cabinet Member for Finance in consultation with the Director of Finance on the Civic Hall refurbishment. 3. That authority be delegated to the Cabinet Member for City Environment, in consultation with the Strategic Director for Place, to approve the award of a concession contract for Supply, Installation and Maintenance of Electric Vehicle Charge Points Infrastructure when the evaluation process is complete. 4. That authority be delegated to the Cabinet Member for City Environment, in consultation with the Strategic Director for Place, to approve the award of a contract for Supply of Light Commercial Vehicles when the evaluation process is complete. 5. That authority be delegated to the Cabinet Member for Children and Young People, in consultation with the Strategic Director for People, to approve the award of a contract for Emotional Mental Health and Wellbeing Services when the evaluation process is complete. 6. That authority be delegated to the Cabinet Member for Resources, in consultation with the Director of Finance, to approve the award of a contract for Leasehold Property Insurance when the evaluation process is complete.

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	<p>7. That a contract be entered into to sell IT Support Services to LGPS Central Limited for a duration of five years from 01 December 2017 to 30 November 2022 for a total contract value of £400,000.</p> <p>8. That the contract with Perfect Circle JV Limited of Halford House, Charles Street, Leicester, United Kingdom, LE1 1HA for i54 Western Extension Lead Consultant Phase 2 be varied with a variation value of £332,626.</p> <p>9. That authority be delegated to the Cabinet Member for Adults, in consultation with the Strategic Director for People to approve the award of a contract for a Dementia Community Support Service when the evaluation process is complete.</p> <p>10. That authority be delegate to the Cabinet Member for Adults, in consultation with the Strategic Director for People to novate the contract for Extracare Services at Broadway Gardens, Bushfield Court and James Beattie House from Extracare Charitable Trust to Midland Heart Limited when negotiations are complete.</p> <p>11. That authority be delegated to the Cabinet Member for Public Health and Wellbeing, in consultation with the Strategic Director for People, to approve the award of a contract for Peace Green Open Space Scheme when the evaluation process is complete.</p> <p>12. That authority be delegated to the Cabinet Member for Public Health and Wellbeing, in consultation with the Director of Public Health, to approve the award of a contract for delivery of a Perpetrators of Domestic Violence Programme when the evaluation process is complete.</p> <p>13. That the Director of Governance be authorised to execute contracts in respect of the above as required.</p>
Options Considered	As detailed in the exempt report.

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Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 November 2017

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Item 11	
Title	Car Cruising Injunction Renewal
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That an application be made to the High Court inviting the Court to renew the Black Country Car Cruising Injunction (granted 01 December 2014, effective from 2 February 2015 and expires 1 February 2018) for a further three years until 23:59 hours on 31 January 2021 in the interests of the City of Wolverhampton Council area. 2. That authority be delegated to the Cabinet Member for Governance, in consultation with the Director of Governance to enter into an agreement on behalf of the City of Wolverhampton Council pursuant to sections 101 and 111 of the Local Government Act 1972 with the Borough Councils of Dudley, Sandwell and Walsall, for the Council to lead a project and conduct litigation with the aim of inviting the High Court to extend the injunction for a further three years from its expiry (i.e. until 23:59 hours on 31 January 2021); and for each of Dudley, Sandwell and Walsall to repay the Council one quarter of the Council's legal costs and disbursements in making such application to the Court. 3. That authority be delegated to the Cabinet Member for Governance, in consultation with the Director of Governance to authorise Legal Services to issue an application to Court inviting the Court to vary (extend) the injunction for a further three years from its expiry once the Director of Governance and the Cabinet Member for Governance are satisfied as to the quality and cogency of the evidence in support of the intended application. 4. That it be noted that an application to Court every three years inviting the Court to extend the injunction for a further three years or inviting the Court to grant the injunction in perpetuity is not feasible. Therefore, on a medium term/long-term basis, as car cruising is a national issue, the option of leading a project in cooperation with the West Midlands Combined Authority, West Midlands Police Force to lobby Parliament to address the nuisance of car cruising through legislation is to be explored.

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Options Considered	<p>There are two options going forward. The first option is to refresh the cooperative agreement between the Council and the other Councils and make an application to renew the Injunction for a further three years from its expiry.</p> <p>The second option is to take no action and let the Injunction expire.</p>
Reasons for Decision	<p>It is contended that the Injunction has been extremely effective in tackling the problem of car cruising in the Council area and the Black Country Boroughs as a whole significantly improving road safety, the lives of residents and improved the prospects of businesses in former hotspot areas as a consequence. It is submitted these advantages secured by the benefit of the Injunction should be maintained as long as possible.</p>
Record of Conflicts of Interest	<p>None</p>
Dispensation Granted	<p>Not applicable</p>
Decision available for implementation (subject to call-in)	<p>21 November 2017</p>

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Item 12	
Title	Wolverhampton Interchange Programme
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That financial expenditure associated with both awards of the station contract and limits/caps agreed in the Letter of Intent (LOI) with Galliford Try be authorised. 2. That expenditure in respect of preliminary works for the construction of the City of Wolverhampton Railway Station be authorised. 3. That authority be delegated to the Cabinet Member for City Economy and the Strategic Director (Place) to enter into a supplemental agreement and ancillary agreements with Ion Developments for the main station works and commit to the sums referred to in the building contract with Galliford Try and the Director of Governance be authorised to execute the legal agreements. 4. That authority be delegated to the Cabinet Member for City Economy and the Strategic Director (Place) to enter-into collateral warranties relating to the station. 5. That a 'contribution agreement' and such other funding agreements that may be required to allow the draw-down of allocated funding from the West Midlands Combined Authority (WMCA) to assist with the funding of the new Station building be agreed and signed. 6. That the Director of Governance be authorised to enter into the legal agreements referred to in the recommendations. 7. That to enable the Council to let the contract to Galliford Try ahead of the WMCA completing their final funding approvals a letter be sought from the Section 151 officer at the WMCA confirming they are content that the Council now enter into the contract with Galliford Try.

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Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
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Item 13	
Title	HRA Development Proposals: Former Bilston Tennis Club Site, Ettingshall Road, Dale House Site
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That proposals for the redevelopment of the following sites for council affordable housing be approved: <ul style="list-style-type: none"> • Former Bilston Tennis Club site, Villiers Avenue, Bilston North Ward. • Ettingshall Road site, the vacant site on the corner of Sweetbriar Road and Ettingshall Road, Ettingshall Ward. • Former Dale House site, Showell Circus, Bushbury South and Low Hill Ward, for Council Affordable Housing. 2. That Wolverhampton Homes manage the new council homes on Bilston Tennis Club and Ettingshall Road. 3. That Bushbury Hill Estate Management Board manage the new properties to be built on the former Dale House Site, conditional upon the stock transfer to Wrekin Housing Trust not taking place. In the event that Bushbury Hill Estate Management Board Stock transfers to Wrekin Housing Trust, the new properties are recommended to be managed by Wolverhampton Homes. 4. That the progression of a local lettings plans be approved, subject to local housing need in each of these localities for these development sites, in accordance with the process set out in the Council's Allocations Policy. 5. That a budget of £4.8 million from the Housing Revenue Account (HRA) capital new build programme to re-develop the sites as proposed for Council affordable housing be approved.

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	<p>6. That any other agreements including deeds of covenants, collateral warranties, assignments and such other ancillary agreements, including any variations as may be deemed necessary to facilitate the above developments be delegated to the Cabinet Member for City Assets and Housing in consultation with the Strategic Director for City Housing or the Strategic Director for Place.</p> <p>7. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Strategic Director for City Housing or the Strategic Director for Place to accept the winning construction contractor and architectural design services bid for the development based on a quality/price evaluation when the tendering process is complete.</p>
Options Considered	<p>Option 1 - Leave the sites as they are.</p> <p>Option 2 - Dispose of the sites (sell the sites at auction on the open market).</p> <p>Option 3 - Dispose of the sites to a Registered provider.</p> <p>Option 4 - The Council develop the sites for affordable housing.</p>
Reasons for Decision	<p>The development of affordable council housing on these sites will help addressing increasing housing need for residents in the city. The new housing built will be energy efficient standards and provide much needed new quality housing accommodation for residents. It will also help reduce the number of people on the Council's housing register.</p>
Record of Conflicts of Interest	<p>None</p>
Dispensation Granted	<p>Not applicable</p>
Decision available for implementation (subject to call-in)	<p>21 November 2017</p>

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Item 14	
Title	Facilitating Regeneration in the Canalside Quarter - Transfer of Legal Charge
Status	Recommendations Approved
Record of Decision	That the transfer of an existing legal charge on land at Gravelly Way, Four Ashes, Staffordshire owned by Carvers (Wolverhampton) Limited to an alternative Carvers' operational site in Littles Lane, City Centre be approved.
Options Considered	The alternative option is to take no action and continue with the existing Legal Charge.
Reasons for Decision	As detailed in the exempt report
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 November 2017

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Item 15	
Title	Land and Property Transactions - Corporate Landlord
Status	Recommendations Approved
Record of Decision	<p>1. That the following assets be declared surplus to requirements:</p> <ul style="list-style-type: none"> • 1 School Cottage, Marsh Lane • 2 School Cottage, Marsh Lane • Former Windmill Community Centre, Windmill Lane • EKTA Centre, Penn Road • Former Woden Primary caretaker's house, 127 Springfield Road • The Wergs, Danescourt Road <p>2. That the disposal of the assets listed via the open market disposal methods of either auction or informal tender upon terms and conditions to be agreed be approved.</p>
Options Considered	<p>If the assets were retained a capital receipt would not be realised and further revenue costs would be incurred by CWC including void rates, security, insurance and statutory compliance costs. In addition, vacant buildings continue to attract negative public comments and their condition may deteriorate further reducing value.</p> <p>The buildings could be retained and disposed of on a leasehold basis.</p> <p>The assets could be retained for operational use, however, they have remained on the void property list for some time without any internal operational use being identified. Retention of the assets would not support CWC's asset challenge / rationalisation process.</p> <p>Demolishing the properties before sale. It is considered that the properties positively contribute to the marketability and value of each asset and their retention is therefore recommended.</p>

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Reasons for Decision	<p>Should authority be given to dispose of the assets detailed, a capital receipt could be realised which will support the Council's Medium Term Financial Strategy. In addition, further revenue efficiencies will be made through reduction in the annual running costs and maintenance spend.</p> <p>The sale of the surplus assets provides purchasers with the opportunity to bring the buildings back into beneficial use thereby improving the local community and environment.</p>
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 November 2017