

## Attendance

### Members of the Cabinet (Resources) Panel

Cllr Andrew Johnson (Chair)  
Cllr Roger Lawrence (Vice-Chair)  
Cllr Peter Bilson  
Cllr Claire Darke  
Cllr Steve Evans  
Cllr Val Gibson  
Cllr Milkinderpal Jaspal  
Cllr John Reynolds  
Cllr Sandra Samuels OBE  
Cllr Paul Sweet

### Employees

Dereck Francis	Democratic Services Officer
Keith Ireland	Managing Director
Claire Nye	Director of Finance
Kevin O'Keefe	Director of Governance
Tim Johnson	Deputy Managing Director/Strategic Director - Place
Meredith Teasdale	Director of Education

---

## Part 1 – items open to the press and public

*Item No.*      *Title*

- 1      **Apologies for absence**  
There were no apologies for absence.
- 2      **Declarations of interest**  
Tim Johnson, Strategic Director for Place declared a non pecuniary interest in item 5 (WV Living – Land Matters) in so far as he is a Director on the WV Living Board.
- 3      **Minutes of the previous meeting - 3 October 2017**  
Resolved:  
That the minutes of the previous meeting held on 3 October 2017 be approved as a correct record and signed by the Chair.
- 4      **Matters arising**  
There were no matters arising from the minutes of the previous meeting.
- 5      **WV Living - Land Matters**  
Councillor Peter Bilson presented the report relating to the sale of land and granting licences to WV Living and on a proposal to vary the details of development proposals.

The proposals would ensure that the actions of the Council and WV Living matched the recorded decisions and minutes; that the Council's interests are protected; and allow for the development of the site at Reedham Gardens to proceed.

Resolved:

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Road, Wolverhampton and the former site of Ettingshall Primary School, Hall Park Street, Wolverhampton at auction be rescinded.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the former decision to dispose of the freehold interest in the site at Sweet Briar Road, Wolverhampton to WV Living be rescinded.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 would occupy and develop the site at Sweet Briar Road.
4. That authority be delegated to the Cabinet Member for City Assets and Housing 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 (HCA) 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 HCA in respect of the site at the rear of Reedham Gardens be noted.

## 6 **Empty Residential Property Pilot Programme update**

Councillor Peter Bilson presented a report on the progress, outcomes and impact of an empty residential property pilot scheme since April 2017. The scheme was aimed at owners of long term empty properties to incentivise them to either sell their property or sign up to an established Private Sector Leasing Scheme managed by Wolverhampton Homes. For a relatively modest cost per property the incentive scheme had proven effective in encouraging owners. It was therefore proposed to continue with the scheme in 2018/2019.

Resolved:

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 2018/2019 be approved.

3. That the progress, outcomes, and the impact of the empty residential property pilot scheme be noted.

**7 Lease of Former Parkfields School to Khalsa Academies Trust**

Councillor Peter Bilson presented a report on a proposal to complete a lease to Khalsa Academies Trust for accommodation within the former Parkfields School until the end of August 2018.

The completion of the lease would enable continued use of the building reducing security and maintenance costs during the period before demolition and income to the Council would be achieved.

Councillor Bilson also reported on a typographical error in the annual rental figure referred to in paragraph 3.2 of the report, that should be corrected to '£109,681'.

Resolved:

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'.

**8 Schedule of Individual Executive Decision Notice**

Resolved:

That the summary of open and exempt individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees be noted.

**9 Exclusion of press and public**

Resolved:

That in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business as they involve the likely disclosure of exempt information falling within the paragraph 3 of Schedule 12A of the Act.

## **Part 2 - exempt items, closed to press and public**

**10 Procurement - award of contracts for works, goods and services**

The Panel considered a report on proposals for the award of contracts for works, goods and services.

Resolved:

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.
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.
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.
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.
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.
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.

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.
13. That the Director of Governance be authorised to execute contracts in respect of the above as required.

11

### **Car Cruising Injunction Renewal**

Councillor Milkinder Jaspal presented a report on a proposal for the Council to make application to the High Court to renew an injunction which had been granted to restrain the activity known as 'car cruising' through the Black Country Boroughs. The three year injunction was due to expire on 1 February 2018.

The Injunction had 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.

Resolved:

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.

12 **Wolverhampton Interchange Programme**

Councillor John Reynolds presented the report which sought approval to commit to the contract sum required to award the station contract once the Council had secured receipt of external project funding.

Resolved:

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.

13 **HRA Development Proposals: Former Bilston Tennis Club Site, Ettingshall Road, Dale House Site**

Councillor Peter Bilson presented the report on proposals to develop sites for the provision of affordable council housing to help meet the housing needs of residents in the city.

Resolved:

1. That proposals for the redevelopment of the following sites for council affordable housing be approved:
  - 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.
  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.
  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.

- 14      **Facilitating Regeneration in the Canalside Quarter - Transfer of Legal Charge**  
Councillor John Reynolds presented the report on a proposal to transfer an existing legal charge on land at Gravelly Way, Four Ashes.

Resolved:

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.

- 15      **Land and Property Transactions - Corporate Landlord**  
Councillor Peter Bilson presented the report on proposals to declare assets surplus to Council requirements, and on the disposal strategy for each asset. The proposals would generate capital receipts and revenue efficiencies through the reduction in the annual running costs and maintenance spend. Sale of the surplus assets would also provide purchasers with the opportunity to bring the buildings back into beneficial use thereby improving the local community and environment.

Resolved:

1. That the following assets be declared surplus to requirements:
  - 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
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.