

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 14 January 2020

Item 5	
Title	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 161 Cannock Road, Wolverhampton, WV10 0AF
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Assets and Housing be authorised to negotiate terms for the acquisition of the property 161 Cannock Road, Wolverhampton, WV10 0AF and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the property. 2. That expenditure for the potential acquisition of the property, with subsequent capital receipts being recycled within the Empty Property Strategy programme be approved. 3. That in the event that the property is improved and re-occupied to the satisfaction of the Director of City Assets and Housing, authorise withdrawal of the property from the CPO. 4. That following any acquisition, the Director of City Assets and Housing be authorised to dispose of the property on the open market on condition that the property is refurbished and re-occupied within six or 12 months (as appropriate to the scale of the works). 5. That the Director of Governance be authorise to: <ol style="list-style-type: none"> a. Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council’s case at any Public Inquiry. b. Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers. c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).

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	<p>d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.</p>
<p>Options Considered</p>	<p>a. Do nothing – the property is likely to remain empty, continue to be a wasted housing resource, continue to have a detrimental effect on the amenity of the area and continue to be a drain on the public purse.</p> <p>b. Empty Dwelling Management Order (EDMO) – An EDMO is considered to be a less draconian option than a compulsory purchase. However, the cost of refurbishment could place a strain on the Council’s finances. It may not be possible to recover the cost of initial refurbishment and subsequent management/ maintenance through the rental income generated over the seven years that a Final EDMO could be in place.</p> <p>c. Compulsory Purchase Order (CPO) – The prospect of a CPO often prompts the owner to act leading to the property being refurbished and re-occupied. However, if it is necessary to acquire the property, the proposals for the onward disposal and refurbishment set out at 5.0 of this report ensure that the property is brought back into use at a minimum cost to the Public Purse.</p>
<p>Reasons for Decision</p>	<p>a. To ensure that the property provides much needed housing by prompting the owner(s) either act voluntarily or via enforcement through a CPO.</p> <p>b. To ensure that the property does not continue to be a drain on public resources.</p> <p>c. To ensure that the detrimental effect that the property is having on the area is removed.</p> <p>d. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding.</p> <p>e. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.</p>

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Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 January 2020

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Item 6	
Title	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 12a Lea Road, Pennfields, Wolverhampton, WV3 0LU
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Assets and Housing be authorised to negotiate terms for the acquisition of the property 12a Lea Road, Pennfields, Wolverhampton, WV3 0LU and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the property. 2. That expenditure for the potential acquisition of the property, with subsequent capital receipts being recycled within the Empty Property Strategy programme be approved. 3. That in the event that the property is improved and re-occupied to the satisfaction of the Director of City Assets and Housing, authorise withdrawal of the property from the CPO. 4. That following any acquisition, the Director of City Assets and Housing be authorised to dispose of the property on the open market on condition that the property is refurbished and re-occupied within six or 12 months (as appropriate to the scale of the works). 5. That the Director of Governance be authorised to: <ol style="list-style-type: none"> a. Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council’s case at any Public Inquiry. b. Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers.

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	<ul style="list-style-type: none"> c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process). d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.
Options Considered	<ul style="list-style-type: none"> a. Do nothing – the property is likely to remain empty, continue to have a detrimental effect on the amenity of the area and continue to be a drain on the public purse. b. Empty Dwelling Management Order (EDMO) – An EDMO is considered to be a less draconian option than a compulsory purchase. However, the cost of refurbishment of this property would place a strain on the Council’s finances and it would be unlikely that the cost of initial refurbishment and subsequent management and maintenance would be recovered through rental income over seven years. c. Compulsory Purchase Order (CPO) – The prospect of a CPO often prompts the owner to act leading to the property being refurbished and re-occupied. However, if it is necessary to acquire the property, the proposals for the onward disposal and refurbishment ensure that the property is brought back into use at a minimum cost to the Public Purse.
Reasons for Decision	<ul style="list-style-type: none"> a. To ensure that the property provides much needed housing by prompting the owner to either act voluntarily or via enforcement through a CPO. b. To ensure that the property does not continue to be visually detrimental to the area. c. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding. d. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.

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Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 January 2020

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Item 7	
Title	Acquisition of Land Adjoining Two and a Half Clifford Street, Wolverhampton. WV6 0AB by Agreement or Compulsory Purchase.
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Assets and Housing be authorised to negotiate terms for the acquisition of the two areas of land adjoining 2 and a Half Clifford Street identified as areas B and C on the plan attached as appendix to the report and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the land. 2. That expenditure for the potential acquisition of the land, with subsequent capital receipts being recycled within the Empty Property Strategy programme be approved. 3. That in the event that the satisfactory registration of area B to the Council is achieved, the Director of City Assets and Housing be authorised to withdraw the area from the CPO. 4. That following any acquisition, the Director of City Assets and Housing be authorised to dispose of areas B and C in conjunction with the previously acquired property/ land (area A) on the open market on condition that the property/ land is refurbished, made safe and re-occupied/ re-used within 12 months. 5. That the Director of Governance be authorised to: <ol style="list-style-type: none"> a. Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council’s case at any Public Inquiry. b. Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers.

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	<p>c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).</p> <p>d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.</p>
Options Considered	<p>a. The Council dispose of area A without acquiring/ registering the adjoining land (areas B and C) - The issue of the unregistered land is likely to reduce the value of the property/ land. If area A is disposed of without access to area C, area C could potentially remain derelict and have an adverse effect on the surrounding properties. It is also possible that the owner of area C could make a claim against the council for Severance and Injurious Affection as access to area C would be fettered.</p> <p>b. Assemble the site to include areas A, B and C – The registration of area A and the acquisition of area B would maximise the value of the site and ensure claims for compensation by parties with an interest in the site are reasonable. Once assembled, the proposals for the onward disposal and refurbishment of the site are set out at 5.0 of this report ensure that the property is brought back into use at a minimum cost to the Public Purse.</p>
Reasons for Decision	<p>a. To ensure that the property/ land provides much needed housing.</p> <p>b. To ensure that the property/ land does not continue to be a drain on public resources.</p> <p>c. To ensure that the detrimental effect that the property is having on the area is removed.</p> <p>d. To maximise the value of the site.</p> <p>e. To protect the Council from claims for severance and injurious affection.</p>
Record of Conflicts of Interest	None

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Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 January 2020

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Item 8	
Title	Schedule of Individual Executive Decision Notices
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 open and exempt individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees must be reported to the next meeting of the Cabinet (Resources) Panel.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	15 January 2020

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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 award of a contract for Prepared Meals to Apetito Limited of Canal Road, Trowbridge, Wiltshire, BA14 8RJ, United Kingdom for a duration of four years from 1 May 2020 to 30 April 2024 for a total contract value of £480,000 be approved. 2. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Director of City Assets and Housing, to approve the award of a contract for Provision of Frozen, Chilled and Ambient Foods when the evaluation process is complete. 3. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Director of City Assets and Housing, to approve the award of a contract for Removal, Storage and Transportation of Furniture when the evaluation process is complete. 4. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Director of City Assets and Housing, to approve the award of a contract for Washroom Services when the evaluation process is complete. 5. That authority be delegated to the Cabinet Member for City Environment, in consultation with the Director of City Environment, to approve the award of a contract for Vehicle Control and Supervision Operative when the evaluation process is complete. 6. That authority be delegated to the Cabinet Member for Education and Skills, in consultation with the Director of Regeneration, to approve the award of a contract for Adult Education Learning Services when the evaluation process is complete.

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	<p>7. That authority be delegated to the Cabinet Member for Adults, in consultation with the Director of Adult Services, to approve the award of a contract for the provision of a Service, Repair and Thorough Examination of Community Equipment when the evaluation process is complete.</p> <p>8. That authority be delegated to the Cabinet Member for Resources, in consultation with the Director of Strategy, to approve the award of a contract for Telecommunications - Voice when the evaluation process is complete.</p> <p>9. That the award of the contract for the stewardship advisory services to Pensions and Investments Research Consultants Limited (PIRC) of exchange Tower, 2 Harbour Exchange Square, London, Greater London, E14 9GE for a duration of five years from 1 June 2020 to 31 May 2025 (with an option to extend for a period of two years until 31 May 2027) for a total estimated contract value of £2.8 million be approved.</p> <p>10. That the exemptions to the Contract Procedure Rules approved by the Head of Procurement and Director of Finance from 1 to 30 November 2019 as set out in Appendix 1 to the report be noted.</p>
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	Councillor Loise Miles declared a non-pecuniary interest in the contract for Prepared Meals. Councillors Ian Brookfield and Linda Leach both declared a non-pecuniary interest in the contract Service, Repair and Thorough Examination of Community Equipment.
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	21 January 2020

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Item 11	
Title	Power Company - Grant of Easement at Olinthus Avenue
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the conversion of a temporary wayleave granted to National Grid to a permanent easement to the land located adjacent to Olinthus Avenue, Wednesfield, Wolverhampton in return for a one-off compensation payment to the Council of £116,000 be approved. 2. That the Council enter into the Deed of Grant with National Grid for conversion of the current temporary wayleave to a permanent easement.
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
Decision available for implementation (subject to call-in)	21 January 2020

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Item 12	
Title	Sale of Site to WV Living - Daisy Bank Community Centre, Ash Street, Bilston
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the sale of the former site of Daisy Bank Community Centre, Ash Street, Bilston to WV Living, at market value, the valuation to be undertaken by the District Valuer or other independent Valuer prior to any sale, to enable disposal at market value and for the Council to enter into the necessary legal agreements to facilitate the sale be approved. 2. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Director of Finance to agree the terms of the disposal to WV Living.
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	Mark Taylor, Deputy Chief Executive declared a non-pecuniary interest in this item in so far as he is a Director on WV Living.
Dispensation Granted	None
Decision available for implementation (subject to call-in)	21 January 2020