

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 21 April 2021

Item 5	
Title	Acquisition of Privately Owned Empty by Agreement or Compulsory Purchase: 4 Moathouse Lane East, Wednesfield, Wolverhampton, WV11 3BN
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Environment be authorised to negotiate terms for the acquisition of the property 4 Moathouse Lane East, Wednesfield, Wolverhampton, WV11 3BN 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 Environment, authorise withdrawal of the property from the CPO be approved. 4. That following any acquisition, the Director of City Environment be authorised to dispose of the property on the open market on condition that the property is refurbished and re-occupied within in 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. 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>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>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>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 the report ensure that the property is brought back into use.</p>
<p>Reasons for Decision</p>	<ul style="list-style-type: none"> • To ensure that the property provides much needed housing by prompting the owner(s) either act voluntarily or via enforcement through a CPO. • To ensure that the property does not continue to be a drain on public resources. • To ensure that the detrimental effect that the property is having on the area is removed. • To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding. • The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.
<p>Record of Conflicts of Interest</p>	<p>None</p>

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Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	27 April 2021

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Item 6	
Title	Community Asset Transfer - Burdett House
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Community Asset Transfer of Burdett House, 29-30 Cleveland Street, WV1 3HT to Access to Business for a term of 35 years subject to terms be approved. 2. That authority be delegated to the Cabinet Member for Resources in consultation with the Deputy Chief Executive to approve the terms of the Community Asset Transfer and lease.
Options Considered	<ul style="list-style-type: none"> • Should the Community Asset Transfer not be approved Access to Business will not have a long-term solution for the development of the Social Enterprise as proposed • The Council could proceed with the proposed demolition of Burdett House, if the original option as presented by the Council’s City Development Team were to be agreed. Whilst there is an existing approved budget in the • Council’s capital programme and would provide a cleared site, the Council would continue to incur holding costs until regeneration plans can be developed. • If the asset was retained as a void property, further revenue costs would be incurred by the Council including void rates, security, insurance and statutory compliance costs. In addition, vacant buildings continue to attract negative public comments and their condition will continue to deteriorate further. • The buildings could be retained and disposed of on a leasehold basis. This option would generate a revenue income stream but no capital receipt. There would however be significant costs associated with bringing the properties up to a marketable standard which comply with statutory requirements.

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	<ul style="list-style-type: none"> • 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. • The asset could be declared surplus and disposed of in return for a capital receipt with a market valuation of £275,000.
Reasons for Decision	<ul style="list-style-type: none"> • Should authority be given to transfer the asset, revenue efficiencies will be made through reduction in the annual running costs and maintenance spend. • The transfer of the asset provides Access to Business with the opportunity to bring the building back into beneficial use thereby improving the local community and environment. • The capital budget of £315,000 assigned to the demolition of Burdett House could be released or reallocated to support the other appropriate regeneration schemes subject to necessary approvals.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	27 April 2021

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Item 7	
Title	Community Asset Transfer - Low Hill Youth Resource Centre
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Community Asset Transfer of Low Hill Youth Resource Centre, Fifth Avenue, WV10 9TB to Bushbury Hill Estate Management Board for a term of 35 years subject to terms be approved. 2. That authority be delegated to the Cabinet Member for Resources in consultation with the Deputy Chief Executive to approve the terms of the Community Asset Transfer and lease.
Options Considered	<ul style="list-style-type: none"> • Should the Community Asset Transfer not be approved, BHEMB will not have a long-term solution for the development of the community hub as proposed. • If the asset was retained as a void property, further revenue costs would be incurred by the Council including void rates, security, insurance and statutory compliance costs. In addition, vacant buildings continue to attract negative public comments and their condition will continue to deteriorate further. • The asset could be retained for operational use; however, no internal operational use has been identified. • The asset could be declared surplus and disposed of in return for a capital receipt with an estimated value of £536,000.
Reasons for Decision	<ul style="list-style-type: none"> • Should authority be given to transfer the asset, revenue efficiencies will be made through reduction in the annual running costs and maintenance spend. This is approximately £1,200 per annum for void management costs and £5,900 per annum for business rates.

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	<ul style="list-style-type: none">• The transfer of the asset provides BHEMB with the opportunity to bring the building back into beneficial use thereby improving the local community and environment meeting the needs of the same.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	27 April 2021

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Item 8	
Title	Schedule of Executive Decision Notices
Status	Recommendation Approved
Record of Decision	That the summary of open and exempt individual executive decisions approved by Cabinet Members following consultation with 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 Cabinet Members following consultation with the relevant employees must be reported to the next available meeting of the Cabinet (Resources) Panel.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	22 April 2021

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Item 9	
Title	Exclusion of press and public
Status	Recommendation Approved
Record of Decision	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 relating to the financial or business affairs of any particular person (including the authority holding that information).
Options Considered	Not applicable.
Reasons for Decision	Not applicable.
Record of Conflicts of Interest	Not applicable
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	Not applicable

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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 authority be delegated to the Cabinet Member for Education and Skills, in consultation with the Director of Regeneration, to approve the award of a framework agreement for Adult Education Learning Services when the evaluation process is complete. 2. That authority be delegated to the Cabinet Member for Adults, in consultation with the Director of Children’s and Adult Services, to approve the award of a contract for Supported Employment when the evaluation process is complete. 3. 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 Hardware Devices when the evaluation process is complete. 4. 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 the Corporate Storage Area Network (SAN) when the evaluation process is complete. 5. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Deputy Chief Executive, to approve the award of a contract for Fire Risk Assessment Consultancy when the evaluation process is complete. 6. That a budget virement of £100,000 from the Corporate Contingency to Buildings Compliance to facilitate the undertaking of statutory Fire Risk Assessments whilst ensuring the legal compliance and safe operation of the corporate estate be approved. 7. That the exemptions to the Contract Procedure Rules approved by the Head of Procurement and Director of Finance from 1 to 28 February 2021 as set out in Appendix 1 to the report be noted.

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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
Decision available for implementation (subject to call-in)	27 April 2021

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Item 11	
Title	Schools Capital Programme 2021-2022
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the detailed projects for schools' condition allocation capital funding in 2021-2022 as listed in section 4.6 of the report be approved. 2. That authority be delegated to the Cabinet Member for Education and Skills in consultation with the Director of Children's and Adult Services, to initiate works in relation to emergency works preventing a school closure. 3. That authority be delegated to the Cabinet Member for Education and Skills in consultation with the Director of Children's and Adult Services, to initiate works in relation to asbestos removal preventing a school closure. 4. That the provisional resources available for implementing the 2021-2022 schools 'capital maintenance programme is £1.3 million against a condition backlog of £3 million for priority 1 items be noted. 5. That it be noted that the resources available for basic need have been fully committed toward the expansion of the primary and secondary school estate, to support the provision of additional pupil places given a continued increase in demand.
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None

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Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	27 April 2021

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Item 12	
Title	Investing to improve health outcomes for the city's children, young people and families in partnership with the NHS
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That additional, three-year investment of £1,729,611 into the Council's successful partnership with the Royal Wolverhampton NHS Trust (RWT) to strengthen our support for city children, young people and their families, reduce health inequalities and support those who need us most be approved. 2. That the previous approval from Cabinet (Resources) Panel on 23 July 2019 to enter into a partnership with Royal Wolverhampton NHS Trust to secure the delivery of the 0-19 Healthy Child Programme and Sexual Health services for a period of up to ten years from 1 April 2019 to 31 March 2029 at a total maximum contract value of £77,488,750 be noted.
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)	27 April 2021