

City of Wolverhampton Council – Decisions taken by the Cabinet on Tuesday, 20 February 2018

Title	Capital Programme 2017-2018 to 2021-22 quarter three review and 2018-2019 to 2022-2023 budget strategy
Status	Recommendations Approved
Record of Decision	<p>That the Cabinet recommends that Council:</p> <ol style="list-style-type: none"> 1. Approves the revised medium term General Fund capital programme of £373.1 million, an increase of £33.8 million from the previously approved programme (paragraph 2.4 of the report), reflecting the latest projected expenditure for the medium term. 2. Approves the net additional General Fund resources of £33.8 million identified for; <ol style="list-style-type: none"> i. 11 new projects totalling £12.6 million (paragraph 4.1 of the report); ii. Civic Halls, an existing project, of £23.7 million as approved by Council on 31 January 2018 (paragraph 3.23 of the report); iii. i9 Office Development, a new project, of £13.0 million (paragraph 4.5 of the report); iv. 23 existing projects net decrease totalling £15.5 million (paragraph 3.23 of the report). <ol style="list-style-type: none"> 1. That the General Fund virements totalling £10.4 million detailed at Appendix 3 to the report be approved for; <ol style="list-style-type: none"> i. existing projects totalling £6.1 million (paragraph 3.24 of the report); ii. new projects totalling £4.3 million (paragraph 4.2 of the report). 2. That the updated schedules of works for the capital projects be approved under the following directorate (paragraph 3.25 of the report); <ol style="list-style-type: none"> i. Corporate: ICTS and in relation to Education; Building Schools for the Future (BSF), Primary School Expansion Programme and Schools Capital Maintenance (Appendix 4 to the report).

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	<p>ii. People: Sports Investment Strategy, Co-location Programme, Children in Need - Aiming High for Disabled Children and Early Education - Two Year Education Pilot (Appendix 5 to the report).</p> <p>iii. Place: Corporate Asset Management Programme, Urban Parks Refurbishment Programme, Disposals Programme, Accessing Growth Fund, Southside Programme, Maintenance of unclassified roads, Non - Highway Structures, Highway Improvement Programme, Safety Programme, Maintenance of classified roads, Lighting up the City and Local Growth Funding (LGF) Feasibility (Appendix 6 to the report).</p> <p>3. That the continuation of delegation to the Cabinet Member for Resources in consultation with the Director of Finance be approved to approve the allocation of the following (paragraph 3.26 of the report);</p> <p>i. Provision of the 'Corporate Contingency' to individual projects in order that corporate priorities may be addressed in a more agile and timely manner;</p> <p>ii. Provision of the 'Transformation Development Efficiency Strategy' to individual transformation projects in order to benefit from the capital receipts flexibility announced in the Autumn Statement 2015 and in line with the Medium Term Financial Strategy.</p> <p>1. That it be noted that the General Fund expenditure position at quarter three of 2017-2018 for existing projects stands at 84.6% of the profiled projected budget (paragraph 3.3 of the report).</p> <p>2. That it be noted that the General Fund forecast outturn for existing projects for 2017-2018 stands at 70.4% of the approved capital budget (paragraph 3.1 of the report).</p> <p>3. That it be noted that the HRA expenditure position at quarter three of 2017-2018 for existing projects stands at 113.5% of the profiled projected budget (paragraph 3.4 of the report).</p> <p>4. That it be noted that the HRA forecast outturn position for existing projects for 2017-2018 stands at 100% of the approved capital budget (paragraph 3.1 of the report).</p> <p>5. That it be noted that there is one new project 'i9 Office Development' requiring internal resources included in this report but which is subject to a separate detailed project report also on this agenda. The inclusion of this project is for budget approval purposes and is on the assumption that the approval to progress with the project is given. As the progression is dependent on that decision, if the project is not</p>
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	approved, the capital programme will be reduced accordingly.
Options Considered	This report provides an update on progress of capital projects during 2017-2018 and anticipated budget requirements for future years. The evaluation of alternative project options is detailed in individual investment proposals.
Reasons for Decision	To seek Cabinet's recommendation to Council to approve the revised capital budgets. This will ensure that the capital programme budget reflects the latest forecasts and requirements.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	Not applicable.

Title	Treasury Management Strategy 2018-2019
Status	Recommendations Approved
Record of Decision	<p>That Cabinet recommends that Council approves:</p> <ol style="list-style-type: none"> 1. The authorised borrowing limit for 2018-2019 as required under Section 3(1) of the Local Government Act 2003 be set at £1,087.5 million (PI 3, Appendix 3 to this report). 2. The Treasury Management Strategy Statement 2018-2019 as set out in Appendix 1 to this report. 3. The Annual Investment Strategy 2018-2019 as set out in Appendix 2 to this report. 4. The Prudential and Treasury Management Indicators as set out in Appendix 3 to this report. 5. The Annual Minimum Revenue Provision (MRP) Statement setting out the method used to calculate MRP for 2018-2019 onwards as set out in Appendix 4 to this report. 6. The Treasury Management Policy Statement and Treasury Management Practices as set out in

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	<p>Appendix 5 to this report.</p> <p>7. That authority continues to be delegated to the Director of Finance to amend the Treasury Management Policy and Practices and any corresponding changes required to the Treasury Management Strategy, the Prudential and Treasury Management Indicators, the Investment Strategy and the Annual MRP Statement to ensure they remain aligned. Any amendments will be reported to the Cabinet Member for Resources and Cabinet (Resources) Panel as appropriate.</p> <p>That Cabinet recommends that Council notes:</p> <ol style="list-style-type: none">1. That the MRP charge for the financial year 2018-2019 will be £7.8 million increasing to £14.7 million in 2019-2020 (paragraph 2.16).2. That Cabinet (Resources) Panel and Council will receive regular Treasury Management reports during 2018-2019 on performance against the key targets and Prudential and Treasury Management Indicators in the Treasury Management Strategy and Investment Strategy as set out in paragraph 2.14 and Appendices 2 and 3 to this report.3. That the detailed guidance notes for the new Code of Practice on Treasury Management and the Prudential Code are still to be published by CIPFA and therefore the current statements are based on the Council's interpretation of these Codes.4. Revised guidance on Local Government Investments and Minimum Revenue Provision was issued by the Ministry of Housing, Communities and Local Government on 2 February 2018. The new guidance is currently being reviewed by the Director of Finance and updates will be provided to Councillors in due course. <ol style="list-style-type: none">1. That it be noted that the financial information included in this report is based on the 'Capital programme 2017-2018 to 2021-2022 quarter three review and 2018-2019 to 2022-2023 budget strategy' report also on the agenda for this meeting. The capital report is subject a report being separately approved by Cabinet also at this meeting. Therefore, if this approval is not obtained, a revised version of this report will be presented to Council on 7 March 2018.
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Options Considered	<p>The Treasury Management Strategy 2018-2019 outlined in this document meets the Council's interpretation of the requirements of CIPFA's Code of Practice on Treasury Management and the Prudential Code for Capital Finance along with the DCLG's Guidance on Local Government Investments. The DCLG guidance defines a prudent investment policy as having two objectives, security which must be achieved first, followed by liquidity. Only after these have been met should yield be considered. The Council's risk appetite is low in order to give priority to the security of its investments.</p> <p>The criteria included in this report is that which meets all the above guidance and risk appetite.</p>
Reasons for Decision	To seek approval of the Treasury Management Strategy 2018-2019 in accordance with both government guidance and Codes of Practice.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	Not applicable.

Title	2018-2019 Budget and Medium Term Financial Strategy
Status	Recommendations Approved
Record of Decision	<p>That the Cabinet recommends that Council approves:</p> <ol style="list-style-type: none"> 1. The net budget requirement for 2018-2019 of £229.1 million for General Fund services (paragraph 17.3 of the report). 2. The Medium Term Financial Strategy 2018-2019 to 2019-2020 as detailed in Table 7 and the budget preparation parameters underpinning the MTFs as detailed in Appendix 1 to the report. 3. The budget allocation for Adult Social Care in 2018-2019 outlined in the report, making due consideration to the Minimum Funding Level for Adult Social Care (section 15.0 of the report). 4. A Council Tax for Council services in 2018-2019 of £1,540.21 for a Band D property, being an increase of 3.99% on 2017-2018 levels, which incorporates the 2% increase in relation to Adult Social Care

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	<p>(paragraph 7.5 of the report).</p> <ol style="list-style-type: none">5. That work starts on developing budget reductions for 2019-2020 and progress be reported to Cabinet in July 2018 (paragraph 17.4 of the report).6. Revisions to the local council tax reduction scheme to introduce: a disregard of bereavement support payment, a disregard of any payments made under 'We love Manchester Emergency Fund' (WLMEF) and the 'London Emergencies Trust' (LET) and to add wording to allow references to legacy benefits to include universal credit. <ol style="list-style-type: none">1. That the changes to the 2018-2019 draft budget for General Fund services, since the draft budget was last reported to Cabinet on 18 October 2017, be approved as detailed in sections 3 to 16 of the report.2. That the implementation of the new budget reduction, income generation and efficiency proposals totalling £7.1 million, be approved subject to consultation and equality analysis where necessary (paragraph 14.6 of the report).3. That the transfer of any additional Section 31 grant monies in 2017-2018 arising as a result of the Revaluation 2017 into a specific reserve be approved to support any future potential business rates pressures (paragraph 9.4 of the report).4. That it be approved that the findings from the budget consultation process will be used to inform the development of future years' budget strategies (paragraph 13.7 of the report).5. That the continuation of delegated authority as approved by Cabinet on 19 October 2016 to the Cabinet Member for Resources in consultation with the Director of Finance be approved to continue to consider further opportunities to accelerate contribution payments to the West Midlands Pension Fund to secure additional savings and to agree the timing and amount of payments with the West Midlands Pension Fund (paragraph 5.5 of the report).6. That authority be delegated to the Cabinet Member for Resources, in consultation with the Director of Finance, to approve the calculation and allocation of growth in the central share of business rates for 2018-2019 and 2019-2020 to be passported to the WMCA (paragraph 9.5 of the report).
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1. That it be noted that the budget for 2018-2019 is in balance without the use of general reserves (paragraph 17.2 of the report).
2. That it be noted that, in the opinion of the Director of Finance (Section 151 Officer), the 2018-2019 budget estimates are robust (paragraph 17.3 of the report).
3. That it be noted that, in the opinion of the Director of Finance (Section 151 Officer), the proposed levels of reserves, provisions and balances is adequate in respect of the forthcoming financial year (paragraph 18.7 of the report).
4. That it be noted that a further £19.5 million needs to be identified over the period to 2019-2020 in order to address the projected budget deficit (paragraph 17.4 of the report).
5. That it be noted that, due to external factors, budget assumptions remain subject to significant change, which could, therefore, result in alterations to the financial position facing the Council (paragraph 4.2 of the report).
6. That it be noted that there continues to be a considerable amount of uncertainty with regards to future funding streams for local authorities particularly with regarding 2020-2021 onwards. The Comprehensive Spending Review 2020, the Fair Funding Review and potential pressures arising as a result of new responsibilities will impact upon the Council's budget. At the point that further information is known it will be incorporated into future reports to Councillors (paragraph 17.8 of the report).
7. That it be noted that, having identified significant budget reductions over the last eight financial years, the extent of the financial challenge over the medium term continues to represent the most significant challenge that the council has ever faced (paragraph 17.5 of the report).
8. That it be noted that the overall level of risk associated with the 2018-2019 Budget and Medium Term Financial Strategy 2018-2019 to 2019-2020 is assessed as Amber (paragraph 19.1 of the report).
9. That it be noted that Councillors must have due regard to the public sector equality duty (Section 149 of the Equality Act 2010) when making budget decisions (paragraph 24.3 of the report).

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Options Considered	In determining the proposed amendments to the Budget and Medium Term Financial Strategy 2018-2019 to 2019-2020, consideration has been made to the deliverability of budget reduction and income generation proposals and budget pressures. If we were to not implement the budget strategy as proposed in this report, alternative options would be required in order to set a balanced budget in 2018-2019. This may therefore potentially impact upon service provision.
Reasons for Decision	It is recommended that the budget strategy for 2018-2019 and medium term financial strategy for the period to 2019-2020 including financial transaction, base budget revisions and budget pressures as set out in this report, is approved by Cabinet for recommendation to Full Council. In approving this strategy, the Council will be able to set a balanced budget for 2018-2019 and will be working towards identifying further budget reductions to contribute towards the Council's projected medium term budget deficit, which stands at £19.5 million to be identified by 2019-2020.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	Not applicable.

Title	Wolverhampton Homes - Delivery Plan 2018-2019
Status	Recommendations Approved
Record of Decision	That Cabinet recommends that Council: <ol style="list-style-type: none"> 1. Approve the Wolverhampton Homes Annual Delivery Plan 2018-2019. 2. Endorse the five-yearly review of Wolverhampton Homes that has been undertaken by the Managing Director and Director of Finance of the Council.
Options Considered	The Council entered into a 15-year management agreement with Wolverhampton Homes in 2013 to continue to deliver housing management services on behalf of the Council. Having reached the five-year point in the contract, the Council's Managing Director and Director of Finance have undertaken a review of Wolverhampton Homes to ensure that the organisation remains high-performing, well-governed and delivering a housing service in line with the Council's strategic objectives. The review has included

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	<p>discussions with the Chair, Vice-Chair of the Board and Chief Executive of Wolverhampton Homes on performance and delivery plan achievements as well as the future direction of the service as described in the Delivery Plan presented in this report.</p>
Reasons for Decision	<p>As part of the review all requirements were deemed above average. Governance is fully in accordance with best practice. Wolverhampton Homes continues to be a key partner in the delivery of the housing service providing the vast majority of operational services, with an overall recommendation that Wolverhampton Homes passed this review. Monitoring of Wolverhampton Homes will continue to be thorough but proportionate and efficient.</p>
Record of Conflicts of Interest	<p>None.</p>
Dispensation Granted	<p>Not applicable.</p>
Decision available for implementation (subject to call-in)	<p>Not applicable.</p>

Title	i9 Office Development - Investment Case
Status	Recommendations Approved
Record of Decision	<p>That Cabinet recommends that Council:</p> <ol style="list-style-type: none"> 1. Approve the Investment case for the i9 office development at Wolverhampton Interchange. 2. Authorise the allocation of up to £13 million capital investment by way of prudential borrowing to forward purchase the i9 office development. 3. Approve the proposal to declare the Council's land holdings at Railway Street car park as surplus to requirements to enable the office development. 4. Approve the Council granting a headlease to ION and the grant of an underlease from ION to the Council. 5. Approve delegation to the Cabinet Members for City Economy and Resources, in consultation with the Strategic Director for Place and Director of Finance for: -

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- i. The appointment of ION (being the developer under the Master Development Agreement or their subsidiary) as developer to deliver the scheme;
 - ii. The entering into various legal agreements with ION including Funding/ Phase Agreements, collateral warranties, supplemental agreement to the Master Development Agreement for the Interchange, headlease, underlease, and any other ancillary documentation necessary in order to give effect to the recommendations in this report;
 - iii. Participating in the process for ION to procure and appoint a contractor to build i9;
 - iv. The approval of terms for lettings with occupiers;
 - v. The application for, and granting of, relevant licences to enable the construction of i9;
 - vi. Approval of the terms for the headlease to ION and the underlease to the Council subject to advice from Corporate Landlord;
 - vii. The Council establishing an investment company to hold the asset if this proves to be a preferential option.
6. Approve the use of the Council's powers under s.247 of the Town and Country Planning Act 1990 to stop up parts of the highway at Railway Street to enable development.
 7. Agree to receive a further report regarding the appropriation of the development site for planning purposes (if appropriation is required).
- That Cabinet recommends that Council notes:
1. That an application has been submitted by ION Developments Ltd to the Black Country Local Enterprise Partnership (LEP) for capital support from the Land and Property Investment Fund (LPIF) by way of a grant.
 2. The investment case is subject to/ conditional on LEP board approval for the full business case/ economic appraisal and award of the grant. The funding bid has not yet been formally determined.

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	<p>3. That the maximum capital investment sum in the forward purchase of i9 is £13 million.</p> <p>4. That discussions and negotiations with potential office occupiers will be intensified once the Council has committed to invest in the forward purchase of i9 and LEP board have approved the full business case.</p>
<p>Options Considered</p>	<p>A full options appraisal was presented in the 18 October 2017 Cabinet report. The options analysis has regard to the fact that ION have an existing development agreement with the Council at Wolverhampton Interchange. Options that were discounted include;</p> <p>a. The Council undertake development – This would require the Council taking the lead role in designing, building and securing lettings. The Council is not a property developer and this approach would not only be resource intensive but would require the Council possibly having to fund 100% of the development costs and procure contractors with the relevant expertise.</p> <p>b. The Council underwrites the lease – To encourage speculative development the Council instead of financing the project could investigate underwriting the lease. Whilst this approach would significantly de-risk the construction and enable ION to seek private finance it would require a long-term revenue commitment from the Council. Furthermore, the Council would never own the building and would have to negotiate a lease arrangement which gives opportunities to sub-let the floor space at a profit rent. Whilst other Local Authorities have commonly used this approach to secure development it has normally been as a last resort when all other options have been dismissed.</p>
<p>Reasons for Decision</p>	<p>The preferred delivery route, approved by Cabinet on 18 October 2017, was for the Council to purchase a completed new building in line with its open market value and for ION to access grant funding to mitigate the development risk. As a Small and Medium sized Enterprise (SME), ION is eligible to access grant funding of up to 30% against tangible costs. Under this arrangement, the Council will ultimately own the building but will use ION to work up the scheme, manage the construction of the building (to an agreed specification) and secure the initial lettings. ION are industry specialists at utilising public funding to close viability gaps and have the in-house expertise to progress a gap funding application to the LEP. The preferred delivery route also includes a rental guarantee from ION lasting up to three years post practical completion. The rental guarantee mitigates the commercial risk, to</p> <p>the Council, associated with this speculative development. Details of the rental guarantee are noted in paragraphs 8.7 - 8.14 of the exempt report.</p>

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

Title	Scrutiny Review of Adult Mental Health Commissioning
Status	Recommendations Approved
Record of Decision	That the recommendations as detailed in Appendix 1 to the report be approved, subject to the addition of a recommendation that the outcomes of the review be shared with the CCG and Mental Health Trust.
Options Considered	The review group were presented with a range of options for consideration. The options listed were those agreed by the review group at their final meeting. The minutes of the evidence sessions are available on request.
Reasons for Decision	The review group are seeking reassurance about the effectiveness of the commissioning process and how services are responding to the growing demand for support. There is a concern from a small survey about people's poor experiences of the mental health services and difficulties of former service users, about the difficulties in accessing specialist during a crisis.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	Not applicable.

Title	Parking Outside Schools Scrutiny Review
Status	Recommendations Approved
Record of Decision	That the recommendations of the Vibrant and Sustainable City Scrutiny Panel, as detailed in the report at Section 9.0, be approved.

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Options Considered	The draft recommendations have been shared with witnesses for their comments and changes made as appropriate that will support the shared aim of wanting to reduce the number of people who park illegally or inconsiderately during the school run periods. The recommendations acknowledge the challenges facing the Council and the Police to enforce traffic regulations around schools and the need to consider alternatives which do not rely on enforcement action as solution.
Reasons for Decision	The problems caused by illegal and inconsiderate parking outside schools link directly to the priorities detailed in the Council's Corporate Plan 2016-19 - promoting and enabling healthy lifestyles, keeping the city clean and keeping the city moving. Council action in dealing with problem parking will contribute towards raising awareness of the issue among the public and provide challenge to key organisations about the effectiveness of their current policies and practices and respond to criticism of their impact. The Council has a statutory duty to reduce the number of road accidents and it is important to have confidence that there is the necessary level of cooperation from all key agencies to achieve this and give public reassurance. The panel consider that efforts to reduce traffic congestion and improve traffic flow will contribute to achieving these objectives and respond to the issues highlighted in witness evidence and public comments about the range of problems caused by poor parking outside or near schools. The Council will be seen by the public as being responsive to the issue of problem parking outside schools. The issue of problem parking outside schools itself has been longstanding and judging by witness evidence has led to a range of disputes locally for which schools have struggled to find a sustainable solution. There is a consensus among witnesses that more needs to be done to reduce the number of complaints about illegal or inconsiderate parking outside schools. The issue of parking outside schools has led to media interest and the local MP highlighting the range of problems caused by problem parking and the need for action. A reduction in the number of people who park illegally or inconsiderately will create an environment that will encourage parents to consider alternatives to using a car where possible when taking children to school and reduce traffic congestion during the school runs.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	Not applicable.

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Title	Determined Schemes for Co-ordinated School Admissions and Determined Admission Arrangements for Community and Voluntary Controlled Schools 2019-2020
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Co-ordinated Admission Schemes for secondary and primary school admissions at the normal year of entry for 2019-2020 and that the Secretary of State be notified by 28 February 2018. 2. That the proposed admission arrangements for community and voluntary controlled schools for 2019-2020 be approved.
Options Considered	One alternative option may have been to propose changes to the admissions arrangements. However a full consultation was conducted as recently as 2015, and the current arrangements are compliant with the School Admissions Code 2014.
Reasons for Decision	As prescribed by The School Admissions Code 2014, Admission authorities must set (determine) admission arrangements annually. If there are no changes to admission arrangements, they must be consulted on at least once every seven years. A full consultation was conducted in 2015. There are no proposed changes to the admission arrangements and they comply with the mandatory provisions of the School Admissions Code 2014.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	27 February 2018

Title	Final Decision on the Proposed Merger of Whitgreave Infant School with Whitgreave Junior School
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That, in accordance with statutory guidance, the outcomes of Informal Consultation and Formal Consultation (Representation) on the proposed merger of Whitgreave Infant School with Whitgreave Junior School be endorsed. 2. That the discontinuance of Whitgreave Infant School be approved with effect from 31 August 2018 in

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	<p>accordance with Section 15(1) of the Education and Inspections Act 2006 to facilitate the merger of Whitgreave Infant School with Whitgreave Junior School with effect from 1 September 2018; and</p> <p>3. That both the lowering of the age range from 7 to 11 years to 3 to 11 years and the enlargement of the school premises of Whitgreave Junior School (to include the physical capacity of Whitgreave Infant School’s buildings) be approved in accordance with Section 19(1) of the Education and Inspections Act 2006 to facilitate the merger of Whitgreave Infant School with Whitgreave Junior School with effect from 1 September 2018.</p> <p>1. That it be noted that the recommendations detailed in 2 and 3 above are related proposals which are interdependent and cannot be considered in isolation of one another.</p>
Options Considered	<p>Alternative options have been considered, including;</p> <ul style="list-style-type: none"> • Amalgamation – The closure of both schools and the establishment of a new primary school. Whilst this option would ultimately result in the establishment of a primary school and offer the corresponding benefits, it would also result in a new school number being issued. As such, both establishments’ existing Ofsted judgements would no longer be recognised. • Maintaining two separate schools – Continuing with the current organisation of provision. This option would not offer the anticipated benefits detailed in paragraph 2.3 of the report. In addition, should the two schools remain separate, a new headteacher would need to be appointed at the Infant school, one who could maintain and build upon the current good standards of educational provision. Steps would also need to be taken to ensure the Senior Leadership Teams at both schools remain stable and provide support for both schools in continuing to perform at a high level.
Reasons for Decision	<p>This proposal is in line with the Council’s strategic policy as detailed within the Primary School Organisation Strategy 2016-2018 and would maximise the opportunity for the benefits detailed in paragraph 2.3 of the report to be realised.</p>
Record of Conflicts of Interest	<p>None.</p>
Dispensation Granted	<p>Not applicable.</p>
Decision available for implementation (subject to call-in)	<p>27 February 2018</p>

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Title	West Midlands Combined Authority Powers
Status	Recommendations Approved
Record of Decision	<p>1. That authority be delegated to the Leader of the Council in consultation with the Managing Director to implement the following recommendations at an appropriate time by way of written notification to the West Midlands Combined Authority:</p> <p>a. Give delegated authority to the West Midlands Combined Authority to approve the amendment to statutory regulations which amend the West Midlands Combined Authority powers as set out in this report, subject to:</p> <p>i. Each of the seven Constituent Authorities approving a complementary paper through their Cabinet to provide the approval to the West Midlands Combined Authority.</p> <p>ii. Consent towards the proposals being obtained specifically from the West Midlands Combined Authority Mayor.</p>
Options Considered	The alternative option could be to refuse to consent to the proposals to amend the statutory regulations which amend the West Midlands Combined Authority powers to enable the implementation of a supplementary business rate scheme. This option is not recommended since it will impact on the ability of the West Midlands Combined Authority to undertake and develop some of the key priorities for the region.
Reasons for Decision	The recommendations in this report will enable the West Midlands Combined Authority to enter into the necessary agreements with Government to amend existing statute and therefore enable the implementation of a supplementary business rates scheme.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
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Title	Shared Ownership Lease, Policies and grant approval
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the use of the suite of policies appended to the report be approved, with a lease developed to support the sale of homes by the City of Wolverhampton Council on a Shared Ownership basis. 2. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Director of Governance for any variation to the Shared Ownership lease or suite of policies, as required from time to time as a result of review. 3. That the purchase of properties on some WV Living developments for onward sale to residents as Shared Ownership housing be approved. 4. That the use of Wolverhampton Homes leasehold management services to manage the Shared Ownership properties acquired, applying the policies appended to this report, be approved. <ol style="list-style-type: none"> 1. That it be noted that the intention that WV Living's Sales and Marketing Agent will include these homes in the marketing of the wider market sales offer on WV Living sites, with the sale of each unit from WV Living to the Council timed to coincide with the onward sale to the owner occupier on a 'back-to-back' basis.
Options Considered	<p>The Council could choose to remove the option of Shared Ownership from developments in the city, and provide only Affordable Rent as an alternative to market sale or market rent. However, providing a menu of options for households to choose from, supported by HE grant funding, is regarded as a beneficial way to make home-ownership available to those who might otherwise overstretch themselves to make a purchase. Providing this alternative tenure also creates a more economically balanced community across new housing schemes. The performance of the Shared Ownership units alongside WV Living's outright sales and rental options will be monitored on Phase 1 of the company's development programme. Should this product prove to be popular in the market, and support the success of schemes, consideration can be given to the addition of further Shared Ownership homes on later phases of development. Homes England has introduced a further funding stream, called Rent to Buy. This supports residents by grant funding a property where a landlord lets on a rental basis, allowing the tenants to build up a good credit record by their regular rental payments, whilst potentially improving their household income at the same time. The</p>

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	resident can then choose to buy the property they occupy at a discounted rent. If they are unable to do this, the property can revert to an Affordable Rent tenancy. The Council can choose to explore this option as an alternative to Shared Ownership in future bidding rounds. However, Shared Ownership is a better publicised and understood product, and so is preferred for its 'saleability' in this first round of affordable home ownership.
Reasons for Decision	Approval of the suite of Shared Ownership policies appended to the report will provide Wolverhampton Homes with the means by which to manage the properties to be added into the HRA stock and sold under this tenure. This will support the commitment of the grant funding received from HE to fund the development of these properties, and will also support further grant funding for additional homes in future. It will also provide the certainty to prospective purchasers that they understand the way in which their properties will be sold, managed, purchased outright, or re-sold as necessary. This is essential for the effective marketing of these homes to the public.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	27 February 2018

Title	City of Wolverhampton Council Commissioning Strategy
Status	Recommendations Approved
Record of Decision	That the final version of the City of Wolverhampton Council Commissioning Strategy 2018-2021 entitled Shaping Futures, Changing Lives be approved (attached as Appendix 1 to the report).
Options Considered	An alternative option would be to not have a strategy meaning the Council would not have single, simple narrative and model for commissioning to inform on-going engagement, service transformation and planning as part of one council and with partners.
Reasons for Decision	Cabinet are asked to approve the final version of the City of Wolverhampton Council Commissioning Strategy 2018-2021, entitled Shaping Futures, Changing Lives (attached as Appendix 1) to support the development of stronger communities and enable residents and users of services realise better outcomes

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	for themselves and their families.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	26 February 2018

Title	Exclusion of press and public
Status	Recommendations 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 any individual, information which was likely to reveal the identity of an individual and/or information relating to the 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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Title	i9 Office Development - Investment Case
Status	Recommendations Approved
Record of Decision	That the recommendations be approved as detailed in the public report at Item 9.
Options Considered	As outlined in the exempt report.
Reasons for Decision	As outlined in the exempt report.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	Not applicable.

Title	WV Living Progress and Business Plan Update
Status	Recommendations Approved
Record of Decision	That the recommendations be approved as detailed in the exempt report.
Options Considered	As outlined in the exempt report.
Reasons for Decision	As outlined in the exempt report.
Record of Conflicts of Interest	Tim Johnson, Strategic Director, Place and Mark Taylor, Strategic Director, People declared non-pecuniary interests as Directors of WV Living.
Dispensation Granted	Yes.

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Decision available for implementation (subject to call-in)	27 February 2018
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Title	Senior Management Restructure
Status	Recommendations Approved
Record of Decision	That the recommendations be approved as detailed in the exempt report.
Options Considered	As outlined in the exempt report.
Reasons for Decision	As outlined in the exempt report.
Record of Conflicts of Interest	Claire Nye, Director of Finance, declared a pecuniary interest as an employee directly impacted by the recommendations.
Dispensation Granted	No.
Decision available for implementation (subject to call-in)	27 February 2018

Title	Secondary School Expansion Programme 2017-2019
Status	Recommendations Approved
Record of Decision	That the recommendations be approved as detailed in the exempt report.
Options Considered	As outlined in the exempt report.

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Reasons for Decision	As outlined in the exempt report.
Record of Conflicts of Interest	None.
Dispensation Granted	Not applicable.
Decision available for implementation (subject to call-in)	27 February 2018