

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 5</b>	
<b>Title</b>	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 76 Beckett Street, Bilston. WV14 9XW
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That the Service Director of City Housing be authorised to negotiate terms for the acquisition of the property 76 Beckett Street, Bilston, WV14 7NT, and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 of the Housing Act 1985 in respect of the property.</li> <li>2. That expenditure for the potential acquisition of the property, with subsequent capital receipts being recycled within the Empty Property Strategy programme be approved.</li> <li>3. That in the event that the property is improved and re-occupied to the satisfaction of the Service Director of City Housing, the withdrawal of the property from the CPO be authorised.</li> <li>4. That following any acquisition, the Service Director of City 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).</li> <li>5. That the Director of Governance be authorised to: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).</li> <li>d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.</li> </ol> </li> </ol>

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<p><b>Options Considered</b></p>	<ul style="list-style-type: none"> <li>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.</li>   <li>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.</li>   <li>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 in the report ensure that the property is brought back into use at a minimum cost to the Public Purse.</li> </ul>
<p><b>Reasons for Decision</b></p>	<ul style="list-style-type: none"> <li>a. To ensure that the property provides much needed housing by prompting the owner to either act voluntarily or via enforcement through a CPO.</li>   <li>b. To ensure that the property does not continue to be visually detrimental to the area.</li>   <li>c. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding.</li>   <li>d. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.</li> </ul>
<p><b>Record of Conflicts of Interest</b></p>	<p>None</p>
<p><b>Dispensation Granted</b></p>	<p>Not applicable</p>
<p><b>Decision available for implementation (subject to call-in)</b></p>	<p>21 January 2019</p>

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 6</b>	
<b>Title</b>	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 74 Rayleigh Road, Pennfields, Wolverhampton, WV3 0AP
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That the Service Director of City Housing be authorised to negotiate terms for the acquisition of the property 74 Rayleigh Road, Pennfields, WV3 0AP, and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 of the Housing Act 1985 in respect of the property.</li> <li>2. That expenditure for the potential acquisition of the property, with subsequent capital receipts being recycled within the Empty Property Strategy programme be approved.</li> <li>3. That in the event that the property is improved and re-occupied to the satisfaction of the Service Director of City Housing, the withdrawal of the property from the CPO be authorised.</li> <li>4. That following any acquisition, the Service Director of City 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).</li> <li>5. That the Director of Governance be authorised to: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).</li> </ol> </li> </ol>

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	d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.
<b>Options Considered</b>	<p>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.</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 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.</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 in the report ensure that the property is brought back into use at a minimum cost to the Public Purse.</p>
<b>Reasons for Decision</b>	<p>a. To ensure that the property provides much needed housing by prompting the owner to either act voluntarily or via enforcement through a CPO.</p> <p>b. To ensure that the property does not continue to be visually detrimental to the area</p> <p>c. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding.</p> <p>d. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.</p>
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 7</b>	
<b>Title</b>	External Funding Update 2018
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That authority be delegated to the Cabinet Member for City Environment and the Cabinet Member for Resources, in consultation with the Service Director of City Environment and Director of Finance, to approve the grant funding agreements relating to the Smart Intelligent Infrastructure Investment bid and to approve the necessary budgets if the bid is successful.</li> <li>2. That authority be delegated to the Cabinet Member of City Economy and the Cabinet Member of Resources, in consultation with the Director Regeneration and Director of Finance to approve the grant funding agreements relating to the Cultural Development Fund bid and to approve the necessary budgets if the bid is successful.</li> <li>3. That an increase of £14,717 to the capital programme for the Black Country Blue Network project, which is fully funded through section 106 monies, to maximise the use of existing European Regional Development Fund (ERDF) grant be approved.</li> <li>4. That a revenue budget based on the Rough Sleeper Cold Weather fund allocation to the value of £20,000 which is fully funded be approved.</li> <li>5. That it be noted that the ERDF bid for Smart Intelligent Infrastructure Investment has been submitted to the Ministry of Housing, Communities and Local Government as managing authority for ERDF and the outcome is awaited.</li> <li>6. That it be noted that the bid for Cultural Development Fund monies has been submitted to the Department for Digital, Culture, Media and Sport and the outcome is awaited.</li> <li>7. That it be noted that the bid for Controlling Migration Fund monies has been submitted to the Ministry of Housing, Communities and Local Government, and the outcome is awaited.</li> </ol>

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<b>Options Considered</b>	<p><b>No bid</b> - projects would not proceed or would proceed at a lesser scale or over a longer timescale if external funding was not available. For example, Smart Intelligent Infrastructure Investment: although the LED lighting would proceed without the bid, it would not have the capacity to run Smart technology without an expensive retrofit so would be unable to fulfil smart functions such as capture footfall data, air quality data etc.</p> <p><b>Bid</b> - external funding enables the Council to deliver priority projects at a faster pace with greater impact with positive impact on regeneration activity and economic growth including gross value added (GVA) gain, learner assists. For example, Smart Intelligent Infrastructure Investment: with ERDF resources, we can enable LED street lighting with Smart technology and achieve wider low carbon benefits including solar lighting along the canal.</p>
<b>Reasons for Decision</b>	<p>External funding enables priority projects to proceed, at a faster pace and with greater impact. External funders usually require the Council to enter into a Grant Funding Agreement outlining what the resource can be used for and rules and regulations relating to the funding source. There is a risk of clawback of grant if rules and regulations are not followed, therefore dedicated Project Managers are built into costings for larger external funded projects to minimise risk.</p>
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 8</b>	
<b>Title</b>	Schedule of Individual Executive Decision Notices
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	That the summary of open and exempt individual executive decisions approved by the appropriate Cabinet Members following consultation with the relevant employees be noted.
<b>Options Considered</b>	Not applicable in relation to the summary report.
<b>Reasons for Decision</b>	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 scheduled meeting of the Cabinet (Resources) Panel.
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	16 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 10</b>	
<b>Title</b>	Review of Change in Law Provision for Building Schools for the Future Phase 3c Private Finance Initiative
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That subject to the outcome of negotiations, the full release of the change in law provision for the Private Finance Initiative (PFI) Project Agreement for St Matthias School and Heath Park School (PFI) be approved.</li> <li>2. That subject to the outcome of negotiations, the Council enter into a Deed of Variation to the PFI Project Agreement for St Matthias School and Heath Park School (PFI) to take back the change in law risk for the Council.</li> <li>3. That subject to the outcome of negotiations, the Council enter into any ancillary documents necessary for the Deed of Variation to take effect.</li> <li>4. That authority be delegated to the Cabinet Members for Resources and Education and Skills in consultation with the Director of Finance to approve the details of the Deed of Variation and ancillary documents including details of any payment by the PFI Contractor to the Council.</li> </ol>
<b>Options Considered</b>	As detailed in the exempt report.
<b>Reasons for Decision</b>	As detailed in the exempt report.
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 11</b>	
<b>Title</b>	Procurement - Award of Contracts for Works, Goods and Services
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Strategic Director for Place, to approve the award of a contract for Building Repairs and Maintenance when the evaluation process is complete.</li> <li>2. Award the contract for Average Speed Enforcement Cameras to Jenoptik Traffic Solutions UK Limited of 43 Frimley Business Park, Frimley, Surrey, GU16 7SG, for a duration of four years from 1 February 2019 to 31 January 2023 for a total contract value of £898,629.</li> <li>3. 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 Culturally Sensitive Support Service when the evaluation process is complete.</li> <li>4. 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 the provision of a Telecare Response Service.</li> <li>5. That the Director of Governance be authorised to execute contracts in respect of the above as required.</li> </ol>
<b>Options Considered</b>	As detailed in the exempt report.
<b>Reasons for Decision</b>	As detailed in the exempt report.
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 12</b>	
<b>Title</b>	Purchase and Development of Sites within the Bushbury Estate Management Board Area for New Build Council Housing
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That the purchase of the Former Methodist Church site, Kempthorne Avenue, Low Hill and the development of several smaller sites within the Bushbury Hill Estate Management Board (BHEMB) boundary for new build council housing be approved.</li> <li>2. That the expenditure of an estimated £325,000 to fund the proposed acquisition and development works, using Housing Revenue Account capital funds, combined with proposed bidding for Community Housing Fund grant from Homes England be approved.</li> <li>3. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Service Director of City Housing, to agree the details of the proposed site acquisition costs and development, along with all ancillary legal agreements and contracts.</li> <li>4. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Service Director of City Housing, to substitute alternative sites within the Estate Management Board area should more viable options be identified.</li> </ol>
<b>Options Considered</b>	As detailed in the exempt report.
<b>Reasons for Decision</b>	As detailed in the exempt report.
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 12</b>	
<b>Title</b>	Property Management Partner
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	That the progression of the procurement of a Property Management Partner for the commercial property estate (i10, i11 and industrial portfolio) currently managed by Corporate Landlord be approved.
<b>Options Considered</b>	As detailed in the exempt report.
<b>Reasons for Decision</b>	As detailed in the exempt report.
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019

**City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Tuesday, 15 January 2019**

<b>Item 14</b>	
<b>Title</b>	Lease of Jonesfield Crescent Garage Site
<b>Status</b>	Recommendations Approved
<b>Record of Decision</b>	<ol style="list-style-type: none"> <li>1. That authority be delegated to the Cabinet Member for City Assets and Housing, in consultation with the Service Director of City Housing, to approve a lease of Jonesfield Crescent garage site in East Park Ward, as shown on the plan attached at Appendix 1 the report, to the adjacent East Park Medical Practice, subject to final agreement of the Council's Heads of Terms and Conditions of the disposal.</li> <li>2. That it be noted that as part of the agreement it is proposed that the Medical Practice/NHS would either undertake, or pay a sum towards, the necessary refurbishment work on the nearby garage site at Purslet Road, estimated to be in the region of £60,000, subject to final agreement of the Council's Heads of Terms and Conditions of the disposal.</li> <li>3. That it be noted that the existing Jonesfield Crescent garage tenants would be decanted to the newly refurbished Purslet Road garage site, with the necessary support from the Council's managing agent, Wolverhampton Homes, subject to final agreement of the Council's Heads of Terms and Conditions of the disposal.</li> <li>4. That the Medical Practice/NHS will be responsible for all future maintenance of the Jonesfield Crescent garage site, in its new use as a car park for visitors to the expanded East Park Medical Practice, subject to final agreement of the Council's Heads of Terms and Conditions of the disposal.</li> </ol>
<b>Options Considered</b>	As detailed in the exempt report.
<b>Reasons for Decision</b>	As detailed in the exempt report.
<b>Record of Conflicts of Interest</b>	None
<b>Dispensation Granted</b>	Not applicable
<b>Decision available for implementation (subject to call-in)</b>	21 January 2019