

Attendance

Members of the Cabinet (Resources) Panel

Cllr Louise Miles (Chair)
Cllr Roger Lawrence (Vice-Chair)
Cllr Peter Bilson
Cllr Steve Evans
Cllr Val Gibson
Cllr Hazel Malcolm
Cllr Lynne Moran
Cllr John Reynolds
Cllr Sandra Samuels OBE
Cllr Paul Sweet

Employees

Dereck Francis	Democratic Services Officer
Tim Johnson	Managing Director
Ged Lucas	Strategic Director - Place
Kate Martin	Director of City Housing
Claire Nye	Director of Finance
Kevin O'Keefe	Director of Governance

Part 1 – items open to the press and public

Item No. Title

1 **Apologies for absence**

No apologies for absence were received for the meeting.

2 **Declarations of interest**

Councillor Sandra Samuels OBE declared a non-pecuniary interest in item 5 (Business Rates Discretionary Reliefs) in so far as she is a Director of a small business in the City.

Ged Lucas, Strategic Director for Place and Kate Martin, Service Head of City Housing both declared a non-pecuniary interest in item 10 (Land at Reedham Gardens – Housing Revenue Account Site Development) in so far as they are Directors of WV Living.

3 **Minutes of the previous meeting - 15 January 2019**

Resolved:

That the minutes of the meeting held on 15 January 2019 be approved as a correct record and signed by the Chair.

4 **Matters arising**

There were no matters arising from the minutes of the previous meeting.

5 **Business Rates Discretionary Reliefs**

Councillor Louise Miles presented the report on proposals to extend the Council's local scheme for business rates discretionary relief with effect from 1 April 2019. The proposal would continue the Council's commitment to small businesses in the city by rolling out existing discretionary relief rates.

Resolved:

1. That the following extensions to the local business rates discretionary relief policy be approved:
 - a. In respect of revaluation support for one year from 1 April 2019.
 - b. In respect of charitable and voluntary organisations for one year from 1 April 2019.
 - c. In respect of local newspaper discount for one year from 1 April 2019.
 - d. In respect of retail discount for two years from 1 April 2019.
2. That authority be delegated to the Head of Revenues and Benefits to award relief in individual cases, in respect of new categories d. above.

6 **Future Use of Former Old Fallings Adventure Playground**

Councillor Peter Bilson presented the report on proposals to formally declare surplus to the Council's requirements the former Old Fallings Adventure Playground and on options for the future use of the site. The site had a minimal valuation due to access constraints and was unlikely to be an attractive proposition for a private developer for either housing or other uses. Following engagement with local residents and ongoing communication with Housing Development, the preferred option was to appropriate the site to the Housing Revenue Account for affordable housing, subject to further cost, viability investigations and planning consent.

Resolved:

1. That the former Old Fallings Adventure Playground be formally declared surplus to the Council's requirements.
2. That the future use of the site and its feasibility for affordable council housing development (100% affordable homes, to be principally affordable rent Council housing, with a proportion of affordable home ownership to be considered as required by planning regulations) be explored.
3. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Strategic Director for Place to approve the disposal or appropriation of the former Old Fallings Adventure Playground.
4. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Service Director City Housing to approve the development of the site for Affordable Council Housing once feasibility studies and site investigations are complete.

5. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Service Director City Housing to approve agreements including but not limited to deed of covenants, collateral warranties, assignments and such other ancillary agreements, including capital variations as may be necessary in order to facilitate housing development on this site and the adjacent garage site.

7 **Schedule of Individual Executive Decision Notices**

Resolved:

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

8 **Exclusion of press and public**

Resolved:

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

Part 2 - exempt items, press and public excluded

9 **Procurement - Award of Contracts for Works, Goods and Services**

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

Councillor Paul Sweet informed the Panel that in relation to the contract for Voluntary Adoption Agency Services, the proposed employee delegation should be to the Director of Children's Services and not the Strategic Director for People.

Resolved:

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 two contracts: (1) Site Investigations; (2) Ground Stabilisation, when the evaluation process is completed.
2. That the contract for Tuberculosis and Infection Prevention Control services be awarded to Royal Wolverhampton NHS Trust of New Cross Hospital, Wolverhampton Road, Wolverhampton, West Midlands, WV10 0QP for two years with the option to extend for an additional two years from 1 April 2019 to 31 March 2023, for a maximum contract value of £1.072 million.
3. That authority be delegated to the Cabinet Member for Adults, in consultation with the Strategic Director for People, to approve the award of the contract for Community Activities Young People and Adults under 65, when the evaluation process is completed.
4. That authority be delegated to the Cabinet Member for Children and Young People, in consultation with the Director for Children's Services, to approve the award of the contract Voluntary Adoption Agency Services when the negotiation process is complete.

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

10

Land at Reedham Gardens - Housing Revenue Account Site Development

Councillor Peter Bilson presented the report on proposals to develop the land between Reedham Gardens and Oakley Road for affordable housing through the Housing Revenue Account (HRA).

Resolved:

1. That the development of the site between Reedham Gardens and Oakley Road through the Housing Revenue Account for affordable housing be approved.
2. That authority be delegated to the Director of Governance to execute legal agreements in respect of the land at Reedham Gardens development as required.
3. That authority be delegated to the Cabinet Member for City Assets and Housing in consultation with the Service Director of City Housing for the approval of any minor variations to the project required for its delivery.
4. That it be noted that this site was previously approved for transfer to WV Living, but the site is no longer to be developed through the WV Living Business Plan.

11

Horseley Fields, Canalside South - Site Disposal

Councillor John Reynolds presented the report on a proposal seeking agreement to enter into a Lock-Out (or Exclusivity) Agreement, Licence Agreement with a developer and to agree Heads of Terms for a land sale with developer in order to progress proposals to regenerate the area known as Canalside South which included the Council's landholdings at Horseley Fields (the former Edward Vaughan Stamping Works).

Resolved:

1. That the Council enter into a six-month Exclusivity Agreement with Placefirst, to deal with any unforeseen barriers to progress either an adoptable masterplan or outline planning application for its land on Phase 1 at Canalside South and an infrastructure plan.
2. That a licence be granted to Placefirst to enable due diligence works on the Horseley Fields site.
3. That the Council enter into a conditional agreement to transfer the Council's Canalside South land holding at Horseley Fields to Placefirst to support the wider aspirations of the Canalside South masterplan. The details of the disposal would be subject to a separate Individual Executive Decision Notice, but the heads of terms are set out in the report.

4. That the principle be adopted that Placefirst would be given support to develop the wider Phase 1 masterplan area including support for acquiring listed neighbouring properties and approval of the terms of any support be delegated to the Cabinet Member for City Economy in consultation with the Director of Regeneration.
5. That authority be delegated to the Cabinet Member for City Economy in consultation with the Director of Regeneration to approve any early termination of the Council's lease with Dunton Environmental.
6. That authority be delegated to the Cabinet Member for City Economy in consultation with the Director of Regeneration to approve the terms of any sale of the Council's land at Limekiln Wharf (also known as Commercial Wharf).
7. That approval of the final terms of the disposal of Canalside South land holding at Horseley Fields to Placefirst be delegated to the Cabinet Member for City Economy in consultation with the Director of Regeneration.