

## 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 Paul Sweet

### Employees

Dereck Francis	Democratic Services Officer
Tim Johnson	Managing Director
Ged Lucas	Strategic Director - Place
Kate Martin	Service Director - City Housing
Claire Nye	Director of Finance
Shelley Smith	Events and Marketing Officer
Meredith Teasdale	Director of Education

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## Part 1 – items open to the press and public

*Item No. Title*

- 1 Apologies for absence**  
Apologies for absence were submitted on behalf of Councillor Sandra Samuels OBE.
- 2 Declarations of interest**  
No declarations of interests were made.
- 3 Minutes of the previous meeting - 4 December 2018**  
Resolved:  
That the minutes of the previous meeting held on 4 December 2018 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 **Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 76 Beckett Street, Bilston. WV14 9XW**

Councillor Peter Bilson presented the report seeking approval to authorise the acquisition of privately owned property 76 Beckett Street, Bilston, Wolverhampton by agreement or through compulsory purchase.

The proposal would ensure that the property provided much needed housing by prompting the owner to either act voluntarily or via enforcement through a CPO to bring the property back into use; ensure that the property does not continue to be visually detrimental to the area and does not continue to attract anti-social behaviour/ fly tipping; and ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding and removing the on-going expenditure arising from anti-social behaviour.

Resolved:

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.
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 Service Director of City Housing, the withdrawal of the property from the CPO be authorised.
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).
5. That the Director of Governance be authorised to:
  - 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).
  - d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.

6 **Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: 74 Rayleigh Road, Pennfields, Wolverhampton, WV3 0AP**

Councillor Peter Bilson presented the report seeking approval to authorise the acquisition of privately owned property 74 Rayleigh Road, Pennfields by agreement or through compulsory purchase.

The proposal would ensure that the property provides much needed housing by prompting the owner to either act voluntarily or via enforcement through a CPO to bring the property back into use; ensure that the property does not continue to be visually detrimental to the area and does not continue to attract anti-social behaviour/ fly tipping; and ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding and removing the on-going expenditure arising from anti-social behaviour.

Resolved:

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.
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 Service Director of City Housing, the withdrawal of the property from the CPO be authorised.
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).
5. That the Director of Governance be authorised to:
  - 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).
  - d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.

7 **External Funding Update 2018**

Councillor John Reynolds presented the report seeking necessary approvals relating to the submission of bids for external funding. An overview of externally funded bids and their current status was also included in the report. The external funding would enable priority projects to proceed at a faster pace and with greater impact.

Resolved:

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.
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.
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.
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.
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.
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.
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.

8 **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.

9 **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.

10 **Review of Change in the Law Provision for Building Schools for the Future Phase 3c Private Finance Initiative**

Councillors Lynne Moran and Louise Miles presented the report on a proposal for the Council to take back the risk of a change in law in the Private Finance Initiative (PFI) Project Agreement for St Matthias School and Heath Park School in exchange for a financial consideration from the contractor (Amber Infrastructure Limited).

Resolved:

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.
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.
3. That subject to the outcome of negotiations, the Council enter into any ancillary documents necessary for the Deed of Variation to take effect.
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.

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

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

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 a contract for Building Repairs and Maintenance when the evaluation process is complete.
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.
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.

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

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### **Purchase and Development of Sites within the Bushbury Estate Management Board Area for New Build Council Housing**

Councillor Peter Bilson presented the report which sought approval to the purchase of former Methodist Church site on Kempthorne Avenue, Low Hill and the development of the site for new build council housing. Smaller sites within the Bushbury Hill Estate Management Board (BHEMB) boundary area were also proposed to be considered for new build council housing following further site surveys being undertaken to assess each sites viability for development.

The proposal to acquire the former Methodist Church site would ensure that the site was developed within an agreed timescale providing much needed affordable housing units within the area and bringing back into use an area of land that suffers from issues of fly tipping on the site. The other smaller sites to be included within the Community Housing Fund bid will make better use of properties with larger garden areas to their side boundaries which tenants find difficult to maintain and have a negative appearance on the wider estate. This would also increase the numbers of affordable units for BHEMB to manage.

Resolved:

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.
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.
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.
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.

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### **Property Management Partner**

Councillor Peter Bilson presented the report which recommended, following a service review of the Council's commercial property management and an option appraisal, the procurement of a Property Management Partner for the part management of the Council's commercial property estate. The proposal would realise a more cost-

effective delivery of the landlord responsibilities for the assets i10, i11 and industrial portfolio thereby protecting the existing rental income with the opportunity to increase. There would be scope and flexibility to include further commercial assets into the partnership subject to financial viability and evidence of risk reduction in terms of ongoing maintenance and statutory compliance.

The partner would be accountable for the delivery of all services associated with managing a commercial portfolio thereby releasing a proportion of the Estates team's time to focus on strategic objectives.

Resolved:

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.

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#### **Lease of Jonesfield Crescent Garage Site**

Councillor Peter Bilson presented the report seeking delegated authority to approve a proposed 25-year lease of the Jonesfield Crescent garage site to the adjacent East Park Medical Practice for use as a car park, to support the planned extension of their neighbouring Medical Practice, subject to final agreement of the Council's Heads of Terms and Conditions of the disposal. It was also proposed that the existing garage tenants at Jonesfield Crescent be decanted to the nearby Purslet Road garage site, approximately 200 metres away, upon completion of necessary refurbishments to the Purslet Road site.

Resolved:

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.
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.
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.
4. That the Medical Practice/NHS would 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.