

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **EXECUTIVE** held in the Council Chamber, Priory House, Monks Walk, Shefford on Tuesday, 7 June 2016.

PRESENT

Cllr J G Jamieson (Chairman)
Cllr M R Jones (Vice-Chairman)

Executive Members:	Cllrs	Mrs C Hegley B J Spurr	Cllrs	R D Wenham J N Young
Deputy Executive Members:	Cllrs	A D Brown Mrs S Clark K M Collins I Dalgarno	Cllrs	Mrs A L Dodwell E Ghent Mrs T Stock B Wells

Apologies for Absence:	Executive Member	Cllr S Dixon
	Deputy Executive Member	Cllr Ms C Maudlin

Members in Attendance:	Cllrs	R D Berry M C Blair D Bowater C C Gomm Mrs S A Goodchild	Cllrs	P Hollick D McVicar T Nicols D Shelvey A Zerny
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Officers in Attendance	Mrs D Broadbent-Clarke Mr R Carr Mr M Coiffait Ms M Damigos Mrs S Harrison Mrs S Hobbs Ms L Kitson Mr J Longhurst Mrs J Ogley Mrs M Scott Mr C Warboys	Director of Improvement and Corporate Services Chief Executive Director of Community Services Corporate Lawyer Director of Children's Services Committee Services Officer Green Infrastructure Co-ordinator Director of Regeneration and Business Director of Social Care, Health and Housing Director of Public Health Chief Finance Officer
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E/16/1. **Minutes**

RESOLVED

That the minutes of the meeting held on 5 April 2016 be confirmed as a correct record and signed by the Chairman.

E/16/2. **Members' Interests**

None were declared.

E/16/3. **Chairman's Announcements**

The Director of Improvement and Corporate Services was leaving the Council at the end of June and the Chairman took the opportunity to thank her for her hard work during her time with the authority.

E/16/4. **Petitions**

No petitions had been received.

E/16/5. **Public Participation**

No members of the public had registered to speak.

E/16/6. **Forward Plan of Key Decisions**

RESOLVED

that the Forward Plan of Key Decisions for the period 1 July 2016 to 30 June 2017 be noted.

E/16/7. **Housing Strategy 2016-2021**

The Executive considered a report from the Executive Member for Regeneration that explained the purpose of the Housing Strategy. The proposed Strategy set out the strategic framework that would shape planning and housing policies and help deliver the Council's housing priorities. The Council was strongly committed to providing affordable housing to meet local need and work with partners to increase the amount and quality of new housing.

Reason for decision: To enable the Council to set out the housing vision for Central Bedfordshire. The Housing Strategy would be used to inform the housing policies in the Local Plan and deliver affordable housing.

RECOMMENDED to Council

- 1. that the Central Bedfordshire Housing Strategy, attached at Appendix 1 to the Executive report, be endorsed; and**

2. ***to authorise the Director of Regeneration and Business, in consultation with the Executive Member for Regeneration, to make any future minor amendments that may be required to the Housing Strategy.***

E/16/8.

The Environmental Framework

The Executive considered a report from the Executive Member for Regeneration that set out the proposed Environmental Framework that would be used to shape policies in the emerging Local Plan.

The Framework provided an overview of the existing local environmental evidence base, which was made up of studies, associated strategies and plans. It would be used to inform the Local Plan on environmental policies including green infrastructure, climate change adaptation and sustainable buildings.

Reason for decision: To bring together the environmental evidence to support sound and justifiable decision making across a range of areas, particularly development management decisions, the emerging Local Plan and other Council plans and strategies.

RESOLVED

1. **that the Environmental Framework be endorsed as technical guidance to provide an interpretation of the Council's environmental evidence base; and**
2. **to authorise the Director of Regeneration and Business, in consultation with the Executive Member for Regeneration, to approve of any future minor amendments that may be required to the Environmental Framework.**

E/16/9.

Market Town Regeneration Fund

The Executive considered a report from the Executive Members for Corporate Resources and Regeneration that sought approval for the Market Town Regeneration Fund (MTRF) programme.

A total of 11 bids had been received from the Town Councils and assessed by the MTRF Assessment Panel and an independent external assessor. The Panel recommended that eight of the bids be supported and that £1M be set aside for a High Street Improvement Scheme.

In response to questions, the Executive Member for Regeneration confirmed that the High Street Improvement Scheme would be pursued as quickly as possible. Shops and landlords in Market Towns would be able to apply for funding through participating Town Councils, although they would be required to provide 40% match funding up front, with the remaining 60% coming from the High Street Improvement Scheme. The Council would also be looking into enforcement action, where necessary, to help improve high streets.

Reason for decision: The Executive was required to approve the MTRF High Street Improvement Scheme and enter into funding agreements with the Town Councils due to the value of the MTRF.

RESOLVED

- 1. that the progress on the Market Town Regeneration Fund (MTRF) programme and MTRF Assessment Panel recommendations be noted;**
- 2. that funding agreements be entered into with eight Town Councils (Ampthill, Dunstable, Flitwick, Houghton Regis, Leighton Linlade, Pottton, Sandy and Shefford), to enable the MTRF scheme to commence and projects to begin delivery;**
- 3. that a new £1M High Street Improvement Scheme be developed by Central Bedfordshire Council as part of the MTRF programme and delivered by the Town Councils;**
- 4. to authorise the Director of Regeneration and Business, in consultation with the Executive Members for Regeneration and Corporate Resources, to make decisions on individual awards under the High Street Improvement Scheme; and**
- 5. to authorise the Director of Regeneration and Business, in consultation with the Executive Members for Regeneration and Corporate Resources, to re-allocate funding within the MTRF to effectively manage programme spend.**

E/16/10. The Day Offer for Older People and Adults with Disabilities

The Executive considered a report from the Executive Member for Social Care and Housing on the challenges facing day services. The report also sought approval to begin an engagement process with stakeholders to help shape the future of day services for older people and disabled adults that would then formally be consulted upon prior to being presented to a future meeting of the Executive.

In response to questions, the Executive Member for Social Care and Housing advised that no plans for the future of the service had been made and that was why this engagement process was so important to enable the Council to develop a clear understanding of requirements. Customers and relatives would be fully supported through this process. There had been a decline in adults with disabilities using the day centres as they were now using their personal budgets to participate in other activities.

Reason for decision: To enable the Council to seek the views of customers, their relatives and other stakeholders to develop the day offer for older people and adults with disabilities before going out to formal consultation prior to presenting a proposal to the Executive.

RESOLVED

- 1. to authorise the commencement of Stage 1 of the process to improve the day offer for older people and adults with disabilities, as set out in paragraphs 31 to 34 of the report; and**
- 2. that a report be presented to a future Executive meeting detailing the outcome of the processes set out in paragraphs 31 to 34 of the report, and requesting approval of the future offer.**

E/16/11.

Sustainable and Transformation Plan

The Executive considered a report from the Executive Member for Health that set out the requirement for every health and care system to come together to create an ambitious local blueprint for responding to the NHS's Forward View. The NHS Shared Planning Guidance for 2016/17 – 2020/21 required local areas to produce a five year, place-based Sustainability and Transformation Plan (STP).

Central Bedfordshire was part of the Bedfordshire, Luton and Milton Keynes footprint and would be working with neighbouring local authorities, Clinical Commissioning Groups, the three acute hospitals and other significant NHS providers. The STP would address the aims as set out in the Five Year Forward View:

- the health and wellbeing gap;
- the care and quality gap; and
- the finance and efficiency gap.

The Chief Executive Officer of the Luton and Dunstable University Hospital was leading the development of the STP with the Council's Chief Executive as her deputy.

Reason for decision: The STPs are an opportunity to develop a local route map to an improved, more sustainable health and care system which would require system leadership to develop a shared vision to reduce inequalities in health, improve the quality of care and create a sustainable health and care system.

RESOLVED

- 1. that the requirement for a place-based health and care Sustainability and Transformation Plan be noted; and**
- 2. that the approach to developing the Sustainability and Transformation Plan for the Bedfordshire, Luton and Milton Keynes Footprint be endorsed.**

E/16/12. **2015/16 Revenue Outturn Report**

The Executive considered a report from the Executive Member for Corporate Resources that set out the provisional outturn financial position for 2015/16 (subject to Audit). The provisional outturn position was an underspend compared to budget of £51,000.

In response to questions, the Director of Children's Services confirmed that the use of agency staff was being reduced and this was monitored on a monthly basis. She agreed to meet with the relevant Member to provide a briefing on Special Guardianship Orders. The Director of Social Care, Health and Housing agreed to provide the relevant Member with an explanation of the overspend within residential homes for older people in relation to the harmonisation of salaries and a continuing use of agency staff to cover staff vacancies.

Reason for decision: To facilitate effective financial management and planning.

RESOLVED

- 1. that the provisional revenue outturn position for 2015/16, which was an underspend against budget of £51k, be noted;**
- 2. to note that the budget included £2.1M of contingency costs, which were not used; and**
- 3. that the creation of new Earmarked Reserves, as listed in Table 2 in the report, be approved.**

E/16/13. **2015/16 Capital Financial Outturn Report**

The Executive considered a report from the Executive Member for Corporate Resources that set out the capital provisional outturn for 2015/16 (subject to audit). The provisional gross outturn position was a spend of £94.2M which was below the budget by £45.1M.

There was an overspend on the Stratton Street Railway Bridge scheme due to the requirement for additional works necessitated by inclement weather and the need to access a railway line.

In response to a question, the Director for Community Services explained that the income from safety cameras was retained by the Police, but negotiations were taking place to redirect some of this funding for the maintenance of the cameras themselves.

Reason for decision: To facilitate effective financial management and planning.

RESOLVED

- 1. that the capital gross provisional outturn position which was a spend of £94.2M demonstrating significant capital investment by Central Bedfordshire to support its community, be noted;**

2. that the net overspends between £150K and £500K, as listed at Appendix B to the report, be approved; and
3. that the proposed deferred gross spend of £41.8M (£33.2M net) from 2015/16 to 2016/17, as detailed at Appendix C to the report, be approved.

RECOMMENDED to Council

1. ***that the net overspend on the Stratton Street Railway Bridge scheme of £1.3M be approved.***

E/16/14. 2015/16 Housing Revenue Account Financial Outturn (Revenue & Capital)

The Executive considered a report from the Executive Member for Corporate Resources that set out the 2015/16 Housing Revenue Account (HRA) provisional outturn financial position (subject to audit). The report set out the spend against the revenue and capital budgets and provided an explanation for variations.

Reason for decision: To facilitate effective financial management and planning.

RESOLVED

1. that the provisional Revenue outturn be noted, including a balanced budget with a contribution to Housing Revenue Account (HRA) Reserves of £7.488M, thus strengthening the Council's ability to invest and improve its stock of Council Houses;
2. that the Capital provisional outturn, which is £5.736M lower than budget, be noted;
3. that the deferred spend of £4.280M, as detailed in Table 2 of Appendix A, be approved. These works relate to Future Investment (£3.888M) and Stock Protection (£0.392M);
4. that it be noted that Right to Buy (RtB) sales are at a similar level to the previous financial year, resulting in a year end balance of unapplied capital receipts of £2.996M;
5. that it be noted that as part of the funding of the Capital Programme there was a contribution of £7.074M from the Independent Living Development Reserve to fund spend at Priory View (£6.778M) and Houghton Regis Central (£0.296M); and
6. that it be noted that the net decrease in reserves is £1.104M, so that, at the year end, the HRA will have £19.452M of reserves available, of which £2.0M is identified as a minimum level of HRA Balances.

E/16/15. **Payment Card Industry Data Security Standard and Tender in respect of Payment Services**

The Executive considered a report from the Executive Member for Corporate Resources that explained the actions proposed to achieve practical compliance with the Payment Card Industry – Data Security Standard.

Reason for decision: Due to the overall value of the potential contracts arising from the Payment Services tender, the Executive was required to authorise the award of any relevant contracts arising from the tender to ensure that the Council can progress any new arrangements in a timely manner.

RESOLVED

to authorise the Chief Information Officer and Chief Finance Officer, in consultation with the Executive Member for Corporate Resources, to make contract awards in respect of the tender for payment services.

E/16/16. **Corporate Asset Management Strategy**

The Executive considered a report from the Executive Member for Corporate Resources that set out the Corporate Asset Management Strategy.

Reason for decision: To enable the Council to have in place a strategy to manage, develop and utilise the property and land assets portfolio to ensure that it made an increasingly significant contribution to the successful delivery of the Council's strategic priorities, vision and values over the next four years.

RESOLVED

that the Corporate Asset Management Strategy be approved.

E/16/17. **Maintaining a Sustainable Land Holding**

The Executive considered a report from the Executive Member for Corporate Resources that set out a proposed policy for land acquisition to enable the Council to replenish its estate through judicious purchases.

Reason for decision: Currently over 200 acres of ex-agricultural land was being sold and whilst disposing of this land made good financial and business sense it meant that the Council's agricultural asset base was shrinking significantly. Including funding within the capital programme would allow, as and when appropriate, the Council to replenish its estate.

RECOMMENDED to Council

that a new item be added to the Capital Programme to cover land purchases up to a maximum combined total of £8M for the financial year 2016/17, subject to the revenue impact being containable within the existing budget and the completion and sign off of a suitable business case.

E/16/18. **Commissioning of New School Places in Arlesey for September 2017**

The Executive considered a report from the Executive Member for Education and Skills that set out the outcome of the consultation by Bedfordshire East Multi Academy Trust (BEMAT) on behalf of Etonbury Academy, Arlesey to expand by 1 form of entry (30 places in Year groups 5-8 and 80 places in Year groups 9-11) from September 2017 to provide a total of 180 places in each year group 5-11.

The consultation undertaken on the proposal had complied with the 2016 Department for Education's Guidance for making significant changes to an existing Academy and supported the Council's Policy Principle of investment in successful schools.

Reason for decision: To ensure that the Council continues to meet its statutory obligations to secure sufficient school places for children in the area.

RESOLVED

1. **that the response received to the consultation by Bedfordshire East Multi Academy Trust (BEMAT) on behalf of Etonbury Academy, Arlesey, to expand by one form of entry (30 places in Year groups 5-8 and 80 places in Year groups 9-11) from September 2017 to provide a total of 180 places in Year groups 5-11, be noted; and**
2. **that the commencement of capital expenditure, as set out in the report, be approved, subject to the approval of the proposal by the Education Funding Agency and subject to the grant of planning permission under Part 3 of the Town and County Planning Act 1990.**

E/16/19. **Tender Award for the Redevelopment of Croft Green, Dunstable**

The Executive considered a report from the Executive Member for Social Care and Housing that recommended the award of part A of a two part contract for the demolition of part of an existing sheltered housing scheme and the design and construction of a new 23 unit Independent Living Scheme at Croft Green, Dunstable. The planning application was being revisited to seek construction of 24 units.

Following the conclusion of part A of the contract a further report would be submitted to the Executive for consideration of part B, the construction works, with regards to appointing a preferred tenderer.

In response to a question, the Director of Social Care, Health and Housing would respond to the relevant Member on how market rent was calculated.

Reason for decision: Due to the value of the contract Executive approval was needed.

RESOLVED

- 1. to award part A of a two part contract (A&B) to bidder B for the demolition (of part) of an existing sheltered housing scheme and the design and construction of a new 24 unit Independent Living Scheme at Croft Green, Dunstable, be approved. Part A comprises the detail design and agreement of the contract sum for the works; and**
- 2. to note that a further report on the award of Part B of the contract will be presented to the Executive at a later date following the satisfactory conclusion of successful negotiations with the preferred tenderer. Part B comprises the construction works.**

E/16/20. Tender Award for the Contract for Kitchen and Bathroom Replacements to Council Housing 2016-2020

The Executive considered a report from the Executive Member for Social Care and Housing that recommended the award of the contract for kitchen and bathroom replacements to the Council's dwellings for 2016-2020. The Council's existing contract for kitchen and bathroom replacement ended in March 2016.

Reason for decision: The new contract would help to meet priority 6 of the Housing Asset Management Strategy to ensure the housing stock is kept in good repair and met tenants' current and future expectations.

RESOLVED

that the award of the most economically advantageous tender to contractor A for the replacement of Kitchen & Bathrooms to Council homes be approved.

E/16/21. Exclusion of the Press and Public

RESOLVED

to exclude the press and public from the meeting for the following item of business on the grounds that its consideration was likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

E/16/22. **Disposal of Land at Sorrel Way and East of Saxon Drive, Biggleswade**

The Executive considered a report from the Executive Member for Corporate Resources that sought delegated authority to pursue option b to dispose of 8.41 hectares of Council owned land at Sorrel Way and East of Saxon Drive, Biggleswade. The proposed sale would deliver an independent living scheme on Sorrel Way and housing on land east of Saxon Drive, subject to achieving necessary planning permission.

In response to a question, the Director of Community Services would ensure that Jubilee Wood would be taken into account.

Reason for decision: There was an established need for affordable independent living accommodation in Biggleswade.

RESOLVED

to authorise the Director of Community Services, in consultation with the Executive Member for Corporate Resources, to dispose of 8.41 hectares (20.8 acres) of land on a conditional contract basis, subject to planning permission and delivery of an independent living housing scheme.

E/16/23. **Disposal of Land at Steppingly Road, Flitwick**

The Executive considered a report from the Executive Member for Corporate Resources that set out a proposal to change the previous Executive decision to dispose of land at the old leisure centre on Steppingly Road, Flitwick for housing development, to include provision for a Care Home site in order to help meet wider Council objectives.

In response to questions, the Director of Community Services would ensure that the site was secured. The Director of Social Care, Health and Housing explained that there was a need for a care home within this area.

Reason for decision: By including a care home site in the development it would be possible to meet gaps in the needs of Central Bedfordshire's older people's accommodation and meet the Council's aspirations for the area.

RESOLVED

that a change in delegated authority for the disposal of the old Flitwick leisure centre site from being solely for housing development to include the provision of a care home thereby meeting policy objectives for older people's accommodation whilst also delivering a capital receipt, be approved.

E/16/24. Purchase of a Regeneration Site in Leighton Buzzard

The Executive considered a report from the Executive Member for Corporate Resources that sought authority to purchase a site in Leighton Buzzard that would enable regeneration within the town.

Reason for decision: The site offers an opportunity for the Council that would help deliver wider regeneration in the town.

RESOLVED

that the purchase of the land and buildings in Leighton Buzzard be authorised, as set out in the exempt report.

E/16/25. Tender Award for the Re-development of Croft Green, Dunstable

See Minute E/16/19 for details.

E/16/26. Tender Award for the Contract for Kitchen and Bathroom Replacements to Council Housing 2016-2020

See Minute E/16/20 for details.

(Note: The meeting commenced at 9.30 a.m. and concluded at 11.06 a.m.)

Chairman

Dated