

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **EXECUTIVE** held in the Council Chamber, Priory House, Monks Walk, Shefford on Tuesday, 10 February 2015.

### PRESENT

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

Executive Members:	Cllrs	C Hegley B J Spurr R C Stay	Cllrs	Mrs P E Turner MBE M A G Versallion J N Young
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Deputy Executive Members:	Cllrs	A D Brown Mrs S Clark A L Dodwell	Cllrs	D J Hopkin B Wells R D Wenham
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Apologies for Absence:	Deputy Executive Members:	Cllrs	I Dalgarno A M Turner
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Members in Attendance:	Cllrs	P N Aldis Mrs A Barker A R Bastable R D Berry M C Blair D Bowater Mrs G Clarke K M Collins	Cllrs	C C Gomm Mrs S A Goodchild Ms A M W Graham D Jones D McVicar J Murray B Saunders A Shadbolt
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Officers in Attendance	Mr I Ali Mrs D Broadbent-Clarke Mr R Carr Mr M Coiffait Mr R Fox  Mrs S Hobbs Mr G Jones  Miss L McShane Mrs J Ogley  Mr C Warboys	Corporate Lawyer Director of Improvement and Corporate Services Chief Executive Community Services Director Head of Development Planning and Housing Strategy Committee Services Officer Assistant Director Children's Services Operations Legal Services Manager -Commercial Director of Social Care, Health and Housing Chief Finance Officer
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E/14/103. **Minutes**

**RESOLVED**

**that the minutes of the meeting held on 13 January 2015 be confirmed as a correct record and signed by the Chairman.**

E/14/104. **Members' Interests**

None were declared.

E/14/105. **Chairman's Announcements**

Item 14 'Silsoe Community Sports Facilities' would be considered after item 7 'Forward Plan of Key Decisions'.

E/14/106. **Petitions**

No petitions were received.

E/14/107. **Public Participation**

There was no public participation.

E/14/108. **Forward Plan of Key Decisions**

**RESOLVED**

**that the Forward Plan of Key Decisions for the period 2 March 2015 to 29 February 2016 be noted.**

E/14/109. **Silsoe Community Sports Facilities**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that proposed the transfer of Silsoe Community Sports Facilities and all future liabilities and responsibilities for them, to Silsoe Parish Council. The Community Sports Facilities comprised a community building, adult sports pitch and multi use games area. The report also proposed the transfer to Central Bedfordshire Council of a junior sports pitch for exclusive use by Silsoe Church of England Voluntary Controlled Lower School on its new site.

Reason for decision: To facilitate the community ownership of the new facilities and transfer all future liabilities and responsibilities for them to Silsoe Parish Council.

**RESOLVED**

- 1. authorise the transfer of the Silsoe Community Sports Facilities, comprising a community building, adult sports pitch and a Multi Use Games Area (MUGA), and all future liabilities and responsibilities for them, to Silsoe Parish Council;**
- 2. to request the developer, Bloor Homes, to impose a restrictive covenant on the land limiting its use for leisure and community purposes; and**
- 3. to authorise the transfer to Central Bedfordshire Council of a junior sports pitch for exclusive use by Silsoe CofE VC Lower School.**

**E/14/110. Budget 2015/16 and Medium Term Financial Plan**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the proposed budget for 2015/16 and updated the Medium Term Financial Plan (MTFP).

The budget for 2015/16 set out the Council's finances and identified the efficiencies required in the light of the ongoing reduction of funding from Government and other pressures. £13.7m of efficiencies had been identified for 2015/16 and a further £28.4m of efficiencies was required over the subsequent three years to achieve the proposed MTFP.

The proposals took account of the requirement under the Care Act for councils to offer the option of a deferred payment scheme to individuals if they met certain criteria.

Reason for decision: To enable Council to approve the budget for 2015/16 and the Medium Term Financial Plan 2015-2019.

**RESOLVED**

- 1. that the response to the consultation with Overview and Scrutiny as set out in Appendix K to the Executive report and the response to consultation with the public and stakeholders, as set out in Appendix A to the Executive report, be noted;**
- 2. to note there are no adjustments to the draft budget, as described in paragraphs 29-33 of the Executive report;**
- 3. that the Council Tax Base, as set out in Appendix G to the Executive report, be noted;**

4. that certain efficiency proposals identified in Appendix I, to the Executive report, will be subject to formal consultation and Equality Impact Assessment in the coming months and the Corporate Management Team be instructed to propose alternative compensatory savings if it appears, following a review of the outcome of the consultation and Equality Impact Assessment, that any specific proposal cannot be delivered; and
5. to continue to charge individuals when the Council arranges care and support to meet an individual's needs subject to the appropriate financial assessment taking place; any statutory exemptions; and having regard to the relevant statutory guidance (as set out in paragraphs 80-86 in the Executive report). This recommendation does not extend to situations where the Council arranges to meet a carer's support needs.

***RECOMMENDED to Council***

1. *that the Revenue Budget for 2015/16 and the Medium Term Financial Plan for 2015/16 to 2018/19 be approved;*
2. *that the Fees and Charges relating to the Care Act Deferred Payment Scheme, as detailed at paragraphs 90-92 in the Executive report, be approved; and*
3. *that a Band D Council Tax (CBC element) of £1,308.33 for residents of Central Bedfordshire, representing a 0% increase on the charge for 2014/2015 be approved.*

E/14/111. **Capital Programme 2015/16 to 2018/19**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the proposed capital programme for the four years 2015/16 to 2018/19. The capital programme included a number of significant projects such as New School Places, Enhanced Waste Disposal Facilities, Flitwick Leisure Centre and the Woodside Link. The development of Dunstable Leisure Centre had also been added to the plan.

Reason for decision: To enable Council to approve the capital programme 2015/16 to 2018/19.

***RECOMMENDED to Council***

***that the Capital Programme for 2015/16 to 2018/19 be approved.***

**E/14/112. Budget for the Housing Revenue Account (Landlord Business Plan)**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources and the Executive Member for Social Care, Health and Housing that set out the financial position of the Housing Revenue Account (HRA) and the budget for 2015/16.

In response to questions, the Executive Member for Social Care, Health and Housing explained that the proposed average rent increase of 2.20% for 2015/16 reflected Government guidance. The Right to Buy (RtB) sales were being monitored but the potential loss of income arising from an increased number of RtB sales would not adversely affect the Landlord Service Business Plan.

Reason for decision: To enable Council to approve the budget for the Housing Revenue Account (Landlord Business Plan).

***RECOMMENDED to Council***

***To approve the HRA budget proposals for 2015/16, as follows:-***

- 1. that the HRA's debt portfolio and interest payments due in 2014/2015 be noted;***
- 2. that the intention to commence principal debt repayments from 2017/18, as approved previously by Council in February 2014, be noted;***
- 3. that the Landlord Business Investment Plan, which proposes HRA investment throughout the Council area, be approved;***
- 4. that the development of the Independent Living Scheme in Houghton Regis, to enable the creation of a high quality, mixed tenure development that will incorporate approximately 170 homes for older people, as well as strengthening the retail and community offer for the Town Centre, be approved;***
- 5. that the HRA Revenue Budget for 2015/16 and the Landlord Business Plan summary at Appendix A and B be approved;***
- 6. that the 2015/16 to 2018/19 HRA Capital Programme set out at Appendix C to the Executive report be approved; and***
- 7. that the average rent increase of 2.20% for 2015/16 in line with the national rental increase as per Government guidance be approved.***

**E/14/113. Treasury Management Strategy and Treasury Policy**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the Treasury Management Policy, Treasury Management Strategy and the Prudential Indicators for 2015/16.

Reason for decision: To enable the Council to approve the Treasury Management Policy, Treasury Management Strategy Statement and the Prudential Indicators for 2015/16 to ensure an effective treasury management framework for the Council.

***RECOMMENDED to Council***

***that the Treasury Management Policy, Treasury Management Strategy Statement and Prudential Indicators for 2015/16 be approved.***

**E/14/114. Plan-making Programme - the Local Development Scheme**

The Executive considered a report from the Deputy Leader and Executive Member for Regeneration that proposed the Local Development Scheme 2015. The Scheme set out the scope and timetable for the production of future local plans in Central Bedfordshire, including specific reference to the Development Strategy, the Gypsy and Traveller Local Plan and an Allocations Local Plan.

In response to questions, the Executive Member for Regeneration explained the reasons for the delay in the Gypsy and Traveller Local Plan, following its formal withdrawal from examination by Council on 11 September 2014. The outcome of the Government's consultation on guidance for planning and travellers was awaited and the Head of Development Planning and Strategic Housing confirmed that gypsy and travellers sites could still be put forward as part of the Allocations Plan process.

Reasons for decision: To enable the programme of plan-making to be progressed.

**RESOLVED**

- 1. that the preparation of the three Local Plans (Development Strategy, Gypsy and Traveller Local Plan and Allocations Local Plan) and other associated documents be supported;**
- 2. that the amendment to the Gypsy and Traveller Local Plan Timetable be noted; and**
- 3. that the programme of plan-making, which sets out the formal Local Development Scheme for the whole of Central Bedfordshire, be approved.**

**E/14/115. Improving Care Homes for Older People in Central Bedfordshire**

The Executive considered a report from the Executive Member for Social Care, Health and Housing that set out the details of an opportunity that had arisen arising from the development of a new residential care home in Dunstable and sought authorisation for consultation on the proposals affecting Caddington Hall.

In response to questions, the Executive Member for Social Care, Health and Housing confirmed that the quality of care at Caddington Hall was good, but that the physical facilities available were limited. She confirmed that there would be nursing beds available at Priory View, Dunstable.

Reason for decision: To ensure that prior to making a decision about the future of Caddington Hall, the Executive would have as much information as possible about the options available and the views of interested parties.

**RESOLVED**

- 1. that the opportunities to improve care home provision for older people in the Dunstable area be recognised by authorising the commencement of formal consultation on proposals for the future of the home as set out in paragraphs 26 to 36 of the report; and**
- 2. that a report be submitted to a future meeting of the Executive advising on the outcome of the consultation and making recommendations about the future of Caddington Hall.**

**E/14/116. Roker Park, Stotfold**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that sought approval to release the restrictive covenant on Roker Park, Stotfold in exchange for a payment by Stotfold Town Council. This would enable Stotfold Town Council to realise the value of the asset in order to facilitate the development of a community facility which could be used by Stotfold Football Club. It would also enable Stotfold Town Council to repay an outstanding loan to Central Bedfordshire Council.

Reason for decision: To support the long standing aspiration of Stotfold Town Council to provide improved football and community facilities in Stotfold and to secure repayment of an outstanding loan as a consideration towards the value of the restrictive covenant.

**RESOLVED**

- 1. that the restrictive covenant on Roker Park, Stotfold be released in order to facilitate the creation of new football and other community facilities in Stotfold in exchange for payment of the sum shown in Appendix B to the report, as a consideration towards the value of the restrictive covenant;**

2. **that the land shown at Appendix A to the report on Arlesey Road, Stotfold be leased to Stotfold Town Council for 99 years at a peppercorn rent for use as a football ground with new stadium and playing fields for community use, subject to a provision allowing Stotfold Town Council to sublet part to the football club and a break clause after 10 years in favour of Central Bedfordshire Council subject to notice and relocation of the football club, stadium and playing fields.**

E/14/117. **Award of the Contract for the Construction of Four Homes at Creasey Park Drive, Dunstable**

The Executive considered a report from the Executive Member for Social Care, Health and Housing that recommended the award of a contract for the construction of four homes at Creasey Park Drive, Dunstable. The contract would be awarded to the contractor with the most economically viable tender on the conclusion of successful negotiations.

The Executive Member for Social Care, Health and Housing moved the following revised recommendation, which was duly seconded:-

“To delegate to the Director of Social Care, Health and Housing, in consultation with the Executive Member for Social Care, Health and Housing, the decision to award the contract for the construction of four homes at Creasey Park Drive, Dunstable to the most economically viable tenderer, subject to satisfactory negotiations.”

Reason for decision: To enable the Council to enter into negotiations with the contractors in an attempt to bring the contract within budget and award the contract.

**RESOLVED**

**to delegate to the Director of Social Care, Health and Housing, in consultation with the Executive Member for Social Care, Health and Housing, the decision to award the contract for the construction of four homes at Creasey Park Drive, Dunstable to the most economically viable tenderer, subject to satisfactory negotiations.**

E/14/118. **Award of the Roof Replacement Contract 2015 - 2018**

The Executive considered a report from the Executive Member for Social Care, Health and Housing to award the contract for the roof replacement of council dwellings for 2015 – 2018. The existing contract was due to end in March 2015.

Reason for decision: To award the contract to help meet priority 6 of the Housing Asset Management Strategy to ensure the housing stock was kept in good repair and meets tenants' current and future expectations.

**RESOLVED**

**to award the Housing Roof Replacement Contract to Contractor C.**

**E/14/119. December 2014 Q3 Revenue Budget Monitoring**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the financial position for 2014/15 as at December 2014. The forecast outturn position was at an overspend of £0.5m.

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

**RESOLVED**

- 1. that the Revenue forecast position which is currently to overspend budget by £0.5m be noted; and**
- 2. to request officers to continue with their efforts to achieve as a minimum a balanced outturn or an underspend.**

**E/14/120. December 2014 Q3 Capital Budget Monitoring**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the projected capital outturn for 2014/15 as at December 2014. The gross forecast was to spend £91.9m compared to a budget of £116.8m.

It was noted that Flitwick Leisure Centre redevelopment started on site on 18 November 2014 and not 2015 as set out in the report.

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

**RESOLVED**

- 1. that the overall forecast position which is to spend £91.9m compared to the budget of £116.8m, be noted; and**
- 2. to request officers to examine their forecast spend to determine how realistic the proposals are to defer spend into 2015/16.**

**E/14/121. December 2014 Q3 Housing Revenue Account Budget Monitoring**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources and the Executive Member for Social Care, Health and Housing that set out the 2014/15 Housing Revenue Account (HRA) projected outturn revenue and capital position as at December 2014.

In response to a question, the Executive Member for Social Care, Health and Housing would advise the relevant Member which two areas were being considered for improved parking.

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

**RESOLVED**

1. that the Revenue forecast position which is to achieve a balanced budget with a contribution to HRA Reserves of £6.735M, thus strengthening the Council's ability to invest and improve its stock of Council houses, be noted;
2. that the Capital forecast position which is an outturn of £14.157m, an under spend of £3.963m, which includes deferred works from 2013/14 relating to Priory View of £2.503m, be noted; and
3. that the monitoring of Right to Buy sales for their impact on predicted surpluses in the medium to longer term, be noted.

E/14/122. **Roker Park, Stotfold**

See minute E/14/116 for details.

E/14/123. **Creasey Park Drive**

See minute E/14/117 for details.

E/14/124. **Award of the Roof Replacement Contract 2015 - 2018**

See minute E/14/118 for details.

(Note: The meeting commenced at 9.30 a.m. and concluded at 10.53 a.m.)

Chairman .....

Dated .....