

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **EXECUTIVE** held in the Council Chamber, Priory House, Monks Walk, Shefford on Tuesday, 15 May 2012.

### PRESENT

Cllr J G Jamieson (Chairman)

Executive Members:	Cllrs	Mrs C Hegley B J Spurr Mrs P E Turner MBE	Cllrs	M A G Versallion J N Young
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Deputy Executive Members:	Cllrs	A D Brown I Dalgarno A L Dodwell	Cllrs	D J Hopkin B Wells R D Wenham
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Apologies for Absence:	Cllrs	M R Jones R C Stay	Cllrs	Mrs S Clark A M Turner
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Members in Attendance:	Cllrs	P N Aldis Mrs A Barker A R Bastable M C Blair D Bowater Mrs R J Drinkwater	Cllrs	P A Duckett Dr R Egan D McVicar J Murray B Saunders A Shadbolt
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Officers in Attendance	Mr J Atkinson	Head of Legal and Democratic Services
	Mr R Carr	Chief Executive
	Mr P Dudley	Assistant Director Children's Services (Learning & Strategic Commissioning)
	Mr A Fleming	Project Director - Business Services
	Mrs S Hobbs	Committee Services Officer
	Mr N Murley	Assistant Director Business & Performance
	Mr R Romans	Minerals and Waste Team Leader
	Mr C Warboys	Chief Finance Officer & Section 151 Officer

E/12/1

### Minutes

### RESOLVED

**that the minutes of the meeting held on 27 March 2012 be confirmed as a correct record and signed by the Chairman.**

E/12/2 **Members' Interests**

(a) **Personal Interests:-**

Councillor Mrs Hegley declared a personal interest in Agenda item 9 'Minerals and Waste Core Strategy' as she was the President of the Small-bore Rifle Club at Thorn Turn, Houghton Regis. She was present during the item.

Councillor Young declared a personal interest in Agenda item 15 'Disposal of Russell House and Clevedon, Dunstable Street, Ampthill and Downing View, 1-3 Loring Road, Dunstable' as he had a dialogue with an interested buyer for Russell House. He was present during the item.

(b) **Personal and Prejudicial Interests:-**

None.

E/12/3 **Chairman's Announcements**

The Chairman commended the zoo training seminar that was held on 2nd and 3rd May 2012, hosted by Central Bedfordshire Council at Cranfield University.

E/12/4 **Petitions**

No petitions were received.

E/12/5 **Public Participation**

The following statement was received in accordance with the Public Participation Scheme:

**1. Mr Allen**

Mr Konstantinidis presented a statement on behalf of Mr Allen regarding the Council's public participation procedure, as set out in the Constitution.

The Chairman advised that Mr Allen's statement would be considered and was likely to be referred to the General Purposes Committee which had responsibility for oversight of the Constitution.

A further public question was asked under Agenda item 14 'Extension of Leisure Facilities Management Contracts in north Central Bedfordshire from 1 April 2013 until 30 September 2013 with an option to extend for up to a further 6 months until 31 March 2014'.

E/12/6 **Forward Plan of Key Decisions**

**RESOLVED**

**that the draft Forward Plan of Key Decisions for the period 1 June 2012 to 31 May 2013 be noted.**

E/12/7 **Medium Term Plan**

The Executive considered a report from the Leader and Deputy Leader and Executive Member for Corporate Resources that proposed the Medium Term Plan (MTP), which had been revised to take account of the outcome of consultation with key partners and the Overview and Scrutiny Committees.

Members noted that the educational attainment targets could only be delivered in conjunction with schools and other partners.

Reason for decision: To enable the Council to focus on residents' priorities over the next four years.

***RECOMMENDED to Council***

***that the Medium Term Plan – Delivering Your Priorities at Appendix B to the report, be adopted in light of the outcome of the consultation process.***

**RESOLVED**

**to launch the Medium Term Plan to partners, staff and residents following its adoption by Council.**

E/12/8 **Minerals and Waste Core Strategy**

The Executive considered a report from the Executive Member for Sustainable Communities – Strategic Planning and Economic Development that set out proposed 'Focussed Changes' to the Minerals and Waste Core Strategy. Members were requested to recommend to Council the approval of the Minerals and Waste Core Strategy and the 'Focused Changes' document for submission to the Secretary of State. Members noted that land at Thorn Turn, Houghton Regis had been allocated as a primary site and not a secondary site as originally intended.

Members commented that they were reluctant to support the importation of waste from other areas, excepting the legal requirement to accommodate waste imported for landfill from London.

Reason for decision: To enable the Council to progress the Minerals and Waste Local Development Framework policy documents without undue delay.

**RESOLVED**

- 1. that the responses to the representations received on the consultation on soundness, as set out in Appendix A to the report, be approved; and**
- 2. that the proposed Focussed Changes document be approved for public consultation, as set out in Appendix B to the report.**

***RECOMMENDED to Council***

***that the Minerals and Waste Core Strategy (as amended by the Focused Changes) be approved and submitted to the Secretary of State for Examination.***

E/12/9

**Brewers Hill Road Opportunity Sites Planning and Development Brief**

The Executive considered a report from the Executive Member for Sustainable Communities - Strategic Planning and Economic Development seeking the adoption of the Brewers Hill Road opportunity sites planning and development brief as technical guidance for development management. Members noted that this would guide and attract regeneration of the sites and would enable the land in question to provide a range of improved facilities and employment opportunities for Dunstable.

Reason for decision: To enable the Council to regenerate these sites to provide a range of uses which would create a number of employment opportunities together with enhanced services in this part of Dunstable for current and future residents and businesses.

**RESOLVED**

**that the Planning and Development Brief for the Brewers Hill Road sites in Dunstable be endorsed as Technical Guidance for Development Management purposes.**

E/12/10

**Passenger Transport Framework Agreement**

The Executive considered a report from the Executive Member for Sustainable Communities – Services seeking endorsement for the establishment of a Framework Agreement which facilitated the procurement of home-to-school transport, social care transport and supported public, local and community transport services.

The Executive Member for Sustainable Communities – Services moved a revised recommendation 2, which was duly seconded:-

“to grant delegated powers to the Director of Sustainable Communities to award contracts called-off from the Framework Agreement on a case-by-case basis subject to consultation with the Executive Member for Sustainable Communities – Services in any case where the contract value exceeds £200,000 and also with the Deputy Leader and Executive Member for Corporate Resources where the value of the contract exceeds £500,000.”

Reason for decision: To provide a more flexible and efficient approach to procuring passenger transport services and in order to allow call-off contracts to be awarded within tight time constraints.

## **RESOLVED**

- 1. that the establishment of a Framework Agreement be endorsed; and**
- 2. to grant delegated powers to the Director of Sustainable Communities to award contracts called-off from the Framework Agreement on a case-by-case basis subject to consultation with the Executive Member for Sustainable Communities – Services in any case where the contract value exceeds £200,000 and also with the Deputy Leader and Executive Member for Corporate Resources where the value of the contract exceeds £500,000.**

E/12/11

## **Empty Homes Strategy Review of Performance**

The Executive considered a report from the Executive Member for Social Care, Health and Housing setting out the latest performance in tackling empty homes in Central Bedfordshire and seeking approval for the commencement of enforcement action for high priority empty homes.

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

- “3. to authorise the Executive Member for Social Care, Health and Housing to encourage the return to use of buildings that were vacant and in public sector ownership; initiating dialogue with owners to establish an approach that makes best use of the asset; and
4. to approve in principle the development of an enforcement approach which could include the Council’s wider powers such as Compulsory Purchase Orders, to encourage empty properties return to use.”

The Executive Member agreed to produce a briefing note for the Social Care, Health and Housing Overview and Scrutiny Committee on Compulsory Purchase Orders (CPOs). CPOs would only be used once all other options for bringing an empty property back into use had been exhausted.

Reason for decision: To enable the Council to progress further enforcement action in respect of the highest priority empty homes that were blighting neighbourhoods.

## **RESOLVED**

- 1. that the achievements to date in respect of empty homes since April 2009, including the additional revenue the Council is likely to receive, be noted;**
- 2. that the commencement of further high level enforcement action in respect of the properties identified in Appendix B to the report be approved; and**
- 3. to authorise the Executive Member for Social Care, Health and Housing to encourage the return to use of buildings that were vacant and in public sector ownership; initiating dialogue with owners to establish an approach that makes best use of the asset; and**
- 4. that the development of an enforcement approach which could include the Council's wider powers such as Compulsory Purchase Orders, to encourage empty properties return to use be approved in principle.**

E/12/12

### **Capital Expenditure Slippage from 2011/12 to 2012/13**

The Executive considered a report that sought authority to carry forward capital expenditure planned for 2011/12 into the 2012/13 Capital Programme.

The Chairman moved the following revised recommendations, which was duly seconded:-

- "1. a total of £20.518M (subject to confirmation of the final figure at the Council meeting) of capital expenditure included in the Council's approved Capital Programme be carried forward from the financial year 2011/12 to 2012/13; and**
- 2. the Council's Code of Financial Governance be amended to allow the Executive to approve transfers to expenditure from one financial year to another in order to manage slippage in expenditure on the approved Capital Programme and that the Council's Constitution be updated to record this change."**

Reason for decision: To enable the Executive to recommend to Council the transfer of capital expenditure between the financial years 2011/12 to 2012/13.

**RECOMMENDED to Council**

- 1. a total of £20.518M (subject to confirmation of the final figure at the Council meeting) of capital expenditure included in the Council's approved Capital Programme be carried forward from the financial year 2011/12 to 2012/13; and**
- 2. the Council's Code of Financial Governance be amended to allow the Executive to approve transfers to expenditure from one financial year to another in order to manage slippage in expenditure on the approved Capital Programme and that the Council's Constitution be updated to record this change.**

E/12/13

**Extension of Leisure Facilities Management Contracts in North Central Bedfordshire**

The Executive considered a report from the Executive Member for Sustainable Communities – Services that set out proposals to extend the leisure facilities management contracts in the north of Central Bedfordshire to run from 1 April 2013 to 30 September 2013 with an option to extend for up to a further 6 months until 31 March 2014. These contracts would cover the Sandy Sport and Community Centre, Saxon Pool and Leisure Centre, Biggleswade and Flitwick Leisure Centre.

In accordance with the provisions of the Council's Public Participation Procedure, the Chairman invited the member of the public who had registered to speak on this item to address the Executive:

- Mr Konstantinidis spoke with regard to Sandy Sport and Community Centre and his concerns about the extension of the contract and the associated financial implications.

The Executive Member and Deputy Executive Member for Sustainable Communities – Services responded and confirmed that a written response would be provided.

Reason for decision: To enable the facilities part of the Leisure Strategy to be developed and for the Council to use that information to consider its priorities for investment. In turn, its investment priorities would inform the specification of the leisure facility management contract to be procured in 2013.

**RESOLVED**

- 1. that the proposal to extend the contract with Stevenage Leisure Limited for the operation of the leisure facilities in the north of the area from 1 April 2013 until 30 September 2013 be approved with an option to extend for up to a further 6 months until 31 March 2014; and**

2. **that the Council's Procurement Procedure Rules be waived to allow the contract to be extended on the ground that a change of supplier would cause disproportionate technical difficulties, diseconomies of scale or significant disruption to Council services.**

E/12/14

**Disposal of Russell House and Clevedon, Dunstable Street, Ampthill, and Downing View, 1-3 Loring Road, Dunstable**

The Executive considered a report from the Executive Member for Corporate Resources seeking consent to dispose of Russell House, Clevedon and Downing View.

Members noted that the Planning Officer had indicated that there would be no objection in principle to residential/care home development at Russell House and Clevedon, subject to retention of the main Victorian building and detailed design to meet the local planning constraints.

The Executive was keen that the development of these sites should be expedited, following their disposal.

Reason for decision: To dispose of surplus properties to provide a capital receipt for the Council and to remove the overheads being incurred while the properties remained vacant.

**RESOLVED**

1. **that the Council disposes of Russell House, Clevedon and Downing View, offering them to the market on a formal tender basis;**
2. **that delegated powers be given to the Project Director, Business Services and the Deputy Leader and Executive Member for Corporate Resources to accept the best offers following close of formal tender, provided those offers are in excess of the current disposal plan valuations; and**
3. **that a turn clause be included in the contract as a condition of sale.**

(Note: The meeting commenced at 9.30 a.m. and concluded at 10.54 a.m.)

Chairman .....

Dated .....