

Minutes of the meeting of the CABINET held on WEDNESDAY 20 JUNE 2012 at 7.00 pm

Present: Councillor A Geary (Chair)
Councillors Bint, Brock and P Geary

Officers: D Hill (Chief Executive), L Bull (Corporate Director [Community Wellbeing]), T Hannam (Corporate Director [Resources]), G Tolley (Director of Children's Services), G Snelson (Director of Strategy), M Bracey (Assistant Director [Children and Families: Learning Organisation and Improvement]), N Fenwick (Assistant Director [Planning, Economy and Development]), P McCourt (Assistant Director [Law and Governance]), J Moffoot (Assistant Director [Democratic Services]), J Reed (Assistant Director [Housing]), L Ellen (Head of Housing Management), J Entwistle (Head of Infrastructure), S Gonsalves (Head of Policy and Performance), J Jones (Head of Portfolio Office) and S Muir (Committee Manager)

Also Present Councillors M Burke, Coventry, Hawthorn, Miles, White, C Williams and Zealley

Members of the Public: 14

C03 MINUTES

RESOLVED -

That the Minutes of the meetings of the Cabinet held on 3 April 2012, 18 April 2012 and 23 May 2012, be approved and signed by the Chair as correct records.

C04 ANNOUNCEMENTS

The Assistant Director (Democratic Services) was congratulated on receiving the Award of MBE for services to young people and the community of Milton Keynes in the recent Queen's Birthday Honours List.

C05 PROPOSED REVISION OF THE GUIDELINES FOR THE MANAGEMENT OF THE SHOPPING BUILDING AT CENTRE:MK, FOR TURLEY ASSOCIATES

The Cabinet received a referral from Development Control Committee held on 12 April 2012:

- That Cabinet be advised that the issue of wayfinding in Central Milton Keynes needed to be addressed.

RESOLVED -

That a written report on the issue of the wayfinding signage in Central Milton Keynes be submitted to the September 2012 meeting of the Cabinet.

C06 WIND TURBINES SUPPLEMENTARY PLANNING DOCUMENT

Cabinet noted that the Wind Turbines Supplementary Planning Document and Emerging Policy: Wind Turbines Planning Applications document had been withdrawn.

C07 HOMES AND COMMUNITIES AGENCY ASSETS

The Cabinet considered the Transfer of Homes and Communities Agency Assets. The responsible Portfolio Member advised that Officers had met with the Department of Communities and Local Government (DCLG) and the Homes and Community Agency (HCA) on 20 June 2012 and had agreed:

- Heads of Terms agreement, including the valuation of the assets.
- Timetable for securing formal approval from the Council, HCA Board, DCLG Ministers & Treasury by the end of July 2012.
- Tariff Risk Management Strategy and the residual risk share arrangement would be subject to consultation with affected landowners/developers and formal decisions about infrastructure requirements.
- Until the negotiations were completed the DCLG & HCA would need to be consulted about the tariff-related infrastructure decisions. The default position would be that the Council could take on tariff risks at the time of the biennial review unless the risk position worsened significantly.
- HCA to consider a proposition from the Council to manage any non-housing sites retained by the HCA, on the basis of a Memorandum of Understanding.

The Cabinet heard comments from other Members of the Council during consideration of this item.

RESOLVED -

1. That the Heads of Terms for the transfer of the Homes and Communities Agency assets be approved.
2. That the risks apparent in the Tariff and the development of the Risk Management Plan to mitigate these risks be noted, and the transfer of the Tariff, the potential risk to the Council and the creation of an earmarked reserve on this basis, be approved.

3. That the final costs of the Homes and Communities Agency Asset and Tariff transfer be funded in accordance with previous Cabinet resolutions.
4. That the Chief Executive, in consultation with the Leader, the Portfolio Holder for Finance and the Assistant Director (Law and Governance), be authorised to enter into a legal agreement based on the agreed Heads of Terms for the transfer of the assets, the transfer of the Tariff, the waiver of historic clawback and the transfer of the Development Control functions.
5. That the Chief Executive (in consultation with the Leader and the Deputy Leader) be authorised to take all necessary preliminary steps to establish a wholly owned "Development Company" to develop the assets on the basis of the Terms of Reference, and to seek approval for the proposed Memorandum and Articles of Association and a draft Business Plan in time for the company to be established before the asset transfer takes place.
6. That progress on the remaining parts of the negotiation be noted.

C08

AFFORDABLE RENT

The Cabinet considered a report that sought to reconfirm the Council's position regarding the acceptance of affordable rent. It was advised that there was a need for a formal review of the Affordable Housing Supplementary Planning Document.

The Cabinet heard comments from other Members of the Council and a member of the public during consideration of this item.

RESOLVED -

1. That the interim planning policy position be confirmed as requiring 30% affordable housing (25% social rent and 5% shared ownership), in accordance with Local Plan policies and the Affordable Housing Supplementary Planning Document (2007), but that if the development can be proved to be unviable and/or undeliverable, the Council may accept 'Affordable Rent' as an affordable housing tenure, to be applied on a site by site basis.
2. That the Affordable Housing Supplementary Planning Document be produced alongside the preparation of a Community Infrastructure Levy Charging Schedule and review of s106 contributions, as part of the ongoing Planning Obligations Policy Review project.

C09

HOUSING STRATEGY

The Cabinet considered a report which set out a new Housing Strategy for Milton Keynes. It identified the main issues as:

- To Increase Housing Supply,
- To tackle Existing Housing Conditions
- To improve Access to and Affordability of Housing.

The Cabinet heard comments from other Members of the Council and a member of the public during consideration of this item

RESOLVED -

1. That the Housing Strategy be approved.
2. That further public consultation on the Council's Allocations Policy (including housing homeless households in the private rented sector rather than in social housing) be approved.
3. That further public consultation on the Rent Policy for the Council's housing stock be approved.
4. That further public consultation on the new Tenancy Strategy, as required by the Localism Act 2011, be approved.
5. That a new Strategic Housing Market Assessment and Strategy as necessary to identify the scale and mix of housing and the range of tenures that the local population is likely to need over the Local Development Framework period be approved.

C10

CLOSURE OF HOUSING OFFICES

The Cabinet considered a report that reviewed the housing management service leading to a major transformation in terms of service delivery.

The review concluded that satellite housing offices did not provide value for money or supported the Council to deliver a more efficient, more local responsive service and recommended the closure of the Netherfield, West Bletchley and Lakes Estate housing offices

It was reported that widespread consultation had been carried out and alternative use of the Lakes Estate housing office in line with the regeneration programme had been considered It was likely that community use of the offices could be facilitated.

The Cabinet heard comments from other Members of the Council and 3 members of the public during consideration of this item.

RESOLVED -

1. That the closure of the Netherfield, West Bletchley and Lakes Estate housing offices, be approved.
2. That a report on the adequacy of the systems for handling customers' enquiries be submitted to the Cabinet, and that the proposed housing office closures will not be enacted until that report is received.

REGENERATION FOR MILTON KEYNES

The Cabinet considered a report that progressed the regeneration of the most deprived areas in Milton Keynes and would enable the correct governance and commissioning arrangements to be put in place to drive the regeneration of the estates in a sequential and focussed approach with the private sector and community partners. Officers reported that the approach complemented and incorporated existing community regeneration developments and contributed to Milton Keynes economic regeneration.

The Cabinet heard comments from other Members of the Council during consideration of this item.

RESOLVED -

1. That Cabinet recognise that the report represented the start of a holistic approach to regeneration which would be taken forward through a further review early in 2013.
2. That an innovative and ambitious programme to regenerate Milton Keynes' areas of deprivation, based on contributing land value as part of a package to attract private sector investment and capacity, and work with all stakeholders to seek solutions to develop, renew and maintain, be approved.
3. That the Council's objectives include upfront capital investment for estate redesign and improvement (beyond what could be afforded within the limited 'headroom' in the HRA); additional funding for the refurbishment of existing housing stock and tackling fuel poverty; net additional social housing units; enhanced commercial and retail facilities in the regeneration areas; and improved social and economic outcomes for residents.
4. That the physical regeneration of estates be the catalyst for economic, social and human regeneration.
5. That the proposed programme, working up an Outline Business Case (OBC) which would identify the most effective route for undertaking the refurbishments, the provision of the necessary investment and the acquisition of the required development and construction skills, through the related procurement of strategic partner/s to help deliver the Council's regeneration and wider Corporate Plan objectives, be approved.
6. That the Outline Business Case (OBC) incorporate specific solutions for the Lakes Estate, but should be designed to be replicable for addressing the needs of the other estates and provide for a procurement mechanism that could be rolled forward to other estate refurbishment / re-investment projects. The development of the OBC should be dynamic and evolutionary, seeking out innovative solutions and models to meet diverse and shifting needs and demands as Milton Keynes continues to grow and change.

7. That a Regeneration Board be established to provide effective governance for the Programme.
8. That the Assistant Director (Housing), on the advice of the Board and in consultation with the portfolio holder and the Corporate Director Resources, be authorised to take all necessary steps to prepare an OBC as a basis for seeking Cabinet authority to tender for the procurement of a strategic partnership/s to enable the achievement of the objectives outlined above.

C12 PROVISIONAL OUTTURN 2011/212 REVENUE BUDGET AND CAPITAL PROGRAMME

The Cabinet considered a report that advised the outturn position for the General Fund; Housing Revenue Account (HRA) and Dedicated Schools Grant.

RESOLVED -

1. That the overall outturn position be noted.
2. That the overall General Fund revenue position (an underspend of £0.282m), be noted.
3. That two new reserves anticipating potential future liabilities be established.
4. That the outturn and funding position for the Capital Programme 2011/12 be noted.
5. That the treasury activity during the year and outturn report, be noted.
6. That a write off of £178,184.66, be approved.

C13 CAPITAL PROGRAMME REVISIONS AND SPEND APPROVALS

The Cabinet considered revisions to the Capital Programme and Spend Approvals Report

RESOLVED -

1. That the resource allocation and spend approval for additions to the Capital Programme 2012/13, previously agreed by Delegated Decisions on 25 April and 9 May 2012, be noted.
2. That the amended resource allocation and spend approvals for the Capital Programme 2012/13, be approved.
3. That the funding position for the Capital Programme 2012/13 be noted.

C14 CORPORATE PROJECT DASHBOARD

The Cabinet considered the Corporate Project Dashboard giving a summary of the performance of various management projects.

The Cabinet heard comments from other Members of the Council during consideration of this item.

It was requested that a written explanation of the term “contractual compensation events” and the change in status of Item 4 (Wolverton Station) from green to amber /red be supplied to Cabinet.

RESOLVED -

1. That the Corporate Project Dashboard and supporting report be noted and the information used as a benchmark for further debate and discussion.
2. That individual Cabinet Members be invited to request further information, where required, on specific projects that may be causing concern within their portfolios and provide challenge to officers and updates to future Cabinet meetings.

C15

CORPORATE PERFORMANCE REPORT - QUARTER 4

The Cabinet considered a summary of the corporate and service performance for Quarter 4 of 2011/12. It was noted that in 2012/13 reporting would be against the Corporate Plan 2012-16 adopted by Council on 10 January 2012.

The Cabinet heard comments from other Members of the Council during consideration of this item.

RESOLVED -

That the corporate performance for Quarter 4 2011/12, be noted.

C16

POTENTIAL ACQUISITION OF THE FREEHOLD OF SAXON COURT OFFICES

The Cabinet considered the option to purchase the freehold of Saxon Court as the property had been unexpectedly placed on the market and the freehold acquisition represented better value for money for the taxpayer.

The Cabinet heard comments from other Members of the Council during consideration of this item.

RESOLVED -

1. That the public and press representatives be excluded from the meeting by virtue of Paragraph 3 (Information relating to the Financial or Business Affairs of the Authority) of Part I of Schedule 12A of the Local Government Act 1972, in order that the Annex to this item be considered.
2. That approval be given to the acquisition of the freehold interest in the Saxon Court office building.

C17

CABINET APPOINTMENTS 2012/13

The Cabinet considered appointments to various outside bodies and Cabinet Advisory groups.

The Cabinet heard comments from other Members of the Council during consideration of this item.

RESOLVED -

That the appointments to outside bodies and Cabinet Advisory groups as shown in the Annex attached to these Minutes be approved.

C18

CABINET PROCUREMENT COMMITTEE - 4 AND 17 APRIL 2012

RESOLVED -

That the Minutes of the meetings of the Cabinet Procurement Committee held on 4 and 17 April 2012 be noted.

THE CHAIR CLOSED THE MEETING AT 10.00. PM

DRAFT