

**MINUTES OF THE MEETING OF THE CABINET
HELD ON WEDNESDAY, 14 SEPTEMBER 2011**

COUNCILLORS

PRESENT Doug Taylor (Leader of the Council), Achilleas Georgiou (Deputy Leader), Chris Bond (Cabinet Member for Environment), Bambos Charalambous (Cabinet Member for Culture, Sport and Leisure), Del Goddard (Cabinet Member for Business and Regeneration), Ahmet Oykener (Cabinet Member for Housing) and Andrew Stafford (Cabinet Member for Finance and Property)

ABSENT Christine Hamilton (Cabinet Member for Community Wellbeing and Public Health), Donald McGowan (Cabinet Member for Adult Services and Care) and Ayfer Orhan (Cabinet Member for Children & Young People)

OFFICERS: Rob Leak (Chief Executive), Ian Davis (Director of Environment), Ray James (Director of Health, Housing and Adult Social Care), Andrew Fraser (Director of Schools & Children's Services), Neil Rousell (Director of Regeneration, Leisure & Culture), Asmat Hussain (Assistant Director Legal), John Austin (Assistant Director - Corporate Governance) and James Rolfe (Director of Finance, Resources and Customer Services) Penelope Williams (Secretary)

Also Attending: Councillors Levy, Sitkin and Lemonides and two members of the public

**1
APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Ayfer Orhan (Cabinet Member for Children and Young People), Councillor Christine Hamilton (Cabinet Member for Community Wellbeing and Public Health) and Councillor Don McGowan (Cabinet Member for Adult Services and Care).

**2
DECLARATION OF INTERESTS**

There were no declarations of interest.

**3
URGENT ITEMS**

NOTED that the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local

Authorities (Executive Arrangements) (Access to Information) (England) Amendment Regulations 2002. These requirements state that agendas and reports should be circulated at least 5 clear days in advance of meetings.

**4
DEPUTATIONS AND PETITIONS**

NOTED that no requests for deputations (with or without petitions) had been received for presentation to this Cabinet meeting.

**5
ITEMS TO BE REFERRED TO THE COUNCIL**

AGREED that the following items be referred to full Council:

1. Report No.74 – Scrutiny Annual Work Programme 2011/12
2. Report No.77 – Enfield Joint Stroke Strategy 2011-2016

**6
ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY
PANEL/SCRUTINY PANELS**

Councillor Doug Taylor (Leader of the Council) welcomed Councillor Alan Sitkin (Vice-Chairman of the Overview and Scrutiny Committee) to the meeting and invited him to present the following report to the Cabinet.

Councillor Alan Sitkin (Vice-Chairman of the Overview and Scrutiny Committee) introduced the report of the Overview and Scrutiny Committee (No.74) setting out the annual work programme for the Council's Scrutiny Panels and Overview and Scrutiny Committee.

NOTED

1. Councillor Sitkin felt that, although challenging, the scrutiny work programme could be completed within one year.
2. A feature of this year's programme was an increase in cross panel working.
3. Overview and Scrutiny would have an opportunity to feed into the Cross Party Enquiry into the recent disturbances in Enfield which was due to be set up at the following week's Council meeting. This enquiry would report back directly to Council.
4. A joint review had been set up involving both Scrutiny and the Enfield Strategic Partnership to continue the work of the Young People's Life Opportunities Commission.

Alternative Options Considered: No other options had been considered as the Overview and Scrutiny Committee was required, under the Council's Constitution, to present an annual scrutiny work programme to Council for adoption.

RECOMMENDED TO COUNCIL to formally adopt the annual Scrutiny Work Programme 2011/12 having considered any comments from CMB and Cabinet.

Reason: To comply with the requirements of the Council's Constitution.
(Key decision – reference number 3366)

**7
REVENUE MONITORING REPORT JULY 2011**

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Finance, Resources and Customer Services (No.75) setting out the Council's revenue budget monitoring position based on information to the end of July 2011.

NOTED

1. The revenue outturn projection of £861,000 overspend in 2011/12.
2. The report presented a snapshot of the current position, but monitoring was taking place continuously.
3. Expenditure pressures were mostly demand led.
4. Information on the current position as regards the Residents Priority Fund was provided in page 13 of the report.
5. Of the £34.5 million savings agreed by the Council at the start of this financial year, 85% have been achieved; 15% remain to be found. Councillor Stafford was confident that the remaining £5 million would be achieved by the end of the year.
6. The Section 151 Officer, Director of Finance, Resources and Customer Services, James Rolfe had found no deterioration in the current situation and there was clear evidence of sound financial management.

Alternative Options Considered: Not applicable to this report.

DECISION: The Cabinet agreed that departments reporting pressures should formulate and implement action plans to ensure that they remain within budget in 2011/12.

Reason: To ensure that Members were aware of the projected budgetary position for the Authority, including all major budget pressures and

underspends which had contributed to the present monthly position and that were likely to affect the final outturn.

(Key decision – reference number 3321)

8

**CAPITAL PROGRAMME MONITOR FIRST QUARTER JUNE 2011-
BUDGET YEAR 2011-12**

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Finance, Resources and Customer Services (No.76) informing Members of the current position regarding the Council's 2011 to 2015 capital programme taking into account the latest re-profiling information for all capital schemes.

NOTED

1. The report provides information on the re-profiling of the 2011/15 capital programme.
2. The capital expenditure budget had been reduced by £4.6 million. Total capital expenditure would now be £142 million including £42 million which had slipped from last year's programme. This will be spent this year.
3. Additional capital items worth £10 million will be funded from earmarked resources.
4. Because of prudent and sustainable management, the Council had sufficient room to meet current commitments. However future capital will have to be borrowed.
5. The MUGA and Youth Shelter at Meyer Green that have been deleted from the capital programme will be provided with money from elsewhere.
6. Information on the parks capital expenditure had been altered.

Alternative Options Considered: None stated.

DECISION: The Cabinet agreed

1. the re-profiled four year programme;
2. the revised prudential indicators;
3. that the reduction of the capital programme by £4.6m in 2011/12 following a review that identified specific projects as low priority or where funds were no longer required.

Reason: To monitor the current position of the Council's capital programme.

(Key decision – reference number 3319)

9

ENFIELD JOINT STROKE STRATEGY 2011-2016

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Health, Housing and Adult Social Care (No.77) proposing the agreement of a 5 year Enfield Stroke Strategy jointly with NHS Enfield.

NOTED

1. The contents of the report;
2. In 2010 the Care Quality Commission had judged stroke services in Enfield to be performing poorly.
3. This strategy has been put together, addressing the Care Quality Commission recommendations, and following wide consultation across the borough, with all interested parties.
4. Improvements have already taken place; improvements to rehabilitation, reducing costs, preventing suffering and in saving lives.
5. Work is being targeted on the East of the Borough, where problems are greatest.
6. There is a demand for more gyms in parks. The suggestion was made that these could be funded by parks if money was available.

Alternative Options Considered: The Strategy sets out the case for change and the rationale for the priorities chosen and supported by local stakeholders. It proposed an approach to commissioning Stroke Services that was consistent with national policy drivers and was in line with existing Council and NHS Enfield strategies.

RECOMMENDED TO COUNCIL to approve the Enfield Joint Stroke Strategy 2011-2016 and associated implementation plan.

Reason: The Strategy was intended to meet the government's key objectives for the delivery of services to meet the needs of people with stroke and ensure that the best possible services were provided for our residents in Enfield over the next five years.

(Key decision – reference number 3269)

10

SMALL HOUSING SITES (SHELTERED AND HOSTEL BLOCKS) STAGE ONE REPORT

CABINET - 14.9.2011

Councillor Ahmet Oykenar (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care (No.78) seeking authority to commence the procurement of a demolition contractor to demolish two or more small housing sites.

NOTED

1. Report No.90 also referred, as detailed in Minute No.28 below.
2. Some of the properties on these sites had been boarded up for a long time, were unsightly and had attracted much criticism and concern from local residents.
2. The report puts forward proposals for their future, recommending the demolition of two of the blocks and disposal of the hostel accommodation.
3. Capital receipts will be reinvested in affordable housing.
4. Option appraisals will be carried out on six former sheltered housing sites and a further report made to Cabinet in March 2012.
5. Discussions were taking place at the North London Strategic Alliance (NLSA), looking at ways to develop small sites, adding value and improving disposal by packaging groups of similar properties together. It was suggested that officers consider linking into the NLSA proposals, when considering disposal options.
6. Concerns were expressed that the sites were properly secured to prevent the risk of squatters.
7. The Councillor Doug Taylor Leader of the Council welcomed the actions taking place.

Alternative Options Considered: To do nothing. This was not considered to be a feasible option because the sites were continuing to cost the Council money to maintain and secure; this expenditure was unsustainable and did not represent value for money. Doing nothing did not help the Council to address the shortage of houses in the Borough and there were opportunity costs to consider.

DECISION: The Cabinet

1. authorised the demolition of Jasper Close and Tudor Crescent as detailed in paragraph 4.4 of the report;
2. noted that a competitive procurement process would be undertaken to select a demolition contractor;

CABINET - 14.9.2011

3. noted the intention to seek Cabinet authority to appoint a demolition contractor in March 2012;
4. authorised the budgetary resources to finance the cost of technical advice to project manage the selection of a demolition contractor;
5. authorised the implementation of improved site security measures in accordance with paragraph 3.9 of the report;
6. noted the intention to undertaken an options appraisal on sites 1-6 detailed in the report and to report to Cabinet in March 2012 with the outcome of the options appraisal and a future use strategy for each site.

Reason: The main reasons for seeking to resolve the future of the small housing sites were: the blocks were in a poor condition; the blocks no longer met current building standards; the blocks were costing the Council money to secure; to improve the financial net position to the Council; the blocks were attracting complaints from residents; to provide additional affordable housing properties.

(Key decision – reference number 3184)

11

ENFIELD BIODIVERSITY ACTION PLAN

Councillor Del Goddard (Cabinet Member for Business and Regeneration) introduced the report of the Director of Regeneration, Leisure and Culture and Director of Environment (No.79) seeking approval of the Enfield Biodiversity Action Plan.

NOTED

1. Most other boroughs, particularly the larger greener boroughs already have a biodiversity action plan.
2. In order to implement it properly it will be necessary to create a biodiversity officer post and to provide the funding to support it.
3. The new officer will provide the specialist expertise needed internally to deliver the actions in the plan.
4. Officers were thanked for finding the money for the project.

Alternative Options Considered: Not to implement the Biodiversity Action Plan. This would result in fewer internal and external resources for biodiversity conservation, reduced biodiversity outcomes and it would be difficult for the Council to demonstrate its commitment to the NERC Act and the biodiversity duty and protected species legislation. Other options for delivery would be explored over the course of the trial period of two years. These include

sharing resources with the Lee Valley Regional Park, neighbouring boroughs and securing external grant funding to reduce the overall cost to the council.

DECISION: The Cabinet agreed

1. to approve the funding and creation of the Biodiversity Officer post initially for two years;
2. that subject to decision 1 above, to approve the adoption of the Biodiversity Action Plan.

Reason: To ensure a holistic and co-ordinated approach to biodiversity conservation which can then support the service areas.

(Key decision – reference number 3176)

12

ENFIELD'S LOCAL IMPLEMENTATION PLAN (LIP) PROPOSALS SUBMISSION REPORT FOR 2012/13

Councillor Chris Bond (Cabinet Member for Environment) introduced the report of the Director of Environment (No.80) outlining Enfield's Local Implementation Plan proposals for 2012-13.

NOTED the list of projects set out, according to Transport for London priorities, described in tables 2-7 at the end of the report.

Alternative Options Considered: NOTED the alternative options considered and consultation details set out in section 5 of the report.

DECISION: The Cabinet agreed to approve

1. the expenditure proposals for 2012-13 outlined in tables 2 to 7 of the report, in principle;
2. delegation of authority to the Cabinet Member for Environment to approve the final version of Enfield's Local Implementation Plan (LIP) proposals for 2012-13, for submission to Transport for London by 30 September 2011.

Reason: To enable Enfield's Local Implementation Plan funding proposals for 2012-13 to be submitted to Transport for London. This submission of the proposals to TfL was essential in order to obtain release of the allocated funds ready for expenditure in the financial year.

(Key decision – reference number 3330)

13

ARRANGEMENTS FOR THE EQUALITY FRAMEWORK FOR LOCAL GOVERNMENT ASSESSMENT

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.82) updating Members on arrangements for the external assessment of equalities performance across the Council and partners against the Equality Framework for Local Government.

NOTED

1. The proposed arrangements for the peer challenge to assess the Council's performance against the "Excellent" level of the new Equality Framework for Local Government in November 2011, as laid out in sections 3.4 and 3.5 of the report;
2. That self evaluation and case studies documents had been produced;
3. How much work had taken place for the Council to achieve this equality standard.

Alternative Options Considered: No other options had been considered as this was considered to be the best measure of equalities performance available.

Reason: Successful accreditation would enhance Enfield's image and reputation from the perspective of our customers, staff, partners and other local authorities.

(Non key)

14

PREFERRED FUTURE USE FOR THE SITE OF OASIS ACADEMY HADLEY IN BELL LANE, ENFIELD HIGHWAY

NOTED that the report had been withdrawn from the agenda and deferred to a future Cabinet meeting.

15

COVERACK CLOSE REGENERATION: INITIATION REPORT

Councillor Ahmet Oykenar (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Regeneration, Leisure and Culture (No.84) detailing the findings of an initial consultation exercise with the residents and highlighting stock condition issues.

NOTED

1. That Report No.88 also referred, as detailed in Minute No.26 below.
2. The report relates to Shepcot House, Coverack Close and Beardow Grove. The buildings are in poor condition and need continual

CABINET - 14.9.2011

maintenance. The life-span of the buildings had come to an end and would cost large amounts to maintain in the future.

3. Local residents and ward councillors have been consulted on the proposals. In the initial consultation over 50% of those residents living on the estate responded to the council's questionnaire and 70% of those were highly supportive of the proposals.
4. Councillor Goddard expressed confidence in the project timetable and the way the process had been dealt with.
5. The Council Leader was concerned to ensure that sufficient finances were in place.

Alternative Options Considered: To continue to maintain the stock and include in the Decent Homes programme. Much of the stock within Shepcot House and Coverack Close is classed as non-decent. Many of the flats require new kitchens and bathrooms as well as new windows to Shepcot House. Structural works are also required with architectural services identifying concrete spalling as well as potential strengthening works to the large panel system blocks. Government funding to the decent homes programme has been cut and therefore the funds are not available to bring all of the council's stock up to decent homes standard. Tough decisions are required to prioritise which estates benefit from the limited financial resources available.

DECISION: The Cabinet

1. noted the justification for prioritising an estate renewal scheme for Coverack Close;
2. noted the outcome of the initial consultation exercise;
3. agreed to make a resolution to demolish Shepcot House (118-89) and the six low-rise blocks at Coverack Close (1-72). Further consultation and exploration of options was required on the future of Beardow Grove;
4. agreed that further consultation on development options be carried out with residents and key local stakeholders and that a preferred development option is brought back to Cabinet for decision.

Reason: A full redevelopment option for Shepcot House and Coverack Close would address the stock condition concerns and improve the quality of life for residents by redeveloping the existing buildings and delivering new homes that meet the needs of the existing population.

(Key decision – reference number 3347)

Councillor Ahmet Oykenner (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Regeneration, Leisure and Culture (No.85) describing the procurement process and providing an update on progress made towards achieving vacant possession, completing demolition and facilitating the provision of a GP centre in the new Highmead development.

NOTED

1. that Report No.89 also referred, as detailed in Minute No.27 below:
2. Officers were working closely with tenants and residents to ensure that the proposals were what local people wanted.
3. Work to obtain vacant possession from the three remaining retailers was being undertaken.
4. The proposals will regenerate an area in need.

Alternative Options Considered: The only alternative to selecting a bidder for the Highmead site from this process would be to abort the procurement. Aborting the procurement would cause a delay of approximately nine to eighteen months and would not help the Council to achieve its regeneration objectives for the Edmonton area.

DECISION: The Cabinet agreed to

1. appoint Bidder B as the Council's preferred development partner for the Highmead project;
2. authorise the repurchase of all remaining Highmead commercial tenants to be delegated to the Assistant Director of Property Services in consultation with the Cabinet Member for Finance and Property;
3. endorse the Highmead GP Centre Business Case and authorise a covering letter of support to be jointly signed by the Leader of the Council and Chief Executive of the Council.

Reason: To deliver all of the Council's key objectives for the site.
(Key decision – reference number 3306)

17

ALMA ESTATE REGENERATION SCHEME - INITIATION REPORT

Councillor Ahmet Oykenner (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Regeneration, Leisure and Culture (No.86) explaining the consultation process that would be undertaken with residents.

NOTED

1. This estate and the surrounding area are in need of regeneration. The estate is run down and large sums are being spent on maintenance.
2. Officers have started talking to residents and have received early positive responses to the proposals.
3. There will be a further report to Cabinet, on the consultation outcomes, in Spring 2012.
4. The Council Leader was aware that this was a long term project; he wanted to ensure that the proposals had the tenants' support, and that sufficient finances were in place.

Alternative Options Considered: To undertake basic decent homes works. This option involved improving the estate to a basic decent homes standard and included internal works only. This option was currently unfunded and would not bring the regeneration benefits that the area needs.

DECISION: The Cabinet

1. noted and approved the consultation process as set out in the report;
2. agreed to delegate authority to approve the demolition (in full or part) and rebuild of the Alma Estate to the Director of Health, Housing and Adult Social Care, the Director of Finance, Resources and Customer Services, the Cabinet Member for Housing and the Cabinet Member for Finance and Property, subject to the outcome of the Test of Opinion;
3. noted the intention to take a report to Cabinet in 2012, after the conclusion of the consultation, setting out plans to regenerate the Alma Estate.

Reason: The approach of consulting residents prior to making major decisions was consistent with the Labour Administration's policy of widening the decision making process to incorporate the views of the local community, It was also consistent with the government's Localism agenda.

(Key decision – reference number 3373)

18

ASSET MANAGEMENT POTENTIAL DISPOSAL OF COUNCIL OWNED PROPERTIES BY THE END OF DECEMBER 2013

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Finance, Resources and Customer Services (No.87) advising on the progress of the disposal programme.

NOTED

CABINET - 14.9.2011

1. The list of properties targeted for disposal had been split into two parts; those targeted for disposal between September 2011 and March 2012 and those between September 2011 and December 2013.
2. These were assets – no longer needed - that had been identified for disposal to help provide future capital programme funding.

Alternative Options Considered: Continuing to own the existing property estate and not dispose of property. Such a strategy would not deliver the much needed capital receipts. Borrowing more money was considered to be a less favourable option than disposing of property.

DECISION: The Cabinet

1. agreed to authorise the disposal of properties shown at Appendix 1 of the report and delegate to the relevant Cabinet Member (in conjunction with the Cabinet Member for Finance, Resources and Customer Services and the relevant Director) the final agreement of terms for individual disposals as follows:
 - (a) providing the property is shown in Appendix 1 of the report;
 - (b) or, in the unlikely event that alternative property is identified (not shown in Appendix 1 of the report) which is introduced to the programme, such alternative property must have previously been subject to an Urgent Decision and for which such transaction and reasons for the urgent action is reported at the next Cabinet meeting;
 - (c) recognises the advantages to the HRA business finance model as set out in clause 8.1.6 of the report if the HRA property sales can be achieved by 31 March 2012 and authorises urgency powers, as necessary, to those Cabinet Members as described in 2.1 above to facilitate the final agreement of terms given the short time period available to officers to optimise the HRA position once the due diligence and marketing periods commence;
 - (d) notes that: investigations are taking place regarding the potential of each property shown at Appendix 1 of the report, and that as the results of investigations become more apparent, the list of properties may be reviewed and changed as appropriate. Additional legal and property resources will be required to enable the disposal site to be achieved within timescales;
 - (e) notes that: future reports will list further properties to be added to the disposal programme.

Reason: Property disposal is necessary to enable the Council to achieve its objectives.

(Key decision – reference number 3295)

19

CABINET AGENDA PLANNING - FUTURE ITEMS

NOTED the provisional list of items scheduled for future Cabinet meetings.

20

KEY DECISIONS FOR INCLUSION ON THE COUNCIL'S FORWARD PLAN

NOTED that the next Forward Plan was due to be published on 16 September 2011, this would cover the period from 1 October 2011 to 31 January 2012.

21

MINUTES

NOTED that Councillors Vince, Neville and Laban should have been included as also attending the meeting held on 24 August 2011.

AGREED that the minutes of the previous meeting of the Cabinet held on 24 August 2011 be confirmed and signed by the Chairman as a correct record with the above amendment.

22

MINUTES OF LOCAL DEVELOPMENT FRAMEWORK CABINET SUB-COMMITTEE

NOTED, for information, the minutes of a meeting of the Local Development Framework Cabinet Sub-Committee held on 14 July 2011.

23

ENFIELD STRATEGIC PARTNERSHIP FEEDBACK

NOTED that there were no written updates to report to this meeting.

24

ITEMS FOR INFORMATION

1. In Memory of 9/11

The Leader, Councillor Doug Taylor, reminded members that 10 years ago they had suspended the Cabinet meeting as a mark of respect for those who had died during the 9/11 USA attacks and had also arranged for an American Plane Tree to be planted outside the Civic Centre. He asked members to reflect on how the world had changed over the past 10 years.

2. Chase Farm Hospital Decision

Members supported the decision of the Leader to ask The Head of Legal to determine whether the Council had sufficient grounds to mount a judicial review into the recent Government decision affecting the provision at Chase

Farm Hospital. If there was a strong case, then the Council would consider referring the issue to judicial review.

25

DATE OF NEXT MEETING

NOTED that the next meeting of the Cabinet was scheduled to take place on Wednesday 12 October 2011 at 8.15pm at the Civic Centre.

Councillors Bambos Charalambous, Ahmet Oykenner and Achilleas Georgiou asked for their apologies to be noted in advance for the next meeting.

26

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the items of business listed on part 2 of the agenda on the grounds that they involve the likely disclosure of confidential information as defined in Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).

27

COVERACK CLOSE REGENERATION: INITIATION REPORT

Councillor Ahmet Oykenner (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Regeneration, Leisure and Culture (No.88).

NOTED

1. that Report No.84, also referred as detailed in Minute No.15 above;
2. Communities and Local Government guidance had been received on issues relating to stock condition, but this was not material to the proposals for Coverack Close.
3. The proposals outlined in the report will manage the risks identified by Architectural Services.

Alternative Options Considered: NOTED the alternative options considered as detailed in section 4 of the report.

DECISION: The Cabinet

1. noted the stock condition information which had been provided by Architectural Services and reviewed by Strategic Housing;

2. agreed that further consultation on development options be carried out with residents and key local stakeholders and that a preferred development option be brought back to Cabinet for decision.

Reason: The preferred option demonstrated that the Council had recommended to put in place measures which were appropriate to the risk and that there was a workable timescale in which the risk could be fully mitigated.

(Key decision – reference number 3347)

28

HIGHMEAD DEVELOPMENT PARTNER SELECTION

Councillor Ahmet Oykenar (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Regeneration, Leisure and Culture (No.89) which was circulated at the meeting and collected in following discussion.

NOTED

1. Report No.85 also referred as detailed in Minute No.16 above.
2. The bid that members are being recommended to accept increases the amount of affordable housing; includes positive steps to encourage and assist first time buyers, providing compatibility with Code 4 for sustainable homes.
3. The development agreement with the developer will be signed as soon as possible.
4. There were two to three objections to the compulsory purchase orders for the remaining occupied retail premises.
5. The Council is in a relatively strong position as regards the negotiations with the three remaining retail properties.
6. The preferred contractor had included a number of assumptions in their bid.
7. The section 106 agreement would include contributions for amenity space, education, public art and the fitting out of a new community building. The developer has also committed funds to improve adjacent roads and pavements.
8. There was onsite affordable housing provision rather offsite provision.
9. The Council is in a relatively strong negotiating position as regards the compulsory purchase orders on the three remaining retail properties.
10. Any public enquiry would be completed by Spring 2012.

11. Peter George and his colleagues were thanked for their work on this project.

Alternative Options Considered:

The alternative options are set out in report number 85.

DECISION:

1. To appoint Bidder B as the Council's preferred development partner for the Highmead project.
2. To authorise the repurchase of all remaining Highmead commercial tenants being delegated to the Assistant Director of Property Services in consultation with the Cabinet member for Finance & Property.
3. To endorse the Highmead GP Centre Business Case and authorise a covering letter of support to be jointly signed by the Leader and Chief Executive of the Council.
4. To authorise the Council's Legal Services to obtain all the necessary statutory consents and to exchange contracts in respect of the Development Agreement and all other associated legal documentation that the Council is obligated to complete to comply with the Development Agreement including those agreements that will govern the relationship between the preferred development partner and the Council.
5. To authorise the Council to complete the Section 106 Agreement in its capacity as the freehold owner of the site.
6. To authorise the Council to complete a Nominations Agreement with the Registered Provider partner of Bidder B for this development.
7. To delegate authority to the Authorised Officer within Legal Services to complete the Development Agreement, the Sec. 106 Agreement, the Nominations Agreement's and all other associated legal documentation that the Council is obligated to complete to comply with the Development Agreement including those agreements that govern the relationship between the preferred development partner and the Council.
8. To note the actions still required by the Council post contract closure.
9. To authorise the appropriation for planning purposes of the Highmead site pursuant to Section 122 of the Local Government Act 1972 and authorise the exercise of the Council's powers pursuant to Section 237 of the Town and Country Planning Act 1990 to override all adverse rights.

Reason: The reasons are set out in the Part 1 section of the report.

(Key decision – reference number 3306)

29

SMALL HOUSING SITES (SHELTERED AND HOSTEL BLOCKS) STAGE ONE REPORT

Councillor Ahmet Oykenar (Cabinet Member for Housing) introduced the report of the Director of Health, Housing and Adult Social Care (No.90).

NOTED that Report No.78 also referred, as detailed in Minute No.10 above.

Alternative Options Considered: As detailed in Report No.78, Minute No.10 above refers.

DECISION: The Cabinet agreed to authorise the budgetary resources to finance the cost of technical advice to project manage the selection of a demolition contractor in accordance with paragraphs 3.2 – 3.3 of the report.

Reason: As detailed in Report No.78, Minute No.10 above refers.

(Key decision – reference number 3184)