

**MINUTES OF THE MEETING OF THE CABINET  
HELD ON TUESDAY, 15 MARCH 2016**

**COUNCILLORS**

**PRESENT** Doug Taylor (Leader of the Council), Achilleas Georgiou (Deputy Leader), Daniel Anderson (Cabinet Member for Environment), Nneka Keazor (Cabinet Member for Public Health and Sport), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection), Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) and Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development)

**Associate Cabinet Members (Non-Executive and Non-Voting):** Bambos Charalambous (Enfield West), Vicki Pite (Enfield North) and George Savva MBE (Enfield South East)

**ABSENT** Yasemin Brett (Cabinet Member for Community Organisations and Culture), Alev Cazimoglu (Cabinet Member for Health and Social Care) and Andrew Stafford (Cabinet Member for Finance and Efficiency)

**OFFICERS:** Rob Leak (Chief Executive), James Rolfe (Director of Finance, Resources and Customer Services), Ian Davis (Director of Regeneration & Environment), Ray James (Director of Health, Housing and Adult Social Care), Tony Theodoulou (Interim Director Children's Services), Asmat Hussain (Assistant Director Legal & Governance Services), Jayne Middleton-Albooye (Head of Legal Services), Marc Clark (Project Manager - Ponders End), Sarah Carter (Head of Development and Estate Renewal) and Suzanne Linsey (Press Officer) Jacqui Hurst (Secretary)

**Also Attending:** Councillor Derek Levy (Chair of the Overview and Scrutiny Committee)

**1**

**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Alev Cazimoglu (Cabinet Member for Health and Social Care), Councillor Andrew Stafford (Cabinet Member for Finance and Efficiency) and Councillor Yasemin Brett (Cabinet Member for Community Organisations and Culture).

**2**

**DECLARATION OF INTERESTS**

Councillors Doug Taylor (Leader of the Council), Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) and Alan Sitkin (Cabinet

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Member for Economic Regeneration and Business Development) declared non-pecuniary disclosable interests in respect of Report Nos. 200 and 202 – The Electric Quarter – Ponders End (Start on Site) (Minute Nos. 13 and 22 below refer), in their capacity as Directors of the Lea Valley Heat Network (Energetik) which could provide heating in the future to the Electric Quarter. This was a Council company and the Members would not receive any financial benefits in their capacity as Directors of the company.

Councillors Achilleas Georgiou (Deputy Leader) and Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) declared non pecuniary disclosable interests in their capacity as Council Board members of both Enfield Innovations and Housing Gateway in relation to the discussions on Report Nos. 199 and 201 – Small Housing Sites Phase 2: Group A Delivery as detailed in Minute Nos. 12 and 21 below. These were Council companies and the Members would not receive any financial benefits in their capacity as Board members. James Rolfe (Director of Finance, Resources and Customer Services) and Asmat Hussain (Assistant Director – Legal and Governance) also declared their interests with regard to their membership and involvement of the Boards.

### 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 and Meetings) (England) Regulations 2012, with the exception of the reports listed below. These requirements state that agendas and reports should be circulated at least 5 clear days in advance of meetings.

Report Nos. 203 and 204 – Purchase of Ridge House Clinic (Minute Nos.14 and 23 below refer).

**AGREED**, that the above reports be considered at this meeting.

### 4

#### **DEPUTATIONS**

NOTED, that no requests for deputations had been received for presentation to this Cabinet meeting.

### 5

#### **ITEMS TO BE REFERRED TO THE COUNCIL**

**AGREED**, that the following reports be referred to full Council:

1. Report No.198 – Adoption of Enfield's Community Infrastructure Levy Charging Schedule

2. Report Nos. 199 and 201 – Small Housing Sites Phase 2: Group A Delivery (for the recommendation to Council regarding the addition to the Council's capital programme)

**6**

**REVENUE MONITORING REPORT 2015/16: JANUARY 2016**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.193) setting out the Council's revenue budget monitoring position based on information to the end of January 2016.

**NOTED**

1. James Rolfe (Director of Finance, Resources and Customer Services) drew Members' attention to Table 2 in the report setting out the forecast outturn table, net controllable budget/spend. It was noted that a balanced budget was forecast for 2015/16. Members' noted the significant work that would be required to manage the 2016/17 budget.
2. That the implications for the Council's future budget planning, arising from the Government's Budget announcements on 16 March 2016, were awaited.

**Alternative Options Considered:** Not applicable to this report.

**DECISION:** The Cabinet agreed

1. To note the balanced outturn which had been achieved by the use of one-off earmarked reserves and in-year savings.
2. That departments reporting pressures take management action to remain within budget in 2015/16 and minimise the use of reserves.
3. To note the proposed budget changes summarised in Table 2 of the report to address the overspend by the planned use of Reserves and Corporate Contingency.
4. To delegate to the Cabinet Member for Finance and Efficiency the ongoing review of the 2016/17 budget to ensure that timely action was taken if the pressures in 2016/17 continue to increase.

**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 4176)**

**CAPITAL PROGRAMME MONITOR THIRD QUARTER DECEMBER 2015:  
BUDGET YEAR 2015-16**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.194) informing Members of the current position up to the end of December 2015 regarding the Council's Capital Programme (2015-19).

NOTED the progress of the key projects programmed for 2015/16 as set out in section 4 of the report. Good progress was being made across all areas of the Council.

**Alternative Options Considered:** Not applicable to this report.

**DECISION:** The Cabinet agreed to note the report.

**Reason:** To ensure that Members were kept informed of the current position regarding the Council's capital programme.

**(Key decision – reference number 4155)**

**8**

**QUARTERLY CORPORATE PERFORMANCE REPORT**

Councillor Achilleas Georgiou (Deputy Leader of the Council) introduced the report of the Chief Executive (No.195) informing Members of the latest available performance data to the end of quarter three 2015/16.

NOTED

1. Councillor Georgiou requested that future reports be formatted with appropriate letters to indicate the values of the indicators rather than coloured boxes for ease of reference.
2. That there were 61 indicators of which 58 had targets. 35 indicators were rated green which was an improvement on last year.
3. Cabinet Members were asked to review the indicators within their own areas of responsibility and discuss any areas of concern with their respective officers.
4. That a number of the indicators were outside of the direct control of the Council with the involvement of other agencies including the NHS and Police.

**Alternative Options Considered:** Not to report on the Council's performance. This would make it difficult to assess progress made on achieving the Council's main priorities and to demonstrate the value for money being provided by Council services.

**DECISION:** The Cabinet agreed to note the progress made towards delivering the identified key priority indicators for Enfield.

**Reason:** To update Cabinet on the progress made against all key priority performance indicators for the Council.

**(Key decision – reference number 4242)**

9

## **ESTABLISHMENT OF LOCAL LONDON**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Chief Executive (No.196) setting out how Local London would operate and seeking agreement to Enfield joining Local London.

NOTED

1. That Redbridge Council had been nominated as the Accountable Body and would manage the partnership's finances. A formal legal agreement was currently being prepared.
2. That Bexley Council was also likely to join Local London. This would in total represent approximately 25% of the population of London as a whole.
3. That the devolution agenda was more complex in London with a different legal structure to other parts of the country. Local London was a politically led organisation whose key purpose was to collaborate and co-ordinate a range of activities that came from greater devolution of powers from government and to generate sustainable growth and long-term benefits for the sub-region.
4. That the first significant area of work would focus on Skills and Employment. Councillor Taylor highlighted aspects of this area of work and the range of services currently undertaken by the boroughs represented. The complexities of the work within the sub-region, as represented by Local London was recognised.
5. That a discussion took place with regard to future proposals for further education colleges and how this could impact on Enfield. Councillors Sitkin and Orhan would be involved in any such discussions on behalf of the Council.

**Alternative Options Considered:** Enfield did not join a formalised Local London. It was clear from negotiations with Government that devolution to London's sub-regions would be dependent on robust governance arrangements. This would mean that not joining Local London would leave Enfield isolated, with reduced influence and the potential for missing out on valuable funding streams.

**DECISION:** The Cabinet agreed to

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1. Note the dissolution of the North East London Strategic Alliance.
2. Enfield Council joining Local London.
3. Authorise the Council Leader, Councillor Doug Taylor, to sign the Joint Committee Agreement for Local London, subject to due diligence by Legal Services.

**Reason:** Joining Local London would enable Enfield to participate fully in addressing the challenges detailed in the report, section 5 refers, and have greater influence in discussions with national and regional government.

**(Non key)**

### 10

#### **APPROPRIATION OF LAND AT NEW AVENUE FOR PLANNING PURPOSES**

Councillor Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment) seeking approval for the Council to use its powers to appropriate the land required for the New Avenue development for planning purposes.

#### NOTED

1. That this was a significant regeneration scheme with the provision of over 400 new homes, as outlined in paragraph 3.2 of the report.
2. The importance of appropriating the land required for the New Avenue development for planning purposes to ensure that delivery of the scheme was not delayed. Similar reports had previously been approved for other regeneration schemes in the Borough, as outlined in the report.
3. The financial implications set out in section 6 of the report. The costs associated with appropriating the land required for planning purposes would be covered by the Development Partner.
4. The increasing pressures on Councils for the provision of affordable housing. The Council was achieving significant regeneration and housing provision in the Borough despite the continuing financial pressures being faced by the Council. The Council was being creative in its approach. Members extended their thanks and appreciation to the officers involved for their valued hard work in achieving the Council's objectives.
5. Councillor Charalambous expressed his support for the regeneration scheme and in so doing highlighted the continued need for the

provision of adequate green space as part of the regeneration schemes.

6. Councillor Orhan took this opportunity to praise the Dujardin scheme and noted the positive impact that this would have on Ponders End. Congratulations and thanks were extended to all those who had been involved in the development of the scheme.

**Alternative Options Considered:** No alternative options were considered regarding procurement of land for planning purposes.

**DECISION:** The Cabinet agreed that in accordance with section 122 of the Local Government Act 1972 the land required for the completion of the New Avenue Estate Regeneration Programme (detailed in appendix A of the report) should be appropriated from their present holding purpose to planning purposes and in particular the purposes of section 237 of the Town and Country Planning Act 1990.

**Reason:** All the bidders had requested that any Development Agreement entered into with the Council included a requirement, as a condition precedent, for the Council to use its powers to appropriate the land for planning purposes. Failure to appropriate the land for planning purposes would at least delay the project and could even put the development at risk.

**(Key decision – reference number 4256)**

## 11

### **ADOPTION OF ENFIELD'S COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE**

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director – Regeneration and Environment (No.198) seeking endorsement of the Adoption of the Council's Community Infrastructure Levy (CIL) Charging Schedule and recommendation to Council that it was formally adopted and operational as of 1 April 2016.

#### NOTED

1. The background to the development of the Community Infrastructure Levy (CIL) Charging Schedule as detailed in the report. Subject to Cabinet endorsement and full Council approval, it was intended to formally implement the Schedule with effect from 1 April 2016.
2. That Enfield's CIL Charging Schedule would be reviewed approximately every two years, as set out in the report.

**Alternative Options Considered:** The intention to prepare a CIL Charging Schedule was set out in the Council's Local Development Scheme and the adopted Core Strategy. To solely continue with s.106 Agreements as the main source of developer contribution after the imposition of s.106 pooling

restrictions from April 2015, had significantly reduced the revenues that could be raised to help deliver the growth and regeneration objectives proposed in the borough, as contained within the Local Plan.

**RECOMMENDED TO COUNCIL** the adoption of the

1. Enfield Community Infrastructure Levy (CIL) Charging Schedule as recommended by the Inspector (Annex 1 to the report), to take effect on the 1 April 2016, in accordance with Section 213 of the Planning Act 2008 and Regulation 25 of the CIL Regulations.
2. Regulation 123 List (Annex 2 to the report) was to take effect on the 1 April 2016, in accordance with Section 216 of the Planning Act 2008, Regulation 123(4) of the CIL Regulations and the relevant sections of the National Planning Practice Guidance (NPPG) for CIL.
3. Instalment Policy (Annex 3 of the report), to take effect on 1 April 2016 in accordance with Regulation 69B of the CIL Regulations.

**Reason:** Significant investment in infrastructure was needed to support the regeneration and growth planned as set out in the Council's Local Plan. With the introduction of restrictions on the pooling of contributions collected via s.106 agreements in April 2015, CIL would become the main source of securing developer contributions for significant infrastructure improvements. Adoption of the CIL Charging Schedule was therefore crucial to advancing CIL and maintaining developer contributions.

**(Key decision – reference number 4247)**

## **12**

### **SMALL HOUSING SITES PHASE 2: GROUP A DELIVERY**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.199) setting out proposals for the progression of the small housing sites phase 2 delivery.

NOTED

1. That Report No.201 also referred as detailed in Minute No.21 below.
2. That, 28 homes were being proposed in total across the four sites, as set out in the report. It was now proposed that the homes to be constructed on the three sites at Padstow Road, Perry Mead, and Hedge Hill should all be disposed of as private sale properties.
3. The detailed development strategy as set out in section 3 of the report. By optimising the values from tenure across the four sites, the Council would be able to achieve approximately 54% affordable housing (paragraph 3.17 of the report referred). The proposed affordable rent levels for Ordnance Road were highlighted and discussed, as referred



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to in section 3 of the report. Members stated the importance of ensuring that the rent levels were genuinely affordable and noted the calculations that were used to determine appropriate and realistic levels of rent.

4. That Members' attention was drawn to recommendation 2.2 of the report; that in the event that additional GLA Grant funding could be secured, this could be used to make as many of the 13 new homes at Padstow Road, Perry Mead and Hedge Hill more affordable and sold as shared-equity or shared ownership homes.
5. Following further discussions on the proposals set out in the report, Members requested that Officers consider whether the Council's Enfield Innovations and Housing Gateway companies could have any effective involvement in the schemes.

**Alternative Options Considered:** NOTED the alternative options that had been considered as set out in section 4 of the report and below:

- Doing nothing had not been considered to be viable for the Council as the currently underutilised sites had capacity for new homes, of which there was an acute undersupply.
- Private rent rather than private sale on the three sites had been considered and previously preferred however given the opportunity to generate immediate cross subsidy in the form of a capital receipt on the Padstow Road, Perry Mead, and Hedge Hill sites, this could not offset a large proportion of the cost of the Ordnance Road scheme and reduce the impact on the HRA Business Plan which was currently constrained.
- If for any reason the homes did not sell at a price that could sustain the approach recommended in the report, the decision to sell the properties could be reviewed and instead the private properties could be rented at private rents.
- 100% affordable rent. While this option would spend a greater proportion of Right to Buy receipts, it would fail to capitalise on the value of the sites and capital receipt, and put further pressure on the HRA Business Plan.
- 100% Council Rent: While this option would spend a greater proportion of Right to Buy receipts, it would fail to capitalise on the value of the sites and capital receipt, and put pressure on the HRA Business Plan.

**DECISION:** The Cabinet agreed

1. The proposal to dispose of the homes to be constructed on the sites at Padstow Road, Perry Mead, and Hedge Hill as private homes.
2. That in the event that additional GLA Grant Funding could be secured, this funding to be used to make as many of the 13 new homes at Padstow Road, Perry Mead and Hedge Hill more affordable and to be sold as shared-equity or shared ownership homes.

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3. To delegate authority to the Director – Regeneration and Environment to appoint a sales agent to assist with the disposal of these new homes, and note that homes would be marketed to local residents first.
4. To delegate authority to the Assistant Director of Legal and Governance to enter into agreements for the disposal of these new homes.
5. To set the rents on the Ordnance Road development of 15 new homes at affordable rent levels, as per the explanation at paragraphs 3.22 to 3.25 of the report.
6. To delegate authority to the Director – Regeneration and Environment, and the Assistant Director of Legal and Governance to agree the terms and enter into such other agreements as were required to ensure the completion and occupation on the new homes to be constructed on the sites at Ordnance Road, Padstow Road, Perry Mead, and Hedge Hill.
7. To authorise the proposed approach to governance for the next groups of Phase 2 sites within the Small Housing Sites Rolling Programmes as explained in paragraphs 3.26 to 3.30 of the report.

**Reason:** The project would deliver 28 new homes across the four sites, with at least 54% of the homes being affordable. The 15 much needed affordable rented homes would be owned by the Council, and could be funded from within the HRA business plan.

**(Key decision – reference number 4161)**

**13**

**THE ELECTRIC QUARTER - PONDERS END (START ON SITE)**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.200).

**NOTED**

1. That Report No.202 also referred as detailed in Minute No.22 below.
2. That the scheme would revitalise Ponders End High Street. Planning permission had now been granted subject to planning conditions and the completion of a section 106 agreement, as set out in the report. It was now possible to grant a lease for phase A and ensure commencement on site in March 2016. A start on site in March 2016 was imperative to securing Grant Funding from the Greater London Authority towards the cost of site assembly.
3. That the scheme would build on the success of other regeneration schemes in the Borough and would contribute to the provision of much needed housing in Enfield.

**Alternative Options Considered:** NOTED the alternative options considered as detailed in section 4 of the report and summarised as follows:

- Do Nothing
- Land Disposal
- Reduction in Affordable Housing Provision
- Value Engineering

**DECISION:** The Cabinet agreed to

1. Resolve to waive Condition C and Grant for Lease for Phase A of the Electric Quarter in accordance with the Agreement for Lease.
2. Note that in Granting for Lease for Phase A that the final land price would not be determined until 4 years after the Grant of Lease.

**Reason:** A start on site in March 2016 was imperative to securing Grant Funding from the Greater London Authority towards the costs of site assembly.

**(Key decision – reference number 4261)**

#### 14

#### **PURCHASE OF RIDGE HOUSE CLINIC**

Councillor Andrew Stafford (Cabinet Member for Finance and Efficiency) introduced the report of the Director of Finance, Resources and Customer Services (No.203) seeking authority to acquire the freehold interest of the Ridge House Clinic.

NOTED

1. That Report No.204 also referred as detailed in Minute No. 23 below.
2. That negotiations had been ongoing for a considerable period of time for the reasons set out in the report. Members' approval was now sought for funding the acquisition, as detailed in the report.

**Alternative Options Considered:** NOTED the following alternative options which had been considered:

- Not trying to acquire the Property was considered a lost opportunity to the Council.
- Acquiring the Property for an alternative corporate objective such as health use, decant space and/or community use (D1/2 use).

**DECISION:** The Cabinet agreed to approve

1. The acquisition of the freehold interest in the Property by the Council on the terms detailed in Report No.204, Minute No.23 below refers.

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2. The addition of the project to the capital programme to be funded from borrowing as detailed in Report No.2014, Minute No.23 below refers.
3. That the Assistant Director – Strategic Property Services in conjunction with the Assistant Director – Legal and Governance be granted delegated authority to make the necessary arrangements to exchange contracts and to acquire this Property.

**Reasons:** This was a rare opportunity for the Council to acquire an asset that would assist in the improvement of the whole apex of this neighbourhood and street scene. The Property was adjacent to the Ridge Avenue Library Site and would consolidate the Council's landholdings in this area. The purchase of the Property would allow flexibility within the Council's portfolio at reasonable cost and could allow short term leasing for internal services which would allow substantial savings from leased in property.

**(Key decision – reference number 4258)**

### **15**

#### **ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY COMMITTEE**

NOTED, that there were no items to be considered at this meeting.

### **16**

#### **CABINET AGENDA PLANNING - FUTURE ITEMS**

NOTED, the provisional list of items scheduled for future Cabinet meetings and the amendments which had been agreed following publication.

### **17**

#### **MINUTES**

**AGREED**, that the minutes of the previous meeting of the Cabinet held on 10 February 2016 be confirmed and signed by the Chair as a correct record.

### **18**

#### **ENFIELD STRATEGIC PARTNERSHIP UPDATE**

NOTED, that there were no written updates to be received at this meeting.

Councillor Taylor took this opportunity to inform Members that Lord Andrew Adonis, Chairman of the National Infrastructure Commission had announced that Crossrail 2, benefitting the Upper Lee Valley, should be taken forward as a priority but with the north-western branch to New Southgate being delayed. The Council was pleased to note the announcement and awaited further decisions with regard to funding allocations to take the proposals forward and develop the required business case. Crossrail 2 would provide a number of opportunities and benefits to the area. The reason for delaying the New Southgate branch was that improvements to the Piccadilly line would already increase transport provision in that area. The Council would continue to lobby central government for the long-term benefits to the Borough.

19

**DATE OF NEXT MEETING**

NOTED, that the next meeting of the Cabinet was scheduled to take place on Wednesday 27 April 2016 at 8.15pm.

20

**EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED**, in accordance with Section 100(A) of the Local Government Act 1972 to exclude the press and public from the meeting for the items listed on part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information) of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access for Information) (Variation) Order 2006).

21

**SMALL HOUSING SITES (PHASE 2A): DELIVERY**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.201).

NOTED

1. That Report No.199 also refers as detailed in Minute No.12 above.
2. That the report summarised the results of updated financial appraisals and made recommendations for the tenure of the private homes and how the project was ultimately funded. Members noted the detail set out in table 2 of the report. Option A was being recommended for approval.

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

**RECOMMENDED TO COUNCIL** the inclusion of the capital budgets for Padstow Road, Perry Mead and Hedge Hill in the HRA Capital Programme.

**DECISION:** The Cabinet agreed to authorise the Director – Regeneration and Environment and the Director of Finance, Resources and Customer Services to approve the final scheme budgets when tenders had been evaluated, and appoint building contractors to start construction works and complete the schemes.

**Reason:** NOTED that the reasons for the recommendations were detailed in section 5 of the report.

**(Key decision – reference number 4161)**

**22**

**THE ELECTRIC QUARTER - PONDER'S END (START ON SITE)**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.202).

NOTED

1. That Report No.200 also referred, as detailed in Minute No.13 above.
2. The background to the scheme development and the pre-commencement residual land value implications as detailed in full in the report. Members noted and discussed the detail of the scheme, the proposed housing mix, potential heating provision and, the financial implications as set out in the report
3. In response to a question raised by Councillor Orhan it was noted that a development partner had been appointed for the scheme (as detailed in the report); the involvement of Housing Gateway and Enfield Innovations would therefore not be appropriate for this development.

**Alternative Options Considered:** NOTED the alternative options considered in section 4 of the report and detailed in Minute No.13 above.

**DECISION:** The Cabinet

1. Noted the risks associated with the Land Price under the Development Agreement with Lovell Partnerships Limited and the benefits of progressing Phase A.
2. Agreed to authorise the undertaking of the actions described in paragraph 3.20 of the report to improve the Land Price subject to due diligence and planning approval.

**Reason:** As detailed in section 5 of the report.  
**(Key decision – reference number 4261)**

**23**

**PURCHASE OF RIDGE HOUSE CLINIC**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.204).

NOTED

1. That Report No.203 also referred as detailed in Minute No. 14 above.

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2. The funding requirements as set out in recommendation 2.2 of the report and decision 2 below.
3. The proposed interim use of the site as detailed in the report. A change of use for the property would not be required.

**Alternative Options Considered:** As detailed in Report No.203, Minute No.14 above refers.

**DECISION:** The Cabinet agreed to approve

1. The acquisition of the freehold interest in the Property by the Council on the terms stated in the report.
2. The addition to the capital programme of the sum detailed in recommendation 2.2 of the report to enable the acquisition.
3. That the Assistant Director – Strategic Property Services in conjunction with the Assistant Director – Legal and Governance be granted delegated authority to make the necessary arrangements to exchange contracts and to acquire the Property.

**Reason:** As detailed in Report No.203, Minute No.14 above refers.  
**(Key decision – reference number 4258)**