

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
CABINET

HELD ON THURSDAY, 25 AUGUST, 2016 AT 4:00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors:

Adamson, G.	Leader of the Council
Alcott, G.	Deputy Leader of the Council and Economic Development and Planning Portfolio Leader
Kraujalis, J.T.	Corporate Improvement Portfolio Leader
Bennett, C.	Crime and Partnerships Portfolio Leader
Mitchell, Mrs. C.	Culture and Sport Portfolio Leader
Preece, J.P.T.L.	Environment Portfolio Leader
Davis, Mrs. M.A.	Health and Wellbeing Portfolio Leader
Allen, F.W.C.	Housing Portfolio Leader
Todd, Mrs. D.M.	Town Centre Regeneration Portfolio Leader

31. Apologies

None.

32. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

No other Declarations of Interest were made in addition to those already confirmed by Members in the Register of Members' Interests.

33. Updates from Portfolio Leaders

Corporate Improvement

Heritage Trail Bridge Rebuild, Rising Brook, Rugeley – Request To Allocate Capital Funding – The Portfolio Leader advised that following approval at Council on 6 July, 2016, of capital funding of up to £100,000 for the above project, a revised cost of £77,623.25 had been authorised, as agreed, by the Head of Economic Development and the Head of Finance in consultation with himself, as Corporate Improvement Portfolio Leader.

Economic Development and Planning

Exeter Property Group – The Portfolio Leader reminded Members that the Council had recently granted planning permission to the Exeter Property Group for the development of a 20 acre plot of land on Phase 1 of Kingswood Lakeside Business Park in Cannock. The company proposed to construct a 372,000 sq. ft. distribution warehouse, including 15,000 sq. ft. of offices, and had informed the Council that it was preparing to start on site during September on a speculative basis whilst they attempted to find an occupier. In addition to generating a range of employment opportunities during the construction phase and thereafter, this was a decision that recognised the excellent connectivity of the District. The scheme, which was being promoted by the European arm of the American based Exeter Property Group, was also a demonstration of the company's confidence in the area just two months after the "Brexit" vote.

Health and Wellbeing

Burgers v Steaks Campaign – The Portfolio Leader advised that the Council, in conjunction with the Food Standards Agency (FSA) was running a campaign to remind the public that burgers, or any other minced meat products, such as sausages and kebabs should not be treated in the same way as steaks, but required cooking thoroughly inside and outside.

Better Care Fund (BCF) - The Portfolio Leader advised that funding for the Staffordshire BCF for 2016/17 had not yet been agreed. There was a £15 million funding gap between the amount Staffordshire County Council had planned for and that which the Clinical Commissioning Groups (CCG's) indicated they might provide. As a result the issue had now gone into the national escalation process in an attempt to resolve it.

In the meantime the County Council had taken a number of measures to address the BCF funding gap. A report, "Better Care Fund Update", was submitted to the County Council Cabinet on 15 June, 2016, which set out the context of the BCF funding issues and detailed savings of around £4 million in 2016/17 leading to a cumulative total of almost £14 million in 2017/18. County Councillor Alan White, Cabinet Member for Health, Care and Wellbeing had been given delegated authority to implement the decisions.

The Decision Summary confirmed that on 15 June, 2016 the County Council Cabinet approved in principle a range of savings to health and care services. Further work was to be completed to detail the impact of these savings on people and communities, and consultation carried out where necessary. Work had been completed for:

- Carers' services
- Assistive technology, fixed equipment, adaptations and community equipment
- Crisis support scheme
- Loneliness and isolation support services
- Direct payment support
- Non-statutory advocacy services

Councillor White had exercised his delegated authority in respect of the above services on 15 August, 2016. The approved actions in respect of these services

would deliver savings of around £1.5 million in 2016/17, rising to around £3.7 million cumulative in 2017/18.

The Portfolio Leader reminded Members that the savings were only the first phase of the total savings projected to be around £4 million in 2016/17 leading to a cumulative total of around £14 million in 2017/18.

The savings would be taken from a range of health and wellbeing related services and an adverse impact on some service users would be inevitable.

Proposed Cuts to Staffordshire Drug and Alcohol Treatment Budgets – The Portfolio Leader reminded Members that the County Council was also reviewing its Drug and Alcohol treatment budgets, and there were two particular concerns for Cannock Chase.

The Burton Addiction Centre (BAC) operated a recovery house and social enterprise, Langan's Tea Rooms, in High Green, Cannock, which provided a much needed local facility. BAC had advised the Council that the County's proposed cuts equated to 59% of their funding. Should the budget cut be made it would jeopardise BAC's work across Staffordshire, including Cannock, and they were assessing the potential impact.

Similarly, One Recovery had been due to open a drug treatment facility in the former Post Office building in Church Street, Cannock. This was now on hold pending a decision on the level of funding available from the County Council.

If the proposed cuts were to go ahead they could have a major detrimental impact on drug and alcohol treatment and rehabilitation in the District.

Culture and Sport

Chase Leisure Centre Open Day – The Portfolio Leader advised that she had met that day with Inspiring Healthy Lifestyles (formerly Wigan Leisure and Culture Trust – WLCT) who would be holding an open day at Chase Leisure Centre on Saturday, 10 September, 2016 from 10.00 am. A range of free activities would be offered throughout the day to encourage people to try something different.

Prince of Wales Toilets – The Portfolio Leader said she was pleased to report that the toilets at the Prince of Wales centre had reopened on 24 August, following a much needed refurbishment.

Hednesford Festival – had taken place on Saturday, 13 August between 12 noon and 4pm in Hednesford Park and Town Centre, and had been a great success, thanks to all the participants.

Crime and Partnerships

Police Liaison Meetings in Rugeley – The Portfolio Leader advised that he and Police Inspector Round had agreed to hold weekly meetings (or as required), at Rugeley Police Station. The intention was to focus on crime and anti-social matters in the Rugeley side of the District. In order to try and engender greater transparency and increase trust between the Police and, in particular, young people in the community, it had been agreed to start inviting student representatives to the Safer Neighbourhood Panels. Initially, this would involve inviting two senior pupils from Hagley Park Academy. The Portfolio Leader agreed that, if successful, it would be worthwhile considering extending the initiative to student representatives across the District.

34. Minutes of Cabinet Meeting of 21 July, 2016

RESOLVED:

That the Minutes of the meeting held on 21 July, 2016, be approved as a correct record and signed.

35. Forward Plan

The Forward Plan of Decisions for the period August to October, 2016 (Item 5.1 – 5.2 of the Official Minutes of the Council) was considered.

RESOLVED:

That the Forward Plan of Decisions for the period August to October, 2016 be noted.

36. Recommendations of Scrutiny Committees

None received.

37. Future Use of Garage Sites

Consideration was given to the Report of the Head of Housing and Waste Management (Item 7.1 – 7.16 of the Official Minutes of the Council).

RESOLVED:

That:

- (A) The tenancies of the occupied garages on the following under-occupied garage sites be terminated with existing garage tenants being given priority for the allocation of a garage on an alternative site:-
 - (i) Site A, Devon Road, Rumer Hill, Cannock;
 - (ii) Site B, Devon Road, Rumer Hill, Cannock;
 - (iii) Site 003-014, Oxford Road, Rumer Hill, Cannock;
 - (iv) Site 012-022, Worcester Close, Rumer Hill, Cannock;
 - (v) Site A, Worcester Close, Rumer Hill, Cannock;
 - (vi) Site C, Brooklyn Road, Heath Hayes Cannock.
- (B) The tenancies of the occupied garages on the following garage sites which require major repair work be terminated following investigation into the development potential for residential use, with existing garage tenants being given priority for the allocation of a garage on an alternative site:-
 - (i) Site A & C, High Meadow, Cannock Wood;
 - (ii) Site B, High Meadow, Cannock Wood;
 - (iii) 01-07 Burgoyne Street, Hednesford.
- (C) The garages on the garage sites identified in (A) and (B) above be demolished.
- (D) The Head of Housing and Waste Management be authorised to investigate the potential option for reducing build costs through the use of alternative construction methods and that a further report be received on the future

disposal or retention of the three garage sites listed in (B) above.

Reasons for Decisions

Garage occupancy on 6 garage sites had fallen below 50% and in accordance with the Council's policy it was proposed that the sites be closed and tenancies of occupied garages be terminated. Following closure, it was proposed that the garages be demolished.

In the Interim Report on the Housing Revenue Account (HRA) considered by Cabinet in December, 2015, it was proposed that potential development sites were to be brought forward for disposal in order to generate additional capital receipts to offset some of the changes resulting from the 1% per annum rent reduction.

The sites identified at High Meadow, Cannock Wood and 1-7, Burgoyne Street, Hednesford, required major repair work at a total estimated cost of £97,500 had some potential for development for residential use. Although 28 of the 36 garages were occupied, there was no specific budget to fund the required work and whilst a budget could be estimated this was not considered to be the best use of HRA resources. It was, therefore, proposed that the garage sites be identified for future closure and following further investigations, such as planning and site investigations, they be either disposed of to obtain a capital receipt or to provide alternative affordable housing through a Registered Provider or retained for the construction of additional Council dwellings as part of a future potential extension of the Council's new build programme.

Developers of both market and affordable housing were developing and investing into alternative methods of construction to reduce unit costs, and it was proposed that investigations be made into the potential for a pilot scheme using an alternative method of construction to achieve reduced unit build costs. Following further investigation of the potential options a further report should be received on the future disposal or development of the garage sites at High Meadow and Burgoyne Street.

38. Quarter 1 Performance Report 2016-17

Consideration was given to the Report of the Head of Governance (Item 8.1 – 8.40 of the Official Minutes of the Council).

RESOLVED:

That:

- (A) The performance information relating to the Priority Delivery Plans (PDPs) as detailed in Appendices 1 to 6 of the Report be noted.
- (B) The target in respect of the number of affordable homes delivered through Section 106 Agreements, as set out on pages 36 and 39 of the More and Better Housing PDP, be amended from 57 to 18 due to performance exceeding targets for 2015/16.

Reason for Decisions

Information for performance actions and indicators for Quarter 1 2016/17 was included for relevant items in Appendices 1 to 6 of the Report. The overall rankings for each Portfolio area were detailed in section 5 of the Report, indicating that 73.1% of actions/projects were achieved or on target to be

achieved. 3% were aborted or closed.

39. Locality Partnership Plan Quarter 1 Performance Report 2016-17

Consideration was given to the Report of the Head of Environmental Health (Item 9.1 – 9.27 of the Official Minutes of the Council).

RESOLVED:

That the performance information relating to the Locality Partnership Plan (LPP) as detailed in Appendix 1 of the Report be noted.

Reason for Decision

Information for performance actions and indicators for Quarter 1 2016/17 were included for relevant items with Appendix 1 of the Report.

40. Exclusion of the Public

RESOLVED:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
CABINET

HELD ON THURSDAY 25 AUGUST 2016 AT 4:00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 2

41. Capital and Revenue Costs for Development of New Cemetery

Consideration was given to the Not for Publication Report of the Head of Commissioning (Item 11.1 – 11.8).

RESOLVED:

That:

- (A) Option 2 be determined as the preferred option in respect of this project.
- (B) The Head of Commissioning, in consultation with the Culture and Sport Portfolio Leader, be authorised to procure a specialist private sector partner to deliver the cemetery proposal, if Option 2 is determined.
- (C) Delegated authority be granted to the Head of Commissioning, in consultation with the Culture and Sport Portfolio Leader, to take such actions as may be necessary to progress the agreed recommendations within the approved budget.

Reasons for Decisions

Cannock cemetery had been closed to new burials since April, 2006 and there was a lack of burial space in the southern part of the District. Cannock Chase Council had been searching for many years to establish a new cemetery that would serve the burial requirements of the residents in this part of the District.

A financial commitment was made to fund a new cemetery in the 2010/11 Council Budget agreed on 3 March, 2010. £1.5m capital was approved for purchase and establishment out of a new cemetery and £50,000 was set aside for site investigations and technical appraisals.

Cabinet on 18 December, 2014 approved the purchase of the ex-Bleak House Colliery site for use as a new cemetery at an agreed value of £500,000, subject to planning consent being granted (Minute No. 100 refers).

Planning consent for a proposed cemetery on the site was granted on 28 January, 2015 and the purchase of the site completed on 22 October, 2015.

Following planning consent a considerable amount of site testing, investigation work and technical appraisals had continued including a review of the capital and revenue costs associated with the development and operation of a new cemetery site.

After purchasing the site £983,780 remained in the capital budget to deliver the

proposed cemetery; however, the estimated capital cost was £1,285,340, meaning an estimated capital shortfall of around £300,000.

The estimated ongoing revenue implications were around £17,000, however based on 17 burials per year at the current rates it would be cost neutral by year 2.

The options available to the Council in order to address the capital shortfall and deliver a new cemetery to serve the southern part of the District were outlined in the main body of the report. These were:

- Option 1 – Prioritise additional capital investment of £300,000 and retain the future cemetery operation in-house;
- Option 2 – For the Council to seek a private sector partner (specialist operator) to secure the additional capital investment required to deliver the proposed cemetery, in return for operating the site as a private burial business, with the prospect/opportunity of adding a crematorium.

Option 2 would require a mixed EU procurement exercise (to carry out works, and carry out services in relation to this activity), which could be undertaken by Staffordshire County Council's procurement team under the Council's existing arrangements. The procurement exercise could take up to 8 months.

The meeting closed at 4.50 p.m.

LEADER