

CANNOCK CHASE COUNCIL

MINUTES OF THE MEETING OF THE

CABINET

THURSDAY, 22 OCTOBER, 2009 AT 4.30 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Stanley, N.K.	Leader of the Council
Freeman, M. P.	Deputy Leader of the Council and Housing Portfolio Leader
Davies, D.N.	Access to Education, Skills, and Employment Portfolio Leader
Grocott, M.R.	Culture, Sport and Services for Children & Young People Portfolio Leader
Williams, A.	Environmental Sustainability Portfolio Leader

(Apologies for absence were received from Councillors J. Jillings, Safe, Strong and Cohesive Communities Portfolio Leader, and Ms. W. Yates, Healthier Communities and Older People Portfolio Leader.)

Other Councillors had also been invited to observe the Cabinet process and a number were present at the meeting.

55. Minutes

RESOLVED:

That the Minutes of the meeting held on 17 September, 2009 be approved as a correct record.

56. Forward Plan

Consideration was given to the Forward Plan of Decisions for the period October, 2009 – January, 2010 (Enclosure 4.1 – 4.2 of the Official Minutes of the Council).

Members were asked to note two additional items to be included on the Forward Plan, in respect of:

- (i) Local Development Framework – Core Strategy – Report of the Head of Planning and Regeneration.
- (ii) Leisure Strategy (Chase Leisure Centre) – Report of the Director of Organisational Improvement.

RESOLVED:

That the Forward Plan of Decisions for the period October, 2009 – January, 2010, including the

additional items in respect of Local Development Framework – Core Strategy and Leisure Strategy (Chase Leisure Centre), be approved.

57. Part 1 Minutes of Policy Development Committees

RESOLVED:

- (A) That the Part 1 Minutes of the following Policy Development Committees be received for information:
 - (i) Housing Policy Development Committee – 25 August and 15 September, 2009
 - (ii) Healthier Communities and Older People – 14 September, 2009

58. Building New Council Houses – Bid for Social Housing Grant

Consideration was given to a report of the Director of Service Improvement (Enclosure 6.1 – 6.20 of the Official Minutes of the Council)

RESOLVED:

- (A) That bids be submitted to the Homes and Communities Agency for Social Housing Grant to facilitate the provision of 16 new Council houses on 5 former garage sites as detailed below:-
 - (i) £513,392 to build 7 houses on 2 former garage sites on the Jubilee Estate, Cannock:-
 - Woodside Place/St. Aidans Road (Annex 2)
 - Cornhill/Wardle Place (Annex 3)
 - (ii) £440,628 to build 5 houses on 2 former garage sites on the Longford Estate, Cannock:-
 - Ellesmere Road, Cannock (Annex 4)
 - Ascot Drive, Cannock (Annex 5)
 - (iii) £314,000 to build 4 houses on a former garage site at St. Michael's Road, Brereton (Annex 6).
- (B) That an application be made to the Secretary of State to exclude the 16 new Council houses from the HRA subsidy system.
- (C) That the Head of Housing be authorised to appoint a development agent to manage the development process conditional on the Council's bid being successful.
- (D) That subject to the bid being successful:-
 - (i) £420,000 of capital receipts from the sale of vacant one bedroom bungalows be transferred to support the HRA Capital Programme for the loss of the capital receipts which would have been generated from the sale of the 5 former garage sites.

- (ii) Action to address the impact of the additional cost of £29,750 per annum on the Council's General Fund be determined through the Delivering Change process.
- (iii) A further report be received on details of the proposed schemes.

Reasons for the Decision

The Government are providing financial support to provide 3,900 new Council dwellings nationally and have invited bids for the available funding.

Proposed bids to build 16 Council houses on 5 former garage sites had been formulated. In accordance with the bid criteria these would be funded through Social Housing Grant from the Homes and Communities Agency and prudential borrowing by the Council, with the land being provided at nil value.

Whilst the cost of the prudential borrowing would be met from the rental income stream of the new dwellings, it would have an adverse implication for the General Fund of £29,750 per annum as a result of adjustments to the Item 8 calculation. In view of this, Cabinet needed to determine whether or not a bid should be submitted.

If a bid were to be successful, there would be a shortfall in HRA capital resources as a result of the 5 sites being excluded from the Council's agreed land disposals programme. It was therefore suggested that £420,000 of the receipts from the sale of vacant one bedroom bungalows be used to compensate the loss of HRA capital resources.

The Council did not have the experience or capacity to manage the development process associated with building the 16 Council houses, which must be completed by March 2011. It was therefore proposed that a development agent be appointed as the Council's development agent before the results of the Council's bid are known, on condition that the bid was successful.

59. Provision of Cavity Wall Insulation to the Council's Housing Stock

Consideration was given to a report of the Director of Service Improvement. (Enclosure 7.1 – 7.7 of the Official Minutes of the Council.)

RESOLVED:

- (A) That, in accordance with recommendations of the Healthier Communities and Older People Policy Development Committee, a programme to provide cavity wall insulation to the 315 Council properties which remain without this facility be introduced as part of the 2009-10 Housing Revenue Account Capital Programme.
- (B) That Council be recommended to include a budget of £103,950 for the provision of cavity wall insulation with the 2009-10 Housing Revenue Account Capital Programme, funded from £75,600 of additional resources provided by British Gas under the Council's Energy Efficiency Agreement and the use of £28,350 of uncommitted Housing Revenue Account capital resources.
- (C) That subject to Council's approval with regard to the inclusion of the £103,950 budget within

the 209-10 Housing Revenue Account Capital Programme, that scheme approval and permission to spend is agreed for the cavity wall insulation programme.

Reason for the Decision

The report considered the recommendations of the Healthier Communities and Older People PDC regarding the provision of cavity wall insulation to the estimated 315 Council properties which remained without the facility.

The cost of undertaking the work was estimated at £103,950 and there was no budgetary provision within the agreed 2009-10 Housing Revenue Account Capital Programme.

However, British Gas was prepared to provide £75,600 of additional resources to part fund the work and the £28,350 balance of required resources could be met from uncommitted Housing Revenue Account capital resources.

60. Housing Revenue Account Capital Programme 2009-10 – First Quarter

Consideration was given to a report of the Director of Service Improvement. (Enclosure 8.1 – 8.14 of the Official Minutes of the Council).

RESOLVED:

- (A) That the position with regard to actual (as at 30 June, 2009) and estimated expenditure in respect of the first quarter of 2009-10 be noted.
- (B) That the position regarding the estimated availability of capital resources be noted and that:
 - (i) £300,000 of uncommitted resources be carried forward to 2010-11.
 - (ii) Subject to the Council's agreement to part fund the provision of cavity wall insulation through the use of £28,350 of uncommitted resources (as detailed in a separate report), that the remaining £104,370 of uncommitted resources be held as a contingency reserve.

Reason for the Decision

The report presented the first quarter review of the 2009-10 HRA Capital Programme in accordance with the Council's agreed Capital Expenditure Control Procedures and Financial Regulations.

61. Refurbishment of Communal Bathrooms – Caxton Court and Grace Moore Court Sheltered Housing Schemes

Consideration was given to a report of the Director of Service Improvement (Enclosure 9.1 – 9.7 of the Official Minutes of the Council).

RESOLVED:

- (A) That a proposed budget of £80,000 for the refurbishment of the communal bathrooms at Caxton Court and Grace Moore Court sheltered housing schemes be considered for inclusion within the 2010-11 Housing Revenue Account Capital Programme as part of the 2010-11 budget process.

Reason for the Decision

The report considered the need to refurbish the 11 unrefurbished communal bathrooms at the Caxton Court and Grace Moore Court sheltered housing schemes, through a proposed scheme to be considered when the 2010-11 HRA Capital Programme was formulated.

62. Benion Road Area CCTV System

Consideration was given to a report of the Director of Service Improvement (Enclosure 10.1 – 10.10 of the Official Minutes of the Council).

RESOLVED:

- (A) That a consultation exercise be undertaken with tenants and other stakeholders including Staffordshire Police and Ward Members regarding the future options for the Benion Road area CCTV system.
- (B) That the future of the Benion Road area CCTV be determined by Cabinet following the receipt of a further report on the results of the consultation exercise with tenants and other stakeholders.

Reason for the Decision

The report considered a review of the Benion Road area CCTV system to assess whether the £44,000 annual cost represented value for money and to determine if the service should be provided in the future.

The service was primarily funded from the Housing Revenue Account from tenants' rents. This did not reflect the tenure split of the properties which were served by the system and is considered contrary to the Government's policy which expected that additional services (such as the Benion Road area CCTV system) were financed through a service charge.

Whilst a number of possible options were presented in the report, it was considered premature to decide between options without consulting tenants and other stakeholders, including Staffordshire Police and Ward Members. The report, therefore, recommended that tenants and other stakeholders were consulted and a further report be then submitted to Cabinet.

63. Local Lettings Plan – Colliers View, Brereton

Consideration was given to a report of the Director of Service Improvement (Enclosure 11.1 – 11.8 of the Official Minutes of the Council).

RESOLVED:

- (A) That the Local Lettings Plan for the allocation of dwellings in respect of the Colliers View housing scheme, Brereton, be agreed for a two year operational period.

Reason for the Decision

The report presented a proposed Local Lettings Plan for the allocation of the 24 flats at the South Staffordshire Housing Association scheme at Colliers View, Brereton for a two year period.

64. Car Parking Charges During Christmas Period 2009

Consideration was given to a Report of the Director of Service Improvement (Enclosure 12.1 – 12.5 of the Official Minutes of the Council).

RESOLVED:

- (A) That car parking charges be suspended on the two Saturdays prior to Christmas 2009.

Reason for the Decision

It was believed that suspending car parking charges on Saturday, 12 and Saturday 19 December, 2009, would assist in increasing footfall figures into Cannock and Rugeley Town Centres.

65. Reward for Information on Flytippers

The report was deferred for consideration at a future meeting of the Cabinet.

66. Removal of BT Payphone Services

Consideration was given to a report of the Deputy Chief Executive (Enclosure 14.1 – 14.14 of the Official Minutes of the Council)

RESOLVED:

- (A) That the action of the Deputy Chief Executive, in consultation with the Cabinet Leader for the Environment, in publishing a draft decision of the Council not to object to the removal of the public payphones at the junction of Kingsley Wood Road and Stafford Brook Road in Rugeley and at the junction of Post Office Lane and Slitting Mill Road in Slitting Mill; and in inviting any representations on that decision in order to comply with the statutory consultation timetable be endorsed.
- (B) That the Deputy Chief Executive, in consultation with the Portfolio Leader for Environment be authorised to consider any re[presentations and evidence received following consultation on the Council's draft decision and respond to the consultation from BT with the Council's final decision.
- (C) That in the event of a decision to remove the payphones service from either telephone kiosk, Brindley Heath Parish Council and Rugeley Town Council be invited to consider adopting the traditional red telephone kiosks.

Reason for the Decision

The report considered a proposal from British Telecom to remove two public payphone services and to offer for adoption the traditional red telephone kiosks for their heritage value.

The telephones in question had low usage and the number of emergency calls suggested that the phones were not meeting these identified needs.

67. Call Centre – Comprehensive Report

The report was deferred for consideration at a future meeting of the Cabinet.

68. Briefing Note - Remembrance Services 2009

Consideration was given to a briefing note of the Chief Executive in respect of Member attendance at Remembrance Services on Sunday, 8 November, 2009 (Enclosure 16.1 – 16.2 of the Official Minutes of the Council)

RESOLVED:

Cabinet Members agreed that the following Members would attend Remembrance Services on Sunday, 8 November, 2009:

Cannock	Councillor J. Beddows, accompanied by the Chief Executive
Rugeley	Councillor N.K. Stanley, accompanied by the Deputy Chief Executive
Hednesford	Councillor Ms. W. Yates, accompanied by the Director of Organisational Improvement
Heath Hayes & Wiblebury	Councillor D.Mawle, accompanied by the Director of Service Improvement
Norton Canes	Councillor M.P. Freeman accompanied by the Head of Housing
Brereton & Ravenhill	Councillor Mrs. M. Easton, accompanied by the Head of Leisure

LEADER