

# GATESHEAD METROPOLITAN BOROUGH COUNCIL

## CABINET MEETING

Tuesday, 25 April 2017

**PRESENT:** Councillor M Gannon

Councillors: C Donovan, M Brain, A Douglas, G Haley,  
J McElroy, M McNestry and L Twist

### C211 **APOLOGIES FOR ABSENCE**

Apologies for absence have been received from Councillors M Foy and L Green.

### C212 **MINUTES**

The minutes of the last meeting held on 14 March 2017 were approved as a correct record and signed by the Chair.

### C213 **STRATEGIC ACQUISITION IN THE EXEMPLAR NEIGHBOURHOOD**

Consideration has been given to the purchase of land within the Exemplar Neighbourhood, in Central Gateshead, to consolidate the Council's land ownership and provide a more developable and valuable site for new housing development.

- RESOLVED -
- (i) That the acquisition of the site of the former Heaton Paper Company for the provisional sum of £300,000, subject to contract and the outcome of a site investigation be approved.
  - (ii) That the Strategic Director, Corporate Services and Governance be authorised to agree the final price within a budget of £310,000, and then complete the purchase of the former Heaton Paper Company site.

The above decisions have been made for the following reasons:

- (A) To achieve maximum value from Council land assets and facilitate the best possible development on the Exemplar Neighbourhood.
- (B) To support the delivery of the objectives of the Exemplar Neighbourhood.
- (C) To consolidate land ownership in the Exemplar Neighbourhood.
- (D) To support delivery of new homes, with Gateshead Regeneration Partnership.

C214

## **LOCAL TRANSPORT PLAN: CAPITAL PROGRAMME UPDATE**

Consideration has been given to an update on progress with the Council's programme of investment in the local transport network, including funding received through the Local Transport Plan (LTP) process; a review of implementing the 2016/17 programme and an outline of the 2017/18 programme

- RESOLVED -
- (i) That the estimated final outturn relating to the transport capital programme for 2016/17 as set out in appendix 3 to the report be approved.
  - (ii) That the proposed programme for 2017/18 as set out in appendices 4-6 be approved subject to it being noted that there may be a need to review scheme priorities during the course of the financial year in line with the available resources
  - (iii) That the Service Director, Development, Transport and Public Protection be authorised to award the relevant works to the Service Director, Street Scene under the terms of the Highways, Drainage & Street Lighting Maintenance Contract.
  - (iv) That the Service Director, Development, Transport and Public Protection be authorised to make changes to the approved indicative programme following consultation with the Cabinet Member for Environment and Transport as and when the need arises.

The above decisions have been made to enable the design and implementation of transport schemes in support of the Tyne and Wear Local Transport Plan and the Council's policy objectives.

C215

## **TENDERS FOR THE SUPPLY OF GOODS AND SERVICES**

Consideration has been given to tenders received for the supply of goods and services.

- RESOLVED -
- (i) That the tender from Orian Solutions Ltd be accepted for the contract for a fully managed catering service for Washingwell School for a period of 36 months commencing 24 July 2017 with the option to extend for 2 x 12 month periods.
  - (ii) That the tender from Goodyear Dunlop Tyres UK Limited be accepted for the contract for the provision of tyres and associated services for a period of 36 months commencing 8 May 2017 with the option to extend for a further 1 x 12 month period.

The above decisions have been made because a comprehensive evaluation of the tenders received has been undertaken the approved tenders are the most economically advantageous tenders submitted.

C216

## **INTERIM SENIOR MANAGEMENT ARRANGEMENTS - CARE, WELLBEING AND LEARNING**

Consideration has been given to recommending to Council interim arrangements to cover the role of Strategic Director, Care, Wellbeing & Learning (including the statutory roles of director of children's services and director of adult social services) pending a permanent appointment to this role.

RESOLVED - That the Council be recommended to agree that the Chief Executive be appointed on a short-term basis to the post of Strategic Director, Care, Wellbeing & Learning (including the statutory roles of director of children's services and director of adult social services), pending a permanent appointment being made.

The above decisions have been made to ensure that the Council is fulfilling its statutory obligations, and is exercising the co-ordination of Council functions, the organisation of its staff, and to enable Council services to be delivered in the most effective way.

C217

## **2017 - 2018 STATUTORY INTERVENTION PLAN FOR THE FOOD CONTROL AND HEALTH & SAFETY SERVICES**

Consideration has been given to recommending the Council to approve the Intervention Plan for the Food Control and Health & Safety Services for 2017 - 2018.

RESOLVED - That the Council be recommended to approve the Intervention Plan for the Food Control and Health & Safety Services for 2017 - 2018.

The above decision has been made to ensure effective and appropriate enforcement strategies and resources are allocated to deliver the mandatory duties placed on the Council as the enforcing authority for the regulation of businesses.

C218

## **RESPONSES TO CONSULTATION**

Consideration has been given to responses to recent consultations.

- RESOLVED -
- (i) That the responses to the following consultations be endorsed.
    - 100% Business Rates Retention – Further consultation on the design of the reformed system – Department for Communities and Local Government (DCLG)
    - High Needs National Funding Formula Consultation – Department for Education (DfE)
    - Mainstream Schools Funding – DfE
    - Fixing our Broken Housing Market – DCLG
    - Planning and Affordable Housing for Build to Rent – DCLG
  - (ii) That it is noted that following the announcement of the General Election the Government has stopped the passage of the Local

Government Finance Bill covering business rates retention and has advised that it will be for the new Government to decide whether to continue the Bill's passage through Parliament.

The above decisions have been made to enable the Council to contribute responses to consultations.

C219

### **PRIMARY AND SECONDARY COMMUNITY, COMMUNITY CONTROLLED SCHOOL ADMISSIONS ARRANGEMENTS AND CO-ORDINATED ADMISSION SCHEMES FOR PRIMARY AND SECONDARY SCHOOLS FOR 2018/19**

Consideration has been given to the proposed Community Secondary Schools Admission Policy 2018; Community Secondary Schools Sixth Form Admissions Policy 2018; Community and Voluntary Controlled Primary Schools Admission Policy 2018 and Co-ordinated admission schemes for Infant, Junior, Primary schools and Secondary Schools 2018.

- RESOLVED -
- (i) That the Community and Voluntary Controlled Primary Admissions Policy set out in appendix 2 to the report be adopted for September 2018.
  - (ii) That the Community Secondary School Admissions Policy and Sixth Form Admissions Policy set out in appendix 3 to the report be adopted for September 2018.
  - (iii) That the approved admissions policies for September 2018 be used as a basis of consultation, if necessary, with schools and others for formulating the relevant admissions policies from September 2019/20.
  - (iv) That the approved two co-ordinated admission schemes for Secondary and Infant Junior and Primary schools be adopted for September 2018.
  - (v) That it be noted that the Planned Admissions Numbers set out in appendices 2 and 3 for all community Secondary and Primary schools are to be adopted by the governing bodies of each school.

The above decisions have been made to enable the Council to comply with statutory legislation as it relates to school admissions policies, admission arrangements and co-ordinated admission arrangements.

(Councillor M Brain declared a non-pecuniary and non-prejudicial interest in the above matter because he is a governor of Winlaton West Lane Primary School).

C220

### **PROPOSALS FOR SCHOOL TERM DATES 2018/19**

Consideration has been given to the proposed school term dates for 2018/19.

- RESOLVED -
- That the school term dates for 2018/19 as set out in appendix 2 to the report be approved.

The above decision has been made for the following reasons:

- (A) To allow future planning to take place.
- (B) To make effective and efficient use of resources.

C221

## **OVERVIEW OF THE REGIONAL ADOPTION AGENCY DEVELOPMENT**

Consideration has been given to the outline proposals for the continued development of the Adopt NE Regional Adoption Agency (RAA) and the preferred business model option for Adopt NE in the form of a Local Authority (LA) owned Joint Venture.

The alternative options to that being recommended, but which have been discounted, included a single LA hosting on behalf of a number of LAs; Joint Venture between Voluntary Adoption Agencies (VAAs) and LAs; Commissioning RAA (CVVA proposed model also considered in addition to DfE options) and outsourcing to existing VAA.

- RESOLVED -
- (i) That the outline proposals for the continued development of the Adopt NE Regional Adoption Agency be endorsed.
  - (ii) That the preferred business model option for Adopt NE in the form of a Local Authority owned Joint Venture be endorsed.
  - (iii) That it be noted that a full business case will be the subject of a further report to Cabinet before the end of 2017.

The above decisions have been made to agree the direction of travel for the adoption service and to progress the proposal of the joint venture RAA into a full business case.

C222

## **TEAM VALLEY FLOOD ALLEVIATION AND WATER MEADOWS (TVFA) - OUTLINE ERDF APPLICATION**

Consideration has been given to the submission of an outline application to the ERDF Axis 5 Climate Change to support the delivery of phase 2 of the proposed Team Valley Flood Alleviation and Water Meadows (TVFA) project and for the Council to act as the accountable body for the ERDF funding with the Environment Agency the lead delivery partner.

- RESOLVED -
- (i) That the submission of an outline application to the ERDF Axis 5 Climate Change to support the delivery of phase 2 of the proposed Team Valley Flood Alleviation and Water Meadows project be approved.
  - (ii) That it be noted that the outline application does not commit the Council to a contractual undertaking prior to the development of the full ERDF application.
  - (iii) That a further report be submitted to Cabinet outlining the detail of the proposed interventions, alongside identification of the project impact and implications during construction

and post completion and that this report be submitted in advance of seeking approval for the Full ERDF application (due on 30 September 2017).

The above decisions have been made for the following reasons:

- (A) Significant flood risk will be reduced to 343 properties.
- (B) To prevent reputational damage to Team Valley Trading Estate (TVTE), resulting in businesses relocating and/ or closing.
- (C) To enable new industrial development on the TVTE.
- (D) To protect and enhance business rate income.
- (E) To enable expansion of the existing nature reserve at Lamesley Pastures, including 30 hectares of wetland and new public access, which could become a visitor attraction.
- (F) Improvements to the water quality status of the River Team which is a failing water body under the European Water Framework Directive; reducing the risk of future, costly council clean-ups resulting from flooding.

C223

## **TYNE AND WEAR ARCHIVES AND MUSEUMS - JOINT AGREEMENT AND NEW GOVERNANCE ARRANGEMENTS**

Consideration has been given to developments since November 2016 with regard to governance arrangements for Tyne and Wear Archives and Museums (TWAM) and to seek approval in relation to the formation of a TWAM Strategic Board and Trading Company particularly, with regard to the Terms of Reference for the TWAM Strategic Board and the Shareholders' Agreement in relation to the TWAM Trading Company.

- RESOLVED -
- (i) That the modified approach with regard to the Strategic Board, namely that the Strategic Board will be a sub-committee of a continuing Joint Committee of the four participating local authorities be approved.
  - (ii) That the Service Director, Legal, Democratic and Property Services be authorised to sign the Terms of Reference of the Strategic Board.
  - (iii) That the Service Director, Legal, Democratic and Property Services be authorised to sign the Heads of Terms in relation to the Trading Company.
  - (iv) That the draft Shareholders' Agreement in relation to the Trading Company be approved in principle and the Service Director, Legal, Democratic and Property Services be authorised to negotiate and agree any necessary further amendments to the same and to sign the same once agreed.

- (v) That the incorporation of the Trading Company with the Articles of Association set out at appendix 3 to the report be approved in principle and the Service Director, Legal, Democratic and Property Services be authorised to negotiate and agree any necessary further amendments to the same before incorporation of the Trading Company.

The above decisions have been made to implement new governance arrangements to secure continued Arts Council Funding.

## C224 **HACKNEY CARRIAGE FARE MAXIMA**

Consideration has been given to the request by a local hackney carriage licensee for an increase in the maximum fares that can be charged for hackney carriage journeys in the Borough, following a consultation exercise and a Policy Advisory Group discussion.

- RESOLVED -
- (i) That the requested fare increase be rejected.
  - (ii) That the Service Director, Development, Public Protection and Transport Strategy be authorised to review the mechanism (including the frequency) for calculating Hackney Carriage Fare increases and report back to Cabinet in due course.

The above decisions have been made to ensure that any increases in the hackney carriage tariff do reflect the true costs of running and providing a hackney carriage service.

## C225 **COUNCIL TAX AND NON-DOMESTIC RATES - TRANSFER OF UNCOLLECTABLE AMOUNTS**

Consideration has been given to the transfer of outstanding balances from Council Tax and Non-Domestic Rates (NDR) accounts, where all possible recovery action has been taken and the balances are now considered to be uncollectable.

- RESOLVED -
- (i) That the action taken by the Strategic Director, Corporate Resources under delegated powers, to transfer 3,015 accounts totalling £260,292.13 in respect of Council Tax and 70 accounts totalling £6,277.66 in respect of NDR be noted.
  - (ii) That the transfer of 1,434 accounts in respect of Council Tax balances totalling £247,734.02 be approved.
  - (iii) That the transfer of 151 accounts of NDR balances totalling £313,987.60 be approved.

The above decisions have been made for the following reasons:

- (A) To ensure the effective management of the Council's resources.
- (B) To ensure that the Council Accounts accurately reflect the correct financial position.

C226

**SURRENDER OF LEASE : SUNDERLAND ROAD LIBRARY AND RECREATION GROUND.**

Consideration has been given to the surrender of the Council's leasehold interest in the land at Sunderland Road on which the former Sunderland Road Library and Recreation Ground are located.

RESOLVED - That the Council enter into a deed to formally surrender the lease dated 1<sup>st</sup> May 1900 in respect of the land at Sunderland Road on which the former Sunderland Road Library and Recreation Ground are located.

The above decision has been made to dispose of a surplus asset and reduce the on-going liabilities of the subject site.

(Councillor A Douglas declared a non-pecuniary and prejudicial interest in the above matter because she is a trustee of the Hospital of King James (the Landlord) and withdrew from the meeting whilst the matter was under consideration).

C227

**PETITIONS SCHEDULE**

Consideration has been given to an update on petitions submitted to the Council and the action taken on them.

RESOLVED - That the petitions received and the action taken on them be noted.

The above decision has been made to inform Cabinet of the progress of the petitions received.

C228

**EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED - That the press and public be excluded from the meeting during consideration of the remaining business in accordance with paragraph 3 of Schedule 12A to the Local Government Act 1972.

C229

**SPECULATIVE OFFICE DEVELOPMENT IN BALTIC BUSINESS QUARTER**

Consideration has been given to engaging a contractor to assist the Council in developing the designs and full business case for a new, speculative Grade A office development in Baltic Business Quarter in central Gateshead.

RESOLVED - (i) That the signing of a Delivery Agreement of value up to the amount set out in the report with Willmott Dixon via the SCAPE Major Works Framework, for the development of the new office accommodation, up to approval of the final business case be approved.

(ii) That the Strategic Director, Communities and Environment, following consultation with the Strategic Directors, Corporate



Services and Governance and Corporate Resources, be authorised to agree the final terms, scope and costs of the Delivery Agreement and contracts.

- (iii) That a further report be submitted to Cabinet in autumn 2017 that sets out the final business case and subsequent recommendations regarding the development.

The above decisions have been made for the following reasons:

- (A) To support the delivery of Vision 2030 in particular the strong economy element of the Sustainable Gateshead big idea.
- (B) To facilitate further development in one of Gateshead's primary employment areas – Baltic Business Quarter.
- (C) To provide Grade A office accommodation to meet demand for move-on office space in Gateshead and Newcastle.
- (D) To create an income generating asset for the Council, delivering a profit over its lifetime.
- (E) To give confidence to the market that the Council, as a corporate body, is committed to creating the right environment in which businesses can grow and prosper and assist in the process of driving rents upwards to a level at which the private sector can re-enter the market.
- (F) To demonstrate that the Council, as a developer, can deliver a distinctive and high quality product to the market, establishing the Gateshead Quays / Baltic Business Quarter area as a viable business location of choice for end users.

C230

## **NORTHERN CENTRE FOR EMERGING TECHNOLOGIES**

Consideration has been given to awarding the development contract for the Northern Centre for Emerging Technologies (NCET) to Willmott Dixon, via the SCAPE Framework.

- RESOLVED -
- (i) That the Strategic Director, Corporate Services and Governance be authorised to sign the Delivery Agreement with Willmott Dixon via the SCAPE Major Works Framework, for the delivery of the Northern Centre for Emerging Technologies.
  - (ii) That the Strategic Director, Communities and Environment, following consultation with the Strategic Directors, Corporate Services and Governance and Corporate Resources, be authorised to agree the final terms, scope and costs of the contract awards.

The above decisions have been made for the following reasons:

- (A) To allow the Council to draw down European Structural Investment Funding and if applicable Local Growth Funds to

support development of the Northern Centre for Emerging Technologies.

- (B) To support digital technology SME's and the wider SME business community within Gateshead.
- (C) To support the delivery of Vision 2030 in particular the strong economy element of the Sustainable Gateshead big idea.
- (D) To maximise opportunities, and to build on the mounting recognition on a national level that Gateshead is receiving, for this smart specialism.
- (E) To facilitate further development in one of Gateshead's primary employment areas – Baltic Business Quarter.

C231

## **ESTATE RENEWAL - FELLING**

Consideration has been given to:

- a) commencing a masterplanning exercise and to consult with the residents of Sir Godfrey Thompson Court and Crowhall Towers, local businesses, landowners and community groups regarding the future of Felling Town Centre as an initial part of developing proposals for a second phase of the regeneration; and
- b) to stop letting void properties in Sir Godfrey Thompson Court and Crowhall Towers during the option development period.

- RESOLVED -
- (i) That the carrying out a masterplanning exercise for Felling Town Centre including consultation with the residents at Crowhall Towers and Sir Godfrey Thompson Court (the properties to be included are set out at appendix 2 to the report), Felling Community Centre and the Greyhound Public House be approved.
  - (ii) That the Strategic Director, Communities and Environment be authorised to agree the specific details of consultation following consultation with the Cabinet Member for Housing.
  - (iii) That void properties be held vacant pending a further report to Cabinet on the outcome of the consultation.

The above decisions have been made for the following reasons:

- (A) To ensure that the Council continues to deliver the objectives of the Housing Strategy and TGHCs Strategic Plan.
- (B) To ensure Council accommodation continues to meet the current and future needs and aspirations of residents.
- (C) To ensure that investment is targeted to accommodation that is sustainable.
- (D) To meet the requirements of HRA business planning in relation

to self-financing.

C232

## **GATESHEAD REGENERATION PARTNERSHIP PORTFOLIO OF SITES**

Consideration has been given to changes to the portfolio of Council owned sites allocated to the Gateshead Regeneration Partnership (GRP) for housing development.

- RESOLVED -
- (i) That the change to the GRP portfolio of sites – removing Ravenswood, Liddell Terrace and Hallgarth Depot be approved.
  - (ii) That the Strategic Director, Corporate Services and Governance, be authorised to amend the Agreement for Sale accordingly.
  - (iii) That a further report be submitted to a future meeting of Cabinet that presents a review of GRP, its performance, the portfolio of sites and objectives for the future.

The above decisions have been made for the following reasons:

- (A) To achieve maximum value from Council land assets.
- (B) To support the delivery of new homes.

Copies of all reports and appendices referred to in these minutes are available online and in the minute file. Please note access restrictions apply for exempt business as defined by the Access to Information Act.

The decisions referred to in these minutes will come into force and be implemented after the expiry of 3 working days after the publication date of the minutes identified below unless the matters are 'called in'.

Publication date: DeadlinePubminutes

**Chair**.....