

**GATESHEAD METROPOLITAN BOROUGH COUNCIL**

**CABINET MEETING**

**Tuesday, 19 December 2017**

**PRESENT:** Councillor M Gannon

Councillors: A Douglas, G Haley, J McElroy, M McNestry  
and J Adams

**C110 APOLOGIES FOR ABSENCE**

Apologies for absence have been received from Councillors M Brain, C Donovan, M Foy and L Green.

**C111 MINUTES**

The minutes of the last meeting held on 21 November 2017 were approved as a correct record and signed by the Chair.

**C112 ACADEMY CONVERSION OF THE BEHAVIOUR SUPPORT SERVICE  
PROPERTY UPDATE**

Consideration has been given to the property arrangements to support the conversion of the Behaviour Support Service to Academy Status, including the granting of a lease of Heworth Welfare Hall by the Council, in its capacity as Trustee of Heworth Welfare Hall Trust.

- RESOLVED -
- (i) That the progress of discussions with River Tees Multi-Academy Trust be noted.
  - (ii) That the grant of a 2 year lease of Heworth Welfare Hall to River Tees Multi-Academy Trust by the Council, in its capacity as Trustee of the Heworth Welfare Hall Trust be approved, the detailed provisions of the lease to be agreed by the Strategic Director, Corporate Services & Governance, following consultation with the Leader of the Council.

The above decisions have been made to continue delivery of cost savings to the Trust.

**C113 ESTABLISHMENT OF POST: DIRECTOR OF JOINT COMMISSIONING,  
PERFORMANCE AND QUALITY (CARE, WELLBEING & LEARNING)**

RESOLVED - That the item be deferred.

## **C114 CENTRALLY EMPLOYED TEACHERS' PAY POLICY 2017**

Consideration has been given to recommending the Council to approve a centrally employed teachers' pay policy for 2017.

RESOLVED - That the Council be recommended to approve the centrally employed teachers' pay policy for 2017 as set out in appendix 2 to the report.

The above decision has been made for the following reasons:

- (A) To comply with the requirements of the School Teachers' Pay and Conditions Document.
- (B) To ensure centrally employed teachers receive a pay award in line with their colleagues in maintained schools.

## **C115 BROWNFIELD LAND REGISTER AND PERMISSION IN PRINCIPLE**

Consideration has been given to recommending the Council to approve changes to the Council's constitution to enable the Council, in its capacity as Local Planning Authority, to discharge new statutory duties to create, maintain and publish a register of Brownfield Land, and to allow for the adoption of a decision making framework for allocation of sites to Part 2 of that register thereby granting Permission in Principle (PIP) for residential development of those sites.

The alternative option to that being recommended, but which was discounted, included not entering any sites on to Part 2 of the register.

RESOLVED -

- (i) That the intended publication of Part 1 of the Brownfield Land Register in December 2017 and that it will be annually updated under existing delegated powers be noted.
- (ii) That the decision making framework for Part 2 of the Brownfield Land Register and Technical Details Consent (TDC) be approved.
- (iii) That the Council be recommended to approve the proposed amendments to the scheme of delegation in the Council's Constitution as set out in appendix 3 to the report.

The above decisions have been made for the following reasons:

- (A) To ensure that the regulatory requirements regarding the Brownfield Land Register and PIP are met.
- (B) To ensure that the Council has a proper constitutional as well as statutory basis for decisions in respect of PIPs and TDCs.
- (C) To ensure that the correct balance is struck between timely decision making and appropriate consultation, publicity, oversight and scrutiny.

- (D) To assist in the delivery of additional housing in the Borough.
- (E) To encourage the use of brownfield land for housing or housing-led development.
- (F) To assist in the use of appropriate Council-owned land for housing or housing-led development.
- (G) To assist in-house delivery of new housing.

## **C116 EARLY HELP STRATEGY**

Consideration has been given to recommending the Council to approve the proposed Early Help Strategy as set out in appendix 2 to the report.

RESOLVED - That the Council be recommended to approve the Early Help Strategy as set out in appendix 2 to the report.

The above decision has been made because the Early Help Strategy provides leaders and practitioners working with children, young people and families with information and guidance that will enable them to understand the current context and role of the Early Help Service.

## **C117 FAMILIES OVERVIEW AND SCRUTINY COMMITTEE - EDGE OF CARE REVIEW**

Consideration has been given to the findings and recommendations of a review by Families Overview and Scrutiny Committee (OSC) in relation to young people and families with complex needs on the edge of care.

- RESOLVED -
- (i) That the findings and analysis of evidence outlined in appendix 2 to the report be noted.
  - (ii) That the recommendations from the OSC's review as detailed in appendix 2 to the report be approved.

The above decisions have been made for the following reasons:

- (A) To ensure the effectiveness of children and families services in Gateshead.
- (B) To contribute to the further development and delivery of service to children and families with complex needs and work collaboratively with partners.
- (C) To meet with one of the Council's key budget strategies of managing demand in this case by reducing the number of children looked after by Gateshead Council.

## **C118 STRATEGIC RESILIENCE AND EMERGENCY PLANNING FRAMEWORK**

Consideration has been given to the revised Strategic Resilience and Emergency Planning Framework.

RESOLVED - That the revised Strategic Resilience and Emergency Planning Framework as set out in appendix 2 to the report be approved.

The above decision has been made for the following reasons:

- (A) To ensure compliance with our statutory duties under the Civil Contingencies Act 2004.
- (B) To ensure that the Council has robust arrangements in place to mitigate, prepare for, respond to and recover from major incidents and emergency situations.

## **C119 PROVISION OF AN IN HOUSE ON-STREET ENVIRONMENTAL ENFORCEMENT SERVICE**

Consideration has been given to the establishment of an in house on street environmental enforcement service. It is envisaged that delivery of this service will encompass provision of a team of on-street Environmental Enforcement Officers, complementary back office staff and associated IT support.

The alternative options to that being recommend, but which were discounted, included the development of a pilot using an external contractor or appointing a neighbouring authority to undertake the work on the Council's behalf

- RESOLVED -
- (i) That an on-street Environmental Enforcement service be set up as proposed in the delivery model set out in appendix 2 to the report.
  - (ii) That the mini restructure as set out in appendix 2, figure 1 be approved.
  - (iii) That regular reports on progress and impact be submitted to Portfolio and Cabinet, as necessary.

The above decisions have been made to make a positive impact on the environment by providing a physical presence of officers on the streets to tackle perpetrators and to change behaviours; and to gather data to inform future plans for delivering this service.

## **C120 CHOPWELL SUSTAINABLE COMMUNITIES PLAN**

Consideration has been given to the findings of the recent Chopwell and Blackhall Mill consultation exercise and to agree the key themes emerging from the consultation being used to develop a high level plan for the area.

- RESOLVED -
- (i) That the key themes emerging from the consultation, namely; Housing, Environment and Public realm, Economy, Citizenship, Transport and Community Safety be approved.
  - (ii) That a further report be submitted to Cabinet in February 2018 on the High Level Action Plan, setting out key actions within the above themes for the basis of further consultation with the community.

The above decisions have been made for the following reasons:

- (A) To ensure investment is targeted in the most appropriate way and that it is focused on long term outcomes and community needs.
- (B) To support sustainable housing and economic growth.
- (C) To support Council Plan priorities for Prosperous Gateshead, Live love Gateshead, as well as the Council pledges.

## **C121 GATESHEAD FUND 2017/18 - ROUND TWO APPLICATIONS**

Consideration has been given to the advice of the Gateshead Fund Advisory Group to Cabinet, specifically in relation to:

- Round 2 applications for funding from the Gateshead Fund
- Sporting Grants to Individuals/Talented Athlete Scheme.

RESOLVED - That the advice of the Gateshead Fund Advisory Group from 20 November 2017 be approved and specifically:

- (i) The recommendations for Round 2 of The Gateshead Fund, as set out in appendix 2 paragraph 4 and appendix 3 of the report; and
- (ii) The recommendations for Sporting Grants to Individuals and Talented Athletes as set out in appendix 2 paragraph 4 of the report.

The above decisions have been made for the following reasons:

- (A) To ensure that the Gateshead Fund is used to maximise benefits to local communities and is managed effectively.
- (B) To build capacity and sustainability in voluntary and community organisations in Gateshead.

## **C122 ENTERPRISE ZONE: BUSINESS RATE GROWTH INCOME POOLING AGREEMENT**

Consideration has been given to entering into an overarching Business Rates Growth Income (BRGI) Pooling Agreement with the North East Combined Authority (NECA) in its current role as the accountable body of the North East Local Enterprise Partnership (North East LEP). This BRGI Pooling Agreement sets out the BRGI pooling arrangements for Enterprise Zones in the NELEP area over the 25 year BRGI period for each site, with a final date of the agreement running to 31 March 2043.

- RESOLVED -
- (i) That the entering into the overarching Enterprise Zone Pooled Business Rate Income Agreement with the North East LEP and its accountable body NECA be approved.
  - (ii) That the existing round 1 funding agreements being replaced with new agreements consistent with the new overarching BRGI agreement (Newcastle: North Tyneside: Northumberland and

Sunderland) be noted.

- (iii) That the Strategic Director, Corporate Services and Governance be authorised to complete the necessary legal documentation, following consultation with the Strategic Director, Corporate Resources and the Chief Executive.

The above decisions have been made to provide a regional framework to enable the Council and other local authorities to pursue economic growth objectives in relation to Enterprise Zones.

## **C123 RESPONSES TO CONSULTATION**

Consideration has been given to responses to recent government consultations.

RESOLVED - That the responses to the following consultations be endorsed.

- Disqualification criteria for elected members – Department for Communities and Local Government
- Constituency changes for the North East region – Boundary Commission for England

The above decision has been made to enable the Council to contribute responses to the consultation.

## **C124 SURPLUS DECLARATION: GARAGES AT GARTH FARM ROAD, WINLATON**

Consideration has been given to garages at Garth Farm Road, Winlaton being declared surplus to the Council's requirements and to the future proposal for the property after being declared surplus.

- RESOLVED -
- (i) That the garages at Garth Farm Road, Winlaton be declared surplus to the Council's requirements.
- (ii) That the Service Director, Legal Democratic and Property Services be authorised to dispose of the property to Greenway Homes Ltd on terms to be agreed.

The above decisions have been made for the following reasons:

- (A) To manage resources and rationalise the Council's assets to facilitate the long term sustainability of the Housing revenue Account.
- (B) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan 2015 - 2020.

## **C125 PETITIONS SCHEDULE**

Consideration has been given to the latest 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 the Cabinet of the progress of action on petitions received.

**C126 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.

**C127 GO GATESHEAD SPORT AND LEISURE - REVIEW**

Consideration has been given to the progress and impact of the review of leisure as well as current financial performance and a future income generation strategy, together with proposed future management arrangements for the service in order to best deliver the Vision for Leisure and Council Plan priorities for Gateshead.

The alternative options to that being recommended, but which were discounted, included adopting an alternative delivery model such as an alternative provider, or a separate management arrangement.

- RESOLVED -
- (i) That the progress made on reviewing Go Gateshead Sport and Leisure Service, including the impact of the many changes made to date and improved financial performance be noted.
  - (ii) That the continuation of an in-house Go Gateshead Sport and Leisure Service provided by the Council be approved.
  - (iii) That a further report be submitted to Cabinet in December 2018 on progress towards income generation and reducing the subsidy the Council provides for the Go Gateshead Sport and Leisure Service.
  - (iv) That a further report be submitted to Cabinet in due course regarding the facility review described in appendix 1 of the report.

The above decisions have been made for the following reasons:

- (A) To ensure the future sustainability of the service using the option identified through the options analysis, and in recognition that while further income generation is required, progress in reducing costs and income levels are on a positive trajectory.
- (B) The implications of NNDR and VAT changes are likely to be more positive for an in-house model than previously recognised.
- (C) An in-house service is more likely to deliver Council priorities and outcomes for Live Well Gateshead supporting Gateshead residents to choose to live healthy lifestyles.

**C128 SALE OF THE OLD TOWN HALL QUARTER**

RESOLVED - That the item be deferred.

**C129 SPECULATIVE OFFICE DEVELOPMENT IN BALTIC BUSINESS QUARTER**

Consideration has been given to the final business case for a speculative Grade A office development in Baltic Business Quarter in central Gateshead.

- RESOLVED -
- (i) That the final business case be approved.
  - (ii) That the signing of a construction contract with Wilmott Dixon via the SCAPE Major Works Framework, for the development of the new office accommodation be approved.
  - (iii) 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 of the contract.

The above decisions have been made for the following reasons:

- (A) To stimulate development in one of Gateshead's primary employment areas – Baltic Business Quarter; and assist in the process of driving rents upwards to a level at which the private sector can re-enter the market.
- (B) To provide Grade A\* office accommodation to meet evidenced demand for office space in the Gateshead and Newcastle Urban Core.
- (C) To ensure that there is a range of accommodation options, including move on space, to meet the needs of existing tenants, growing indigenous businesses and inward investors, thereby capturing and retaining companies and employment opportunities of up to 400 jobs within Gateshead.
- (D) To maximise income from Business Rates, within the ADZ, and creating 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 Gateshead in which businesses can grow and prosper.
- (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.
- (G) To utilise the Council's land and property portfolio to support the Council's policy priorities in accordance with the provisions of the Council's Corporate Asset Strategy and Management Plan 2015 – 2020.



- (H) To support the delivery of Vision 2030 in particular the strong economy element of the Sustainable Gateshead big idea.

**C130 HILLGATE QUAY**

Consideration has been given to progress made on the temporary urban container garden development proposed for Hillgate Quay, including details of the business plan and to the proposal for the Council to invest in the development as part of the cultural and community elements of the Great Exhibition (GEOTN) of the North and in order to support Council priorities.

- RESOLVED -
- (i) That the progress made in preparing the site in advance of the Great Exhibition of the North be noted.
  - (ii) That the lease of the site for two years plus a further two years, subject to appropriate performance measures being met; or such other terms as agreed by the Strategic Director, Corporate Services & Governance following consultation with the Leader of the Council be approved.
  - (iii) That the investment in the development and the cultural elements of the temporary urban container garden, of the amount set out in the report, subject to conditions to be developed be approved.
  - (iv) That the conditions referred to at (iii) above to be developed by the Strategic Director, Communities and Environment and the Strategic Director, Corporate Resources using delegated powers.

The above decisions have been made for the following reasons:

- (A) To ensure an innovative visitor attraction in Gateshead during GEOTN that provides cultural elements, horticulture, as well as business start-ups that will support economic growth.
- (B) To improve connectivity between local community groups and schools to Gateshead Quays.

**C131 SALE OF THE FORMER RAVENSWOOD AGED PERSONS UNIT SITE, CHURCH ROAD, GATESHEAD**

Consideration has been given to the sale of the Council's freehold interest in the former Ravenswood Aged Persons Unit site, shown edged black on the plan attached to the report, to Saltwell Park Developments Ltd.

- RESOLVED -
- (i) That the sale of the site shown edged black on the plan attached to the report, to Saltwell Park Developments Limited, for the purchase price as set out in the report be approved.
  - (ii) That the Service Director, Legal, Democratic & Property Services be authorised to accept the next best offer, in the event that Saltwell Park Developments Ltd withdraws from the

purchase.

The above decisions have been made for the following reasons:

- (A) To dispose of a surplus asset and realise a capital receipt.
- (B) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan 2015 – 2020.

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: 20 December 2017

**Chair.....**