

# GATESHEAD METROPOLITAN BOROUGH COUNCIL

## CABINET MEETING

Tuesday, 13 September 2016

**PRESENT:** Councillor M Gannon

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

### **C66 MINUTES**

The minutes of the meetings held on 12 and 21 July 2016 were approved as a correct record and signed by the Chair.

### **C67 TENDERS FOR THE SUPPLY OF GOODS AND SERVICES**

Consideration has been given to tenders received for the framework to provide repair, recovery and modification works to commercial vehicles; the framework for ICT hardware for schools and to the action taken by the Service Director, Corporate Procurement and Commissioning as a matter of urgency in accepting a bid received under a Crown Commercial Service framework for the delivery of a managed print service.

RESOLVED - (i) That the following tenders be accepted for the framework to provide repair, recovery, and modification works to commercial vehicles for a period of three years commencing 1 October 2016 with an option to extend for a further 12 month period:

Lot 1 Specialist Repairs for Terberg Bodies & Bin Lifts:  
Terberg Matec UK Ltd, Warrington (mobile specialist located at Washington)

Lot 2 General Mechanical Repair & Recovery:  
Hoddy's Recovery (Gateshead)

Lot 3 Vehicle Body Repairs: JC Selby Vehicle Services  
(South Shields)

Lot 4 Vehicle Hydraulic Repairs: Pirtek Tyne and Wear  
(Gateshead)

Lot 5 Metal Fabrication: FSG Engineering Ltd(Gateshead)

Lot 6 Auto Electrical Repairs: DJS Auto Electrics  
(Newcastle)

- (ii) That the tenders be accepted from the companies listed below and that all of the companies are appointed onto the framework for ICT hardware for schools for a period of three years commencing 1 October 2016 with an option to extend for a further 2x12month periods:

Bechtle Direct Limited, Wiltshire  
Dell Corp Limited, Berkshire  
Insight Direct Limited, Sheffield

- (iii) That the executive decision taken by the Service Director, Corporate Commissioning and Procurement, as a matter of urgency in accordance with Part 2 General Delegations to Managers, Paragraph 4(e) of the Council's Constitution, to accept the bid from Canon (UK) Limited, Surrey for the contract for the delivery of a Managed Print Service (MPS) under a Crown Commercial Service (CCS) framework for a period of five years commencing 1 September 2016 with an option to extend for a further 2x12month periods be noted.

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

## **C68 PUBLIC SECTOR PLC**

Consideration has been given to entering into an arrangement with Public Sector PLC to maximise opportunities for revenue generation and capital realisation.

RESOLVED - That the entering into a limited liability partnership with Public Sector PLC be approved to enable the two organisations to set up a project to initially consider the viability of investment in the Council's tenanted non-residential property through the partnership and to further explore other property based projects as the relationship develops.

The above decision has been made to enable the Council to best maximise its property assets in order to further the Council Plan and policy objectives.

## **C69 MULTI YEAR SETTLEMENT AND EFFICIENCY PLAN**

Consideration has been given to recommending the Council to approve the acceptance of the Government offer of a multi-year financial settlement to 2019/20 and also the proposed efficiency plan submission to Government.

RESOLVED - That the Council be recommended to approve:  
(i) The acceptance of the multi-year settlement offer from Government to Gateshead

- (ii) The efficiency plan as set out in appendix 2 to the report.

The above decisions have been made for the following reasons:

- (A) To contribute to the good financial management practice of the Council.
- (B) To assist the financial sustainability and planning of the Council over the medium term.

**C70 AMENDMENT TO THE TREASURY POLICY STATEMENT AND TREASURY STRATEGY 2016/17 TO 2018/19**

Consideration has been given to recommending the Council to approve a proposed amendment to the Treasury Policy Statement and Treasury Strategy for 2016/17 to 2018/19. The proposal was endorsed by the Audit and Standards Committee on 25 July 2016.

RESOLVED - That the Council be recommended to approve the changes to the Treasury Strategy as follows:

- Section 6. Investment Strategy 2016/17 to 2018/19 to change to reflect the exclusion of the UK from the requirement to have a sovereign rating of AA+ (as shown in appendix 2 to the report).

The above decision has been made for the following reasons:

- (A) To ensure that UK banks are assessed using their individual credit ratings and not against a sovereign rating that is no longer applicable.
- (B) To ensure that the Council fully complies with the requirements of good practice as recommended by the Chartered Institute of Public Finance and Accountancy (CIPFA) in its Code of Practice on Treasury Management and Prudential Code for Capital and the Department for Communities and Local Government (CLG), Guidance on Local Government Investments.

**C71 ANNUAL REPORT OF THE AUDIT AND STANDARDS COMMITTEE 2015/16**

Consideration has been given to endorsing the Audit and Standards Committee Annual Report for 2015/16 and referring it to Council.

RESOLVED - That the Audit and Standards Committee Annual Report for 2015/16 be endorsed and referred to Council.

The above decision has been made to strengthen the Council's arrangements for oversight by Councillors of governance, audit, risk management, the internal control framework, value for money and efficiency.

## **C72 LETTINGS POLICY REVIEW**

Consideration has been given to recommending the Council to approve changes to the lettings policy to improve accessibility for customers and support the sustainability of the Housing Revenue Account.

RESOLVED - That the Council be recommended to:

- (i) Approve the revised lettings policy as set out in appendix 2 to the report.
- (ii) The review of the lettings policy is continued with a further report to be presented to Cabinet outlining changes necessary to address the implications of the Housing Planning Act 2016, once regulatory guidance has been released in the autumn.

The above decisions have been made for the following reasons:

- (A) To maximise income potential from Council housing stock.
- (B) To provide greater clarity and guidance for officers.
- (C) To ensure that the Council is compliant with the Housing Planning Act 2016.

## **C73 CHARGING STRUCTURE FOR GARDEN WASTE COLLECTIONS 2017**

Consideration has been given to recommending the Council to approve the charging structure for garden waste collections 2017.

RESOLVED - That the Council be recommended to:

- (i) Approve the charging structure for garden waste collections for 2017 as set out in the report.
- (ii) Approve the inclusion of the £31 and £33 charges on the fees and charges schedule for 2016/17 so that payments can be taken from November 2016.

The above decision has been made to achieve an estimated further £168,000 savings which will assist the Council in achieving the overall savings required to deliver its budget for 2017/18.

**C74 STRATEGIC REVIEW OF FLOODING RESPONSE AND DISTRIBUTION OF SANDBAGS**

Consideration has been given to the findings and outcomes from a strategic review of flooding response and to endorsing and recommending Council to approve a sandbag policy for Gateshead.

RESOLVED - That the Council be recommended to approve the proposed sandbag policy for Gateshead as set out in appendix 3 to the report.

The above decision has been made for the following reasons:

- (A) To ensure more sustainable prioritisation of operational resources during a flooding incident therefore increasing the Council's capacity and capability to respond.
- (B) To instil an onus on the community to become more resilient and rely less on the Council to pro-actively protect their properties from flooding – Achieving More Together.
- (C) To ensure communities utilise more effective protection methods to protect their own properties from a flooding event.

**C75 ANNUAL YOUTH JUSTICE STRATEGIC PLAN 2016/17**

Consideration has been given to recommending the Council to endorse the Annual Youth Justice Strategic Plan 2016/17.

RESOLVED - That the Council be recommended to endorse the Annual Youth Justice Strategic Plan 2016/17.

The above decision has been made to allow the Youth Offending Team to fulfil its strategic and operational responsibilities.

**C76 LOCAL COUNCIL TAX SUPPORT SCHEME FOR 2017/18**

Consideration has been given to consulting all key stakeholders on a Local Council Tax Support Scheme for 2017/18.

The alternative options to that being recommended, which must also be consulted upon include the following:

- No change to the current scheme
- Increase in the minimum percentage contribution for claimants to 10%, 12.5% or 15%
- Underlying changes to the calculation of entitlement
- A combination of the above

- RESOLVED -
- (i) That consultation on the draft Local Council Tax Support Scheme FOR 2017/18 as set out in the report be approved.
  - (ii) That a further report be submitted to Cabinet for consideration following the consultation period, so that a final scheme can be recommended to Council in line with statutory deadlines.

**C77 CARE, WELLBEING AND LEARNING: ANNUAL REPORTS AND PLANS FOR 2015/16**

Consideration has been given to a suite of annual reports and strategic documents for services for children, young people and families.

- RESOLVED -
- (i) That the following reports be endorsed:
    - a) Local Safeguarding Children's Board Action Plan 2016-17 and the annual report for 2015/16
    - b) Independent Reviewing Officers annual report for 2015/16
    - c) Child Protection Conference Chairs annual report for 2015/16
  - (ii) That the following reports be approved:
    - a) Children's and Adult Services Annual Complaints Reports
    - b) Adoption Annual Report
    - c) Fostering Annual Report
    - d) EducationGateshead Annual Report

The above decisions have been made for the following reasons:

- (A) To ensure that the needs of children, young people and families continue to be met.
- (B) To ensure the most effective use of resources and alignment of programmes to achieve the priorities in the Council Plan.
- (C) To ensure the Council fulfils its statutory duties.

**C78 HM INSPECTORATE OF PROBATION (HMIP) SHORT QUALITY SCREENING (SQS) INSPECTION**

Consideration has been given to the HM Inspectorate of Probation (HMIP) Short Quality Screening (SQS) Inspection of the Gateshead Youth Offending Team.

- RESOLVED -
- That the positive comments made by HM Inspectorate of Probation on the work of Gateshead Youth Offending

Team be noted.

The above decision has been made for the following reason:

- (A) To ensure that Gateshead Youth Offending Teams is continuously improving to reduce reoffending and protect the public.
- (B) To protect children and young people and make sure all sentences are served to a very high quality.

## **C79 NOMINATION OF A LOCAL AUTHORITY SCHOOL GOVERNOR**

Consideration has been given to the nomination of a Local Authority Governor in relation to two schools where the governing bodies federated on 1 September 2016 in accordance with The School Governance (Federations) (England) Regulations 2012 (“Regulations”).

- RESOLVED -
- (i) That the nomination of Mrs Freda Geddes to Ryton Infant and Junior Schools’ Federation for a period of four years with effect from 1 September 2016 be approved.
  - (ii) That it be noted that the term of office is determined by the School’s Instrument of Government.

The above decision has been made to ensure the federated Governing Body has full membership.

## **C80 RESPONSES TO CONSULTATION**

Consideration has been given to responses to recent consultations.

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

- County Durham Plan Issues and Options – Durham County Council
- Northumberland Local Plan Core Strategy Pre-Submission Draft: Proposed Major Modifications – Northumberland County Council
- Knowledge and Skills Statement for Achieving Permanence - Department for Education

The above decision has been made to enable the Council to contribute response to consultations.

**C81 GATESHEAD LOCAL PLAN - PLANNING OBLIGATION SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

Consideration has been given to consulting on a revised Planning Obligations Supplementary Planning Document (SPD) further to the receipt of the Examiners Report on the Community Infrastructure Levy (CIL).

RESOLVED - That consultation on a revised Planning Obligations Supplementary Planning Document as set out in appendix 2 to the report be approved and that a further report be submitted to Cabinet following the consultation process.

The above decision has been made to enable a CIL compliant SPD to be a material consideration in the development management process and to ensure that sufficient infrastructure is provided at a local level to make development acceptable.

**C82 SURPLUS DECLARATION AND GRANT OF LEASE - LAND TO THE REAR OF BLACKHILL CRESCENT, SPRINGWELL**

Consideration has been given to the land to the rear of Blackhill Crescent, Springwell being declared surplus to the Council's requirements and also to the future proposal for the land after being declared surplus.

RESOLVED - (i) That the land be declared surplus to the Council's requirements.

(ii) That the Service Director, Legal, Democratic and Property Services be authorised to proceed with a 35 year lease of the land to Silverline Memories Charitable Incorporate Organisation pursuant to the Council's Community Asset Transfer policy.

The above decision has been made to manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.

**C83 PETITIONS SCHEDULE**

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

RESLVED - That the 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.

**C84 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 the indicated paragraphs of Schedule 12A to the Local Government Act 1972.

**C85 REVIEW OF CULTURE SERVICE - INCOME GENERATION AND COMMERCIALISATION PLAN**

Consideration has been given to the outcome of consultation on the review of Culture Services and to the proposed new structure for the Culture Team.

RESOLVED - That the new structure for the Culture Team as outlined in appendix 2 to the report be approved.

The above decision has been made because the new structure represents the most effective means of the Council achieving the outcomes set out in the Culture Strategy, Creative Gateshead.

**C86 SALE OF 5.032HECTARES (12.43ACRES) OF LAND AT BLEACH GREEN, BLAYDON**

Consideration has been given to the conditional sale of 5.032 ha (12.43acres) of land to Keepmoat Homes Limited at the Bleach Green housing estate shown edged black on the plan attached to the report. The sale is conditional upon the Council obtaining vacant possession of the remaining houses on the land, intrusive site investigations and a detailed planning permission for the provision of new housing.

The use of Compulsory Purchase Order powers to acquire the remaining privately owned houses on the estate has previously been approved (minute C50 2015/16).

- RESOLVED -
- (i) That the conditional sale of the land to Keepmoat Homes Limited subject to vacant possession, intrusive site investigation reports and detailed planning approval for the provision of new housing be approved.
  - (ii) That the staged payments of the offer over a period of 5 years be approved.
  - (iii) That the Service Director, Legal, Democratic & Property Services be authorised to agree a schedule of costs following the results of the intrusive site investigations up to a maximum of £250,000 to be deducted from the offer.

The above decisions have been made for the following reasons:

- (A) To support the proposed CPO to acquire all remaining legal estates and interests within the land.
- (B) To establish a final net price for the sale of the land to Keepmoat Homes Limited.
- (C) To provide new dwelling houses on the former Bleach

Green housing estate.

- (D) To generate a capital receipt to the Council.

**C87 THE FORMER SALT STORE, AXWELL PARK, BLAYDON**

Consideration has been given to withdrawing from the proposed sale of the former Salt Store to Emmaus Gateshead ("Emmaus"), following delays in agreeing conditions attached to the land transfer.

- RESOLVED -
- (i) That the withdrawal from the sale of the former Salt Store to Emmaus, approved at the meeting on 16 April 2013 (minute C289 2012/13) be approved.
  - (ii) That the property be placed for sale on the open market.

The above decisions have been made for the following reasons:

- (A) To withdraw from a development which has generated local opposition.
- (B) To generate a future capital receipt.

**C88 SALE OF LAND AT THE FORMER SPRINGS GYM, JOICEY ROAD, LOW FELL, GATESHEAD**

Consideration has been given to the surrender and part surrender of two ground leases, currently let to Leisure Management Consultants Ltd ("LMC") and subsequent freehold disposal of the land, shown edged black ("the Land") on plan 1 attached to the report, at Joicey Road, Low Fell, to Adamson Holding Company Ltd for the development of 22 new residential flats, subject to the receipt of planning permission.

- RESOLVED -
- (i) That the surrender of the whole of the long leasehold estate from Leisure Management Consultants Limited relating to the Springs Gym building, shown cross-hatched black on plan 2 attached to the report be approved.
  - (ii) That the surrender of part of the existing lease area to Leisure Managements Consultants Limited relating to Ashfield Nursery and Early Learning Centre which is all of the land shown edged black on plan 2 attached to the report less the cross hatched black land be approved.
  - (iii) That it be noted the Council will retain the freehold of the Ashfield Nursery building shown on plan 2 which will remain subject to the lease to Leisure Managements Consultants Limited.

- (iii) That the disposal of the freehold estate in the land, shown edged black on plan 1 attached to the report, to Adamson Holding Company Ltd for the price set out in the report, to be apportioned to the Council and to Leisure Management Consultants as set out in the report be approved.

The above decisions have been made for the following reasons:

- (A) To obtain a capital receipt for the Council.
- (B) To provide new housing within the borough.

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:15 September 2016

**Chair.....**