

GATESHEAD METROPOLITAN BOROUGH COUNCIL

CABINET MEETING

Tuesday, 21 March 2023

PRESENT: Councillor M Gannon (Chair)

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

Also in attendance: Councillor R Beadle

C124 **APOLOGIES FOR ABSENCE**

An apology for absence has been received from Councillor B Oliphant.

C125 **MINUTES**

The minutes of the last meeting held on 21 February 2023 were approved as a correct record and signed by the Chair.

C126 **FUTURE DELIVERY MODEL FOR PUBLIC HEALTH NURSING SERVICES AND EXTENSION OF CURRENT CONTRACT**

Consideration has been given to developing an options appraisal for the future delivery model of the Council's 0-19 Public Health Nursing Service (up to 25 for those with a special educational need or disability) and to the extension of the current 0-19 Public Health Nursing Service contract to afford an additional timeframe to implement the most appropriate future delivery model.

- RESOLVED -
- (i) That the development of an options appraisal for the future delivery model of the 0-19 Public Health Nursing Service as set out in the report be approved.
 - (ii) That the extension of the current 0-19 Service contract with Harrogate and District NHS Foundation Trust for a term of 9 months from 1st July 2023 with the option to extend for a further 3 months if required (12 months in total) be approved.

The above decisions have been made for the following reasons:

- (A) To ensure the improved delivery of the Council's health related functions.
- (B) To afford sufficient additional time for implementation of the most appropriate future delivery model.

C127 **TREASURY POLICY STATEMENT AND TREASURY STRATEGY 2023/24 TO 2027/28**

Consideration has been given to recommending the Council to approve the Treasury Policy Statement and Treasury Strategy for 2023/24 to 2027/28.

RESOLVED - That the Council be recommended to approve the Treasury Policy Statement and Treasury Strategy for 2023/24 to 2027/28 as set out in appendices 2 and 3 of the report.

The above decision has been made to ensure that the Council fully complies with the requirements of good financial practice in Treasury Management.

C128 **LOCALISM ACT 2011 – PAY ACCOUNTABILITY: PAY POLICY STATEMENT 2023-24**

Consideration has been given to recommending the Council to approve the Pay Policy Statement for 2023/24.

RESOLVED - That the Council be recommended to approve the Pay Policy Statement for 2023/24 as set out in appendix 2 to the report.

The above decision has been made to comply with the requirements of the Localism Act 2011.

C129 **GATESHEAD LOCAL PLAN - EXEMPLAR NEIGHBOURHOOD MASTERPLAN AND SUPPLEMENTARY PLANNING DOCUMENT**

Consideration has been given to recommending the Council to approve the Exemplar Neighbourhood Masterplan and Supplementary Planning Document (SPD) for adoption following public consultation, and to approve publication of a Consultation Report summarising the approach to consultation and responses received to the SPD.

RESOLVED - (i) That the Council be recommended to approve and adopt the Exemplar Neighbourhood Masterplan and SPD as set out in the appendix to the report.

(ii) That the publication of a Consultation Report for the SPD be approved.

The above decisions have been made for the following reasons:

- (i) To enable the Council to effectively deliver the Local Plan.
- (ii) To ensure full public engagement on the Placemaking Supplementary Planning Document in line with Gateshead's Statement of Community Involvement.

C130 **REVIEW OF THE CONSTITUTION**

Consideration has been given to recommending the Council to approve a number of changes to the Constitution.

RESOLVED - That the Council be recommended to approve the proposed changes to the Council's Constitution as set out in appendix 2 to the report.

The above decision has been made to ensure that the Constitution remains fit for purpose and that its aims and principles are given effect.

C131 **MARKET SUSTAINABILITY AND COST OF CARE**

Consideration has been given to the publication of the Market Sustainability Plan (MSP) which was required for the Market Sustainability and Fair Cost of Care submission.

RESOLVED - That the publication of the Market Sustainability Plan (Annex C), as set out in appendix 2 to the report on the Council's web site be approved.

The above decision has been made to ensure the Council complies with the Department for Health and Social Care's Market Sustainability and Fair Cost of Care grant conditions.

C132 **ACCEPTANCE AND USE OF FUNDING FROM THE INTEGRATED CARE BOARD TO PUBLIC HEALTH AND WELLBEING FOR PUBLIC HEALTH PRIORITIES**

Consideration has been given to accepting funds from the Integrated Care Board (ICB) via a section 256 (NHS Act 2006) Agreement for use on:

- health inequalities supporting people with multiple and complex healthcare needs
- vaccine inequalities and
- to support the operation of the Deep End Network Programme and Steering Group.

RESOLVED - (i) That the acceptance of ICB funding for the purposes outlined in the report via a section 256 (NHS Act 2006) Agreement be approved.

(ii) That the Director of Public Health be authorised to enter into such funding agreement as necessary, in consultation with the Strategic Director, Resources and Digital and the Strategic Director, Corporate Services and Governance, to facilitate the funding transfer.

The above decisions have been made to secure more health gain than an equivalent expenditure of money in the NHS and enable effective delivery and reporting and the success of the programmes.

C133

RENT ARREARS FOR FORMER TENANTS AND SUNDRY ACCOUNT DEBTS – TRANSFER OF UNCOLLECTABLE AMOUNTS

Consideration has been given to the transfer out of the Council's accounts individual debts in excess of £500 relating to former tenant rent arrears and sundry account debts orders where all possible recovery action has been taken and the balances are now considered uncollectable.

- RESOLVED -
- (i) That the transfer of balances on 143 former tenant accounts, amounting to £224,401 and 174 sundry account debts totalling £85,934 be approved.
 - (ii) That the action taken under delegated powers to transfer out of Council's accounts the amounts deemed uncollectable be noted.

The above decisions have been made to ensure effective management of the Council's resources as any further pursuit of these arrears is unlikely to result in significant sums being recovered and would be more effectively used to recover new debt.

C134

MISCELLANEOUS INCOME – TRANSFER OF UNCOLLECTABLE AMOUNTS

Consideration has been given to the transfer out of the Council's Accounts outstanding balances in excess of £500 from miscellaneous income accounts and Housing Benefits overpayments where all possible recovery action has been taken and the balances are now considered to be uncollectable.

- RESOLVED -
- (i) That the transfer of balances on 95 sundry debtor accounts, amounting to £270,183.85, 47 Housing Benefits overpayment invoices totalling £126,985.95 and 17 council tax accounts court costs totalling £10,195.79 be approved.
 - (ii) That the action taken under delegated powers to transfer out of the Council's accounts the identified amounts that are deemed uncollectable be noted.

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.

C135

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.

C136

GATESHEAD QUAYS UPDATE

Consideration has been given to an update Cabinet on the Gateshead Quays regeneration scheme (The Sage – an Arena and International Conference Centre, Linear Park and Hotel).

- RESOLVED -
- (i) That the proposed phased delivery as set out in the report be approved.
 - (ii) That the cost of the detailed design works through to construction stage for Phase 1, at an estimated cost of the amount set out in the report be approved.
 - (iii) That the delegation of authority for the acceptance of the Levelling Up Fund grant and associated funding conditions to the Strategic Director, Economy Innovation and Growth in consultation with the Leader and the Strategic Directors, Resources and Digital, and Corporate Services and Governance be approved.
 - (iv) That the delegation of authority to the Strategic Director, Corporate Services and Governance to amend the Development Agreement as necessary, to underwrite the detailed design works with A&P on a basis set out in the report and the Agreement for Lease, Hotel Management Agreement and Funding Heads of Terms to reflect the proposed delivery / phasing of the development be approved.
 - (v) That the urgent decision taken on 26 January 2023 by the Strategic Director, Resources and Digital to transfer the amount of North East LEP (NELEP) funding set out in the report from the Baltic Quarter Enabling Infrastructure Project to the Gateshead Quays Multi Storey Car Park (MSCP) Project, in accordance with Schedule 5, Part 2 General Delegations to Managers, Paragraph (4) (e) of the Council's Constitution; and as previously agreed by Cabinet, be noted.
 - (vi) That the acceptance of further NELEP funding of the amount set out in the report for the MSCP Project be approved.

The above decisions have been made for the following reasons:

- (A) To bring forward the regeneration of Gateshead Quays, which supports the Council's aspiration of making Gateshead a place where everyone thrives.
- (B) To reaffirm the commitment to invest in the local economy to provide sustainable opportunities for employment, innovation and growth across the borough.
- (C) To maintain momentum on the scheme, signal confidence in

the local economy, which is important as part of the delivery of the Economic Development Strategy.

C137

UK SHARED PROSPERITY FUND

Consideration has been given to:

- a) progress with the UK Shared Prosperity Fund (UKSPF);
- b) the revised financial position of the programme and the related projects within the Investment Plan approved by the Department for Levelling Up, Housing and Communities (DLUHC); and
- c) agreement of delegated authority for the procurement and implementation of the projects.

- RESOLVED -
- (i) That the revised programme and expenditure profiles as set out in the report be approved.
 - (ii) That proceeding with the proposed projects arising from the challenges and opportunities within the approved Investment Plan, outlined in appendix 2 to the report be approved.
 - (iii) That the Strategic Director, Economy Innovation and Growth, in consultation with the Strategic Directors, Resources & Digital, and Corporate Services & Governance, and relevant Portfolio members, be authorised to:
 - a) agree the terms with various parties on behalf of the Council, as 'lead authority';
 - b) procure the services required for those projects through the approved Dynamic Purchasing System (DPS), where appropriate, established for that purpose by North of Tyne Combined Authority (NTCA);
 - c) place call-off contracts through the DPS for the services required for those projects;
 - d) approve all contractual documentation for such purposes and arrange for their execution and sealing, complying at all times with the Council's requirements for corporate and contractual governance;
 - e) deliver activities in Gateshead consistent with the Memorandum of Understanding with DLUHC;
 - f) agree any and all amendments that may be required on behalf of the Council as 'lead authority' to ensure the benefits of these monies are fully realised for Gateshead;
 - g) undertake all other activities that may reasonably be required to implement the approved Investment Plan and comply with all reporting and monitoring activities that may be required under the UKSPF scheme; and

- h) submit any necessary returns to the subsidy transparency database or reports to the Subsidy Advice Unit as may be required from time to time to ensure compliance with the current subsidy control scheme.

The above decisions have been made for the following reasons:

- (A) To enable full utilisation of monies from the UK Shared Prosperity Fund to deliver the Council's priorities and to benefit local residents and businesses.
- (B) To enable successful delivery within Government guidance of activity in Gateshead that will contribute to local priorities.

C138 **TCF T2 METROGREEN SUSTAINABLE TRANSPORT IMPROVEMENTS– FULL BUSINESS CASE (MARCH 2023)**

Consideration has been given to the development and submission of a full business case for the Metrogreen Sustainable Transport Improvements (GA05) in order to access an allocation of funding from the Transforming Cities Fund (TCF) to enable the implementation of the scheme.

- RESOLVED -
- (i) That the Strategic Director, Economy, Innovation and Growth, following consultation with the Portfolio holder for Environment & Transport and the Strategic Director, Resources and Digital, be authorised to submit the full business case for the Metrogreen Sustainable Transport Improvements scheme and to make such amendments to the full business case for the scheme as may be required to secure funding approval from the North East Joint Transport Committee.
 - (ii) That the Strategic Director, Economy, Innovation and Growth be authorised to enter into a Grant Agreement, following acceptance of the bid, with the North East Combined Authority (NECA) and following consultation with the Strategic Director, Resources and Digital and Strategic Director, Corporate Services and Governance, in accordance with the Council's Constitution.

The above decisions have been made to enable the implementation of the scheme using funding from the Transforming Cities Fund.

C139 **DEVELOPMENT OF NEW HOMES IN SALTWELL AND HIGH SPEN BY GATESHEAD REGENERATION PARTNERSHIP**

Consideration has been given to changes to the terms of the Hyde Park and Hookergate Business Plans and to utilise available financial mechanisms to overcome viability challenges to allow development of sites in Saltwell and in the High Spen & Winlaton Ward by Gateshead Regeneration Partnership (GRP).

The alternative option to that being recommended, but which was discounted, included marketing the Hookergate site on the open market.

- RESOLVED -
- (i) That the transfer of the freehold interest in the Hyde Park and Hookergate sites, with the revised aggregate transfer value of the amount set out in the report, in accordance with the Agreement for Sale to the GRP for the provision of new homes, be approved.
 - (ii) That the provision of a capital injection of the amount set out in the report, to facilitate the delivery of new homes be approved and in accordance with the Constitution the Strategic Director, Corporate Services and Governance be authorised to agree the form and enter into a site-specific Capital Injection Agreement on behalf of the Council with GRP.
 - (iii) That the changes to the distribution of profit and the terms of the distribution of super-profit to the Council as set out in the report be approved.
 - (iv) That the Strategic Director, Economy, Innovation and Growth, in consultation with the Portfolio Holder for Housing be authorised to approve the revised Site Business Plans prior to exercising delegated powers under recommendations (i) to (iii) above.

The above decisions have been made for the following reasons:

- (A) To support the delivery of 58 affordable family homes in Saltwell; including the provision of 20 family homes to meet the housing needs of the Jewish community; secure Homes England funding being invested in the borough.
- (B) To achieve, and complete, the regeneration objectives set out by the Council, its partners and the community in 2005 for the Bensham and Saltwell area.
- (C) To make best use of a surplus asset and enable new family homes in Winlaton and High Spen ward.
- (D) To enable income to accrue to the Council and training, employment and socio-economic benefits for the residents and businesses of Gateshead.
- (E) To bring forward a vacant brownfield Council owned site for redevelopment and remove holding costs to the Council.
- (F) 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 and Housing Strategy 2019-30.

LOCAL AUTHORITY HOUSING FUND (LAHF)

Consideration has been given to the action taken in accordance with Schedule 5, Part 2 General Delegations to Managers, Paragraph (4) (e) of the Council's Constitution, to enter into a Memorandum of Understanding (MOU) with the Department for Levelling Up, Housing & Communities (DLUHC), to participate in the Local Authority Housing Fund (LAHF) programme, which has been made available to assist local authorities with accommodation pressures in relation to Afghan and Ukraine resettlement and relocation schemes, including the purchase of additional residential dwellings in the Borough.

- RESOLVED -
- (i) That the action taken by the Deputy Strategic Director, Housing, Environment and Healthy Communities and the Strategic Director, Corporate Services and Governance in entering into of a Memorandum of Understanding with the Department of Levelling Up Housing & Communities for the Local Authority Housing Fund, in accordance with Schedule 5, Part 2 General Delegations to Managers, Paragraph (4) (e) of the Council's Constitution, be noted and endorsed.
 - (ii) That the Deputy Strategic Director, Housing Environment and Healthy Communities, in consultation with the Strategic Director, Resources & Digital and the Strategic Director, Corporate Services & Governance be authorised to negotiate the purchase of residential dwellings that meet the criteria for the Afghan Relocation Assistance Policy and the Homes for Ukraine Policy.
 - (iii) That it be noted Legal and Financial advice will be taken on each purchase or acquisition under (ii) above, the delegation including authority to approve the signing of the contracts for sale and the sealing of the relevant conveyancing documents.

The above decisions have been made for the following reasons:

- (A) To contribute towards the Council's housing delivery targets to create new homes including the provision of more affordable homes.
- (B) To secure the LAHF Grant funding to support an additional 11 properties.
- (C) The scheme will add the 11 additional family properties and create a lasting supply of affordable housing for the general population, and stock will become available to support wider local authority general housing and homelessness responsibilities after the immediate needs of the eligible cohort have been addressed.
- (D) To deliver the objectives of the Housing Strategy 2019-30.
- (E) To ensure compliance with the Council's constitution and any limitations on its relevant legal powers.

HOMELESSNESS AND ALLOCATIONS - REMODELLING ACCOMMODATION AND SUPPORT

Consideration has been given to an update on the Homelessness and Allocations Review and to proposals for taking forward the recommissioning and remodelling of supported accommodation for young people, and for adults with multiple and/or complex needs (MCN) as well as an intention to progress the development and subsequent implementation of a new operational model for homelessness and allocations services.

- RESOLVED -
- (i) That the commissioning of the Young Persons 18-25 years Domestic Abuse Safe Accommodation from the available Safe Accommodation Funding be approved.
 - (ii) That the proposed commissioning and procurement plans for both young people and those with multiple and complex needs as set out in the report, subject to costs being contained within the stated budget estimates be approved.
 - (iii) That an extension to the existing agreement with Oasis Community Housing for continued Rough Sleeping Initiative funded provision as set out in the report, to fit with the timeline for recommissioning multiple and complex needs (MCN), currently in place to November 2023 be approved.
 - (iv) That a bid to the Single Homelessness Accommodation Programme for capital and revenue funding for a proposed Young Persons with MCN Scheme (8 units) and an Adults with MCN Scheme (17 units) as set out in the report be approved.
 - (v) That a current review of the use of temporary and bed and breakfast accommodation and the intention to also review taster flats provision, accommodation for ex-offenders and agency/leased properties be noted.
 - (vi) That proposals to undertake a review of floating support be noted.
 - (vii) That proposals to design a new Home Connections operational model for the delivery of homelessness and allocations services, to be taken forward in partnership with colleagues in housing, health, social care, and community safety, and informed by wider transformation workstreams including Mental Health Transformation, Anti Social Behaviour, Changing Futures, Home Improvement Agency and People at the Heart as set out in the report be endorsed.

The above decisions have been made for the following reasons:

- (A) To ensure the Council is meeting all related statutory requirements.

- (B) To deliver on related strategies, including the Council's Homelessness and Rough Sleeping Strategy, Thrive Vision and Health and Wellbeing Strategy, providing better outcomes for residents.
- (iii) To achieve better value for money from commissioned and directly provided services, as well as reduced costs pressures across the wider housing, health and social care system.

C142

SURPLUS DECLARATION AND DISPOSAL SITE 1 SOUTH SHORE ROAD, GATESHEAD

Consideration has been given to the surplus declaration of Site 1 South Shore Road shown edged black on the plan attached to the report and its disposal to ES Gateshead Limited.

The alternative options to that being recommended, but which were discounted, included retaining the site with the existing long leasehold or disposing of the site on a long leasehold.

- RESOLVED -
- (i) That the surplus declaration of Site 1 South Shore Road, Gateshead be approved.
 - (ii) That the disposal of Site 1 South Shore Road direct to ES Gateshead Limited for a purchase price of the amount set out in the report be approved.

The above decisions have been made for the following reasons:

- (A) To manage resources and rationalise the Councils assets in line with the Corporate Asset Strategy and Management Plan.
- (B) To encourage the building of sufficient new homes using land sustainably and prioritising the use of brownfield land.
- (C) To dispose of an unused property and realise a capital receipt.

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: 23 March 2023

Chair.....