

**GATESHEAD METROPOLITAN BOROUGH COUNCIL**

**CABINET MEETING**

**Tuesday, 16 July 2024**

**PRESENT:** Councillor M Gannon

Councillors: C Donovan, J Adams, C Buckley, A Douglas,  
M Hall, G Haley, L Kirton, J McElroy and B Oliphant

**C189 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**C190 MINUTES**

The minutes of the last meeting held on 25 June 2024 were approved as a correct record and signed by the Chair.

**C191 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**C192 HRA ASSET MANAGEMENT APPRAISAL OF INVESTMENT OPTIONS FOR EAST STREET FLATS**

Consideration has been given to the HRA Asset Management Investment Options for East Street Flats, in line with the HRA Asset Management Strategy.

Cabinet approval is sought for the future decommissioning of East Street Flats and the development of a Strategic Regeneration Plan as part of the work to support a statutorily compliant business plan able to fund a compliant, well maintained and sustainable housing stock.

**RESOLVED:**

- (i) Cabinet approves the creation of a Strategic Regeneration Plan, developed by the Housing, Environment & Healthy Communities and Economy, Innovation and Growth strategic groups to create 100 new HRA homes within the boundary of the Town Centre and High Street South site. With priority within the Housing Register for the East Street Flats residents.
- (ii) Cabinet approves the future decommissioning of Park, Peareth & Priory Courts. With these buildings being deemed surplus to the Council's requirements and disposed of once residents are rehoused.
- (iii) Cabinet approves the development of a schedule of works that will maintain the blocks in a compliant and effective way while the options for new housing provision are developed.
- (iv) Cabinet approves the development of a building management plan to

- cover the housing management arrangements for the blocks in the interim period.
- (v) Cabinet approves the creation of a resident engagement process to ensure that the community within East Street Flats are key stakeholders in the project and are involved in shaping the re-provision offer. Along the extending of the HRA Estate Regeneration Officer post to March 2028 to support residents.
  - (vi) Cabinet authorises the Director of Housing, Environment and Healthy Communities to commence negotiations to acquire the two residential leasehold properties and develop a suitable compensation package. Should negotiations not be successful to compulsorily acquire the properties using compulsory purchase powers as a last resort.

For the following reasons:

- a) To set a Housing Revenue Account that is not in debit as required under the Local Government and Housing Act 1989 (Part VI) and is able to meet its short- and long-term investment requirements.
- b) To realise the Council's policies and objectives in relation to the Housing Strategy in order to maintain and enhance Council Housing provision in Gateshead.
- c) To assist in the delivery of the Council's vision for Gateshead as set out in Making Gateshead a Place where Everyone Thrives.

C193

### **2024/25 CAPITAL 1ST QUARTER REVIEW**

Consideration has been given to the latest position on the 2024/25 Capital Programme and Prudential Indicators at the end of the first quarter to 30 June 2024.

RESOLVED:

- (i) Cabinet recommended to Council that all variations to the 2024/25 Capital Programme.
- (ii) Cabinet recommended to Council the financing of the revised programme.
- (iii) Cabinet confirms to Council that capital expenditure and financing requirements have been revised in line with the amended budget and none of the approved Prudential Indicators set for 2024/25 have been breached.

For the following reasons:

- a) To ensure the optimum use of the Council's capital resources in 2024/25.
- b) To accommodate changes to the Council's in-year capital expenditure plans.
- c) To ensure performance has been assessed against the approved Prudential Limits.

C194

### **REVENUE BUDGET - FIRST QUARTER REVIEW 2024/25**

Consideration has been given to the latest monitoring position on the 2024/25

revenue budget at the end of the first quarter.

RESOLVED:

- (i) Cabinet notes the Council's revenue expenditure position at the end of the first quarter.

For the following reasons:

- a) To contribute to sound financial management and the long-term financial sustainability of the Council.

C195

### **DELEGATED AUTHORITY FOR APPROVAL OF ESTIMATES AND TENDERS DURING THE SUMMER RECESS**

Consideration has been given to this report seeking approval for the Interim Strategic Directors Economy, Innovation and Growth and Housing, Environment and Healthy Communities, following consultation with the Strategic Directors, Corporate Resources and Digital and Corporate Services and Governance, to be authorised to jointly approve schemes and estimates, and to invite and accept tenders over certain thresholds, during the summer recess following the Cabinet meeting on 16 July 2024 up to the date when Cabinet next meets (currently scheduled for 17 September 2024).

RESOLVED:

- (i) Cabinet authorises the Interim Strategic Director, Economy, Innovation and Growth and the Interim Strategic Director, Housing, Environment and Healthy Communities, in consultation with the Strategic Directors, Resources and Digital and Corporate Services and Governance, to jointly approve the letting of any contracts relating to the Cabinet-approved 2024/2025 Capital Works Programme which exceed £250,000 in value. Such approval is to be in the form of either:
  - an authorisation to invite or negotiate tenders in accordance with Rule 6 of the Contract Procedure Rules ("the Rules") or to conduct some other procurement process in accordance with the Rules and to award the contract to the economic operator submitting the most economically advantageous tender as determined by the Service Director Corporate Commissioning and Procurement in accordance with the stated terms of the tender or other process and, where applicable, the Regulations; *or*
  - an authorisation subsequent to the conduct of a tendering process or other procurement process in accordance with the Rules to award the contract.

For the following reasons:

- a) To enable projects to progress and to avoid delay in delivery of the capital programme and its related expenditure.

C196

### **LGA PEER CHALLENGE**

Consideration has been given to the details of the outcome report in respect of the

recent Local Government Association, Adult Social Care Peer Challenge.

RESOLVED:

- (i) Cabinet accepted the details and findings of the LGA Peer Challenge Report and accompanying Action Plan.
- (ii) Cabinet approves the publication of report on the Council's website.

For the following reasons:

- a) In the interest of transparency and supporting wider improvement across the Health and Social Care sector.

C197

### **GATESHEAD COUNCIL PRODUCTIVITY PLAN**

Consideration has been given to approve the Council's Productivity Plan.

RESOLVED:

- (i) Cabinet approved the Council's Productivity Plan.

For the following reasons:

- a) To meet the requirements set out as part of the Local Government Finance Settlement 2024/25.
- b) To contribute to good governance and financial management of the Council.

C198

### **PERFORMANCE MANAGEMENT AND IMPROVEMENT FRAMEWORK – YEAR-END PERFORMANCE REPORT 2023/24**

Consideration has been given to approve the 2023/24 Year End performance report and to note the key discussion points from the Council's Overview and Scrutiny Committees.

RESOLVED:

- (i) Cabinet approves the 2023/24 Year End performance report.
- (ii) Cabinet notes the key discussions and from the Council's Overview and Scrutiny Committees.
- (iii) Cabinet notes the ongoing development work and upcoming review being undertaken.

For the following reasons:

- a) To ensure performance supports the delivery and achievements of Making Gateshead a Place Where Everyone Thrives.

C199

### **SCHOOL CAPITAL PROGRAMME 2024/25**

Consideration has been given to approve the proposed management, procurement and delivery of schemes by Gateshead Construction Services through the negotiation of tenders for capital works within school premises and contained within the overall budget limit.

RESOLVED:

- (i) Cabinet authorises the Service Director Property, Assets & Traded Services, to accept tenders and place orders for works for the schemes subject to the Strategic Director Corporate Services and Governance approving the form of contract in accordance with the Constitution.

For the following reasons:

- a) To enable projects to progress and to avoid delay in delivery of the school's capital programme and its related expenditure.

## C200 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED:

- (i) 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.

## C201 **HRA DIGITAL TRANSFORMATION**

Consideration has been given to approval to progress tender activity and award of contract for the HRA Digital Transformation - CCTV & Door Entry project.

RESOLVED:

- (i) Cabinet approval is given to proceed with obtaining tenders via the Crown Commercial Service framework for the delivery of these Digitalisation works.
- (ii) Cabinet authorises the delegation of authority to the Interim Strategic Director, Economy Innovation & Growth, in consultation with the Strategic Director, Resources & Digital and Strategic Director, Corporate Services and Governance to agree the appropriate terms and conditions and enter into contracts as required within the scheme and budget allowance.

For the following reasons:

- a) To realise the Council's policies and objectives in relation to Gateshead Council owned multi-storey blocks.
- b) To assist in the delivery of the Council's vision for Gateshead as set out in Making Gateshead a Place where Everyone Thrives, in relation to current and future residents of Gateshead Council owned multi-storey blocks.
- c) To create future opportunities for improved community safety by cross service utilisation of the newly procured CCTV infrastructure.

## C202 **PROPERTY TRANSACTION – SITE 4 ALBANY ROAD, PART 1 & 2**

Consideration has been given to the approval of the property transaction set out in Appendix 1.

RESOLVED:

- (i) Cabinet approves the property transaction outlined in Appendix 1.
- (ii) Cabinet authorises the Strategic Director, Economy, Innovation & Growth to agree the detailed terms of the transaction.

For the following reasons:

- a) To manage resources.

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: 18 July 2024

**Chair.....**