

GATESHEAD METROPOLITAN BOROUGH COUNCIL

CABINET MEETING

Tuesday, 19 November 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

IN ATTENDANCE: Councillors: R Beadle, P Diston, and K Dodds

C239 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

C240 MINUTES

The minutes of the last meeting held on 15 October 2024 were approved as a correct record and signed by the Chair.

C241 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

C242 WARM HOMES GRANT APPLICATIONS

Consideration was given to the approval of a grant application submission to the Warm Homes Social Housing Funding, as part of a regional consortium bid, led by the North East and Yorkshire Net Zero Hub.

RESOLVED:

- (i) The submission of an estimated £1.494m grant application to the Warm Homes Social Housing Fund, via a regional consortium led by the North East and Yorkshire Net Zero Hub, be approved; and
- (ii) The plan to prepare and submit an Expression of Interest for the Warm Homes Local grant, be noted.

The above decision has been made for the following reasons:

- (i) To improve energy efficiency and reduce carbon emissions of Council and private homes;
- (ii) To reduce energy costs for residents; and
- (iii) To support the Council's Climate Emergency Action Plan to achieve net zero emissions by 2030.

C243 **TREASURY MANAGEMENT – PERFORMANCE TO 30 SEPTEMBER 2024**

Consideration was given to a report which requested Cabinet to recommend that Council note the review of Treasury Management performance for the six months to 30 September 2024, covering investments and borrowing.

RESOLVED

- (i) Council be recommended to note the Treasury Management Performance to 30 September 2024.

The above decision has been made to contribute to sound financial management and the long-term financial sustainability of the Council.

C244 **WORKFORCE WELLBEING STRATEGY**

Consideration was given to the Workforce Wellbeing Strategy, which set out the Council's vision to create a healthy, content, resilient and productive workforce, through the right environment and behaviours, so that individual and organisational well-being is embedded in everything the Council do.

RESOLVED

- (i) the Workforce Wellbeing Strategy be agreed and referred to the Council for approval at its meeting on 21 November 2024.

The above decision has been made to ensure the Council has an appropriate strategy in place within its human resources framework.

C245 **CAPITAL STRATEGY 2025/26 TO 2029/30**

Consideration was given to a report which requested Cabinet to recommend to Council the approval of the proposed Capital Strategy for 2025/26 to 2029/30 to support the framework used to set and monitor the Capital programme.

RESOLVED

- (i) Council be recommended to approve the Capital Strategy for 2025/26 to 2029/30, as set out in Appendix 2 to the report.

The above decision has been made for the following reasons:

- (i) To contribute to the good financial management of the Council;
- (ii) To ensure the Council maximises value for money from its investments plans; and
- (iii) To aim to align investment decisions to the Council's strategic objectives.

C246 **HOUSING REVENUE ACCOUNT (HRA) RENT AND SERVICE CHARGE**

SETTING POLICY

Consideration was given to a report which requested Cabinet to recommend to Council the proposed Housing Revenue Account (HRA) Rent and Service Charge Setting Policy.

RESOLVED:

- (i) Council be recommended to approve the HRA Rent and Service Charge Setting Policy, as set out as Appendix 2 to the report.

The above decision has been made for the following reasons:

- (i) To ensure the Council adheres to current government legislation and regulation when setting and agreeing rents and service charges
- (ii) To ensure the medium to long term sustainability of the Housing Revenue Account
- (iii) To realise the Council's policies and objectives in relation to the Housing Strategy to maintain and enhance Council Housing Provision in Gateshead
- (iv) To assist in the delivery of the Council's vision for Gateshead as set out in Making Gateshead a Place where Everyone Thrives

C247

LOCAL COUNCIL TAX SUPPORT SCHEME FOR 2025/26

Consideration was given to a report which requested Cabinet to recommend to Council a Local Council Tax Support Scheme for the year 2025/26.

RESOLVED

- (i) Council be recommended to approve the proposed scheme as set out in the report and delegate powers to the Strategic Director Resources and Digital to provide regulations to give effect to the scheme including publishing full details online

The above decision has been made for the following reasons:

- (i) To meet the statutory requirements of the Local Government Finance Act 2012 in relation to the establishment of a framework for Localised Council Tax Support
- (ii) To mitigate the impact of the increased cost of living on Council Tax support claimants
- (iii) To mitigate the impact of funding reductions on Council Finances
- (iv) To support the Council's "Thrive" agenda

C248

REVENUE BUDGET - SECOND QUARTER REVIEW 2024/25

Consideration was given to a report which set out the latest monitoring position on the 2024/25 revenue budget at the end of the second quarter.

RESOLVED

- (i) The Council's revenue expenditure position at the end of the second quarter, as set out in Appendix 1 to 3 of the report, be noted.

The above decision has been made to contribute to sound financial management and the long-term financial sustainability of the Council.

C249

LOCAL TRANSPORT PLAN: CAPITAL PROGRAMME MID-YEAR UPDATE

Consideration was given to a report which provided an update on the Local Transport Plan Capital Programme. The report provided a summary of the progress made and changes to the programme at the end of Quarter 2. Indicative programmes for integrated transport and maintenance schemes scheduled for 2025/26 were appended to the report to allow for forward planning of these works.

RESOLVED

- (i) The revised programmes for 2024/25, as set out in Appendices A and B, be approved, noting that there may be a need to review these as the year progresses in line with available resources;
- (ii) The Service Director, Highways and Waste be authorised (and in their absence the Service Director of Environment & Fleet Management) to award the relevant works under the terms of the Highways, Drainage and Street Lighting Maintenance Contract;
- (iii) The Service Director, Climate Change, Compliance, Planning & Transport be authorised to make changes to the approved programme following consultation with the Cabinet Member for Environment and Transport, as and when the need arises; and
- (iv) The indicative integrated transport and maintenance programmes for 2025/26, as appended to the report, be approved, as a basis for future planning.

The decision above has been made to enable the design and implementation of transport schemes in support of the North East Transport Plan and the Council's policy objectives.

C250

CAPITAL PROGRAMME AND PRUDENTIAL INDICATORS 2024/25 – SECOND QUARTER REVIEW

Consideration was given to a report that set out the latest position on the 2024/25 Capital Programme and Prudential Indicators at the end of the second quarter to 30 September 2024. The report assessed reasons for the variances from the approved programme and details the proposed financing of the capital programme.

RESOLVED

- (i) Council be recommended to agree all variations to the 2024/25 Capital Programme as detailed in Appendix 2 to the report
- (ii) Council be recommended to agree the financing of the revised programme

- set out in the report
- (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

The above decision has been made for the following reasons:

- (i) To ensure the optimum use of the Council's capital resources in 2024/25
- (ii) To accommodate changes to the Council's in-year capital expenditure plans
- (iii) To ensure performance has been assessed against the approved Prudential Limits

C251

PROPERTY TRANSACTION – SITE 2 COWEN ROAD

Consideration was given to a report seeking approval for a property transaction at Site 2 Cowen Road. Provisionally agreed terms in relation to the property transaction were attached to the schedule.

RESOLVED

- (i) The property transaction, as outlined in Appendix 1 to the report, be approved; and
- (ii) The Interim Director Housing, Environment and Healthy Communities be authorised to agree the detailed terms.

The above decision has been made in order to manage resources.

C252

PROCUREMENT OF A LEISURE OPERATOR

Consideration was given to a report which provided Cabinet with the outcome of the tender process carried out to identify an operator to manage Gateshead Leisure Centres and to support the Community Physical Activity Partnership. Additional commercially sensitive information was also provided to Cabinet in relation to this matter, under item 16 on the agenda, which was exempt from the press and public.

RESOLVED

- (i) The award of a 10-year contract (with an option to extend for a further 5 years) to Tenderer A to commence on 1 April 2025, be agreed;
- (ii) Delegated authority be given to the Strategic Director, Corporate Services and Governance be authorised to finalise the contractual arrangements with Tenderer A.

The above decision has been made for the following reasons:

- (i) To deliver leisure services at a lower cost than could be achieved by the

Council delivering the service directly, without reducing the quality of the provision and leading to the sustainability of the service for the next 10 – 15 years; and

- (ii) To ensure a robust and comprehensive contract is implemented between the appropriate parties.

C253 **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.

C254 **LEISURE OPERATOR TENDER PROCESS**

Consideration was given to commercially sensitive information linked to Agenda Item 14 – Procurement of a Leisure Operator.

(See Minute C252 for the resolution on this matter)

C255 **DISPOSAL OF FORMER TYNEDALE HOUSE, HOLBURN LANE, RYTON, NE40 3PF**

Consideration was given to a report in relation to the disposal of former Tynedale House.

RESOLVED

- (i) The disposal of the freehold interest, as per the information set out in the report, be approved; and
- (ii) The Interim Strategic Director Economy Innovation & Growth be authorised to accept and negotiate any further terms in relation to the disposal.

The above decision has been made for the following reasons:

- (i) To dispose of a surplus asset; and
- (ii) To enable development of new homes for Gateshead

C256 **DEVELOPMENT OF NEW HOUSING AT CENTRAL NURSERY AND FLOWER SHOW FIELD SITE, DUNSTON HILL**

Consideration was given to a report which sought Cabinet approval to procure a developer to deliver the Central Nursey and Flower Show Field site, Dunston Hill.

RESOLVED

- (i) The procurement of a developer partner who will implement the outline planning permission and deliver 230 new homes, be approved; and
- (ii) The requirement to deliver a minimum 30% affordable housing provision which will be sold directly to the Council at a pre-determined price, be

approved.

The above decision has been made for the following reasons:

- (i) To dispose of an asset and realise a capital receipt
- (ii) To transfer the responsibility of the Strategic Infrastructure Works
- (iii) To enable development of 230 new homes in Gateshead
- (iv) To secure 69 new affordable homes for the HRA

C257

HOUSING DEVELOPMENT STRATEGY AND DELIVERY PROGRAMME UPDATE

Consideration was given to a report which provided progress with the Housing Development Strategy and 5-year Delivery Programme (2002-2027) approved by Cabinet in October 2022 and sought approval to progress on a range of actions related to the implementation of the programme.

RESOLVED

- (i) The progress made to date in relation to the Housing Development Strategy and 5-year Delivery Programme, be noted;
- (ii) The report related to Dunston Hill, be noted;
- (iii) The proposed actions detailed in the report, including the progression of the proposed disposal of sites at Clasper and Dunston Hill to help ensure the successful delivery of the 5-year programme, be approved;
- (iv) The revised delivery programme as outlined in Appendix 3, be approved;
- (v) The application to apply for grant funding to National Health Services as described in the report at appendix 2 and purchase relevant properties as agreed by the Strategic Director Resources and Digital, Strategic Director Corporate Services and Governance and Interim Strategic Director Housing, Environment and Healthy Communities under an urgent delegated decision in accordance with Schedule 5, Part 2 General Delegations to Managers, Paragraph (4)(e) of the Council's Constitution, be noted; and
- (vi) The associated grant funding from the NHS Learning Disabilities Capital Programme, be accepted.

The above decision was made for the following reasons:

- (i) To contribute towards the Council's housing delivery targets to create new homes including the provision of more affordable homes;
- (ii) To contribute towards economic recovery and provide training, employment and socio-economic benefits for the residents and businesses of Gateshead;
- (iii) To utilise the Council's land and property portfolio to support the Council's policy priorities;
- (iv) To help decrease the pressure on the Council to allocate further land in the Green Belt for housing;
- (v) To bring forward vacant Council owned sites for redevelopment;
- (vi) To deliver the objectives of the Housing Strategy 2019-30; and
- (vii) To promote the regeneration of the urban area and redevelopment of

brownfield land.

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: 21 November 2024

Chair.....