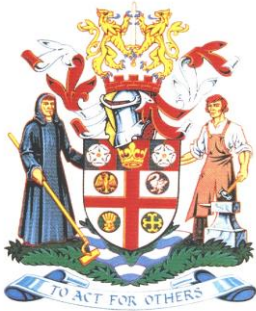


# Selby District Council



## Minutes

### Executive

Venue:	Committee Room, Civic Centre, Selby
Date:	4 October 2012
Present:	Councillor M Crane (Chair), Councillor Mrs G Ivey, C Lunn, J Mackman and C Metcalfe
Officers present:	Deputy Chief Executive, Executive Director (S151), Executive Director, Business Manager, Policy Officer, Development Manager, Lead Officer Contracts and Democratic Services Manager.
Also Present:	Councillor R Sayner
Public:	3
Press:	0

NOTE: Only minute numbers 36, 38, 39, 40, 41, 46, 47, 50, and 52 are subject to call-in arrangements. The deadline for call-in is 5pm 16<sup>th</sup> October 2012. Decisions not called in may be implemented on 17<sup>th</sup> October 2012.

#### 31. Apologies for Absence

None received.

#### 32. Minutes

The minutes of the meeting on 6 September 2012 were submitted and agreed as a correct record and signed by the Chair.

#### 33. Disclosure of Interest

None received.

### **34. Petition from the residents of Burn**

Councillor Crane informed the Executive that he had received a petition from residents of Burn village. The petition was in opposition to a potential second Gypsy and Traveller Site at Burn.

Chris Phillipson, Chairman of Burn Parish Council, addressed the Executive. He outlined the concerns and strong opposition of local residents about a potential second site at Burn.

The Executive asked officers to meet with Mr Phillipson to discuss some of the points raised.

Councillor R Sayner also addressed the Executive, she provided further details of the opposition to the second site at Burn.

#### **Resolved:**

**To consider the petition as part of the Council's ongoing work to identify a suitable Gypsy and Traveller Site.**

Reason for decision:

To ensure the petition is considered appropriately by the Council.

### **35. Financial Strategy**

Councillor Lunn presented an update to the Medium Term Financial Strategy (MTFS) approved by full Council in December 2011. The report also proposed the framework for the 2013/14 budget.

Councillor Lunn set out the key issues for the 2013/14 budget, these included the continuing economic recession and its impact on investment returns and income generation. He outlined that there remains significant risk and uncertainty to public sector funding and a cut of 10%, as assumed in the report, was a prudent mid-range forecast for 2013/14.

#### **Resolved:**

**To submit to Council for approval the draft update to the Medium Term Financial Strategy, subject to comments from the Policy Review Committee.**

Reason for the decision:

To set the framework for the 2013/14 budget and 2013 – 2015/16 Medium Term Financial Strategy.

### **36. Leisure Landlord Maintenance Programme**

Councillor Lunn presented the report which set out proposals for landlord maintenance at Tadcaster Leisure Centre and Selby Park for year 4 of the programme.

Councillor Lunn identified that the programme allowed for the resurfacing of the crazy golf course at Selby Park at a cost of £6,300. Whilst no essential maintenance items were scheduled for Tadcaster Leisure Centre, the report highlighted an issue with the platform lift.

The Executive discussed the report and felt that further information was required before a decision could be reached. The report was deferred until the November meeting.

#### **Resolved:**

**To defer the report until the 1<sup>st</sup> November Executive meeting.**

Reason for the decision:

To allow the Executive to consider further information before making a decision on the matter.

### **37. HRA Business Plan**

Councillor Lunn presented the draft HRA Business Plan following consultation with tenants and Policy Review Committee.

The Executive heard that the Plan was a strategic document which took into account the Corporate Plan and the '5 Big Things'. It had been developed against a backdrop of major change in the form of the Localism Act; self-financing and enhanced 'Right-to Buy'.

The Executive Director (s151) outlined the costly penalties associated with the potential early repayment of some of the Council's loans.

#### **Recommendation to Council:**

**To approve the Housing Revenue Account Business Plan.**

Reason for the decision:

- i) To set out a viable business plan for the HRA service;
- ii) To comply with the requirements set out in the Localism Act.

### **38. Options for additional funding within HRS Capital Programme**

Councillor Lunn presented the report. Following a previous request of the Executive, the report identified options available for the efficient use of the £314k saving within the Housing Revenue Account in 2012/13.

The Executive discussed the options put forward in the report and how to use the savings most effectively. This included an option to allocate some of the funding to the second phase of Airey property redevelopment.

However, the Executive concluded that the savings available would have greatest impact if spent of Option 1 in the report, to fund damp works, a doors programme and part of the fencing programme.

#### **Resolved:**

**To utilise the £314k saving on the HRA in 2012/13 to fund Option 1 of damp works (£170k), doors programme (£86k) and (£58k) of the fencing programme**

Reason for the decision:

Option 1 addresses the important issues and is deliverable within the time scales and funding available.

### **39. Tenancy Strategy**

Councillor Mrs G Ivey presented the North Yorkshire Tenancy Strategy. The Strategy had been developed in partnership with other local authorities to provide an overarching guide to social landlords working in the county for the development of their individual tenancy policies.

The Executive discussed the Strategy and the accompanying decision making process for its approval. Councillor Mrs G Ivey outlined that the Strategy allowed sufficient freedom for each authority's Tenancy Policy to reflect local circumstances.

#### **Resolved:**

**To approve the North Yorkshire Tenancy Strategy prior to presentation for approval by the North Yorkshire Housing Board on 8<sup>th</sup> October.**

Reason for the decision:

To ensure that all local authorities have signed off the Strategy prior to the Housing Board meeting and implementation.

#### **40. Tenancy Policy – Key Decision**

Councillor Mrs G Ivey presented the report which set out the Council's Tenancy Policy.

The Executive were broadly supportive of the approach being taken, but felt that further work was required on a number of aspects within the Policy. It was requested that the Policy return to a later meeting for consideration.

The Executive reconfirmed its support for the use of fixed term tenancies where appropriate. Councillor Crane also clarified that, in respect of the Choice Based Lettings Scheme, more people from Selby District had secured homes outside the district than vice versa.

##### **Resolved:**

- i) To endorse the approach to the development of the Tenancy Policy;**
- ii) To consider a further draft of the Tenancy Policy at a future meeting, which addresses the concerns expressed at the meeting.**

Reason for the decision:

To ensure that Councillors are aware of how work on the Policy is developing and provide that a final document can be signed off early in 2013 as required.

#### **41. Anti Social Behaviour Policy**

Councillor Mrs G Ivey presented the report which provided the Executive with the Anti-Social Behaviour Policy.

Councillor Mrs G Ivey advised that the approach takes account of the recent the recent White Paper placing an emphasis on prevention and partnership working. The Policy was to be used as informal guidance until a review in 2014.

##### **Resolved:**

- i) To approve the draft Anti-social Behaviour Policy for use as informal officer guidance;**
- ii) To ask officers to programme a full review of the Anti-social Behaviour Policy in 2014.**

Reason for the decision:

To provide an interim document to guide officers until the guidance is available and a full review can be completed in 2014.

#### **42. Private Session**

**Resolved:**

**In accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, to exclude from the meeting the Press and Public during discussion of the following item as there is likely to be disclosure of exempt information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12(A) of the Act.**

#### **43. Leisure Services following the fire at Abbey Leisure Centre – Key Decision**

Councillor Mrs G Ivey presented the report which provided the Executive with details of the options for the reprovision of Abbey Leisure Centre following the fire at the end of February 2012.

The Executive discussed each of the options with regard to the quality of facility to be provided and the associated cost.

**Recommendation to Council:**

**To recommend to full Council option 3 as set out in the report.**

Reason for the decision:

To allow the Executive to consider the options developed in consultation with the Councillor task and finish group and to present to Council a fully funded project to support delivery of a new or repaired leisure centre.

**At this point, Councillor Mrs G Ivey left the meeting.**

#### **44. Public Session**

To return to public session

#### **45. Review of the Asset Management Strategy – Key Decision**

Councillor Crane presented the report which asked the Executive to approve the Strategy for submission to Council.

Councillor Crane provided an update on the usage and condition of the Council's garages.

**Recommendation to Council:**

**To approve the Asset Management Strategy.**

Reason for the decision:

To ensure Executive approval of the Strategy before submission to Council.

**46. Countryside Management and Green Space Strategy – Key Decision**

Councillor Metcalfe presented the Countryside Management and Green Space Strategy to the Executive.

Councillor Metcalfe explained that the Strategy sets out how the Council would conserve and enhance the district's biodiversity by working with a range of partners and involving communities. The Strategy now needed to go through the formal consultation process.

**Resolved:**

**To approve the final Countryside & Greenspace Strategy 2012 and the supporting annex for consultation purposes.**

Reason for the decision:

Public consultation on the final document is necessary in order for the strategy to be robust, as it will form part of the evidence base which will underpin future actions such as negotiation on planning obligations (e.g. through Community Infrastructure Levy).

**47. CCTV Procurement**

Councillor Metcalfe presented the report which set out the latest position in respect of the Council's CCTV procurement.

The Executive considered the costs associated with providing the new hub. The Lead Officer Contracts clarified the need to relocate the hub in order to ensure a legally compliant EU procurement process.

The Executive resolved to move into private session to allow for further detailed consideration of the financial issues associated with the project.

**48. Private Session**

**Resolved:**

**In accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, to exclude from the meeting the Press and public during discussion of the following item as there is likely to be disclosure of exempt**

**information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12(A) of the Act.**

The Lead Officer Contracts provided more detailed information regarding the costs associated with the project.

#### **49. Public Session**

To return to public session

#### **50. CCTV Procurement – Continued**

**Recommendation to Council:**

- i) To approve capital expenditure of £75,000 in 2012 / 2013 for the relocation of the CCTV fibre network termination point to a fibre hub and connection to an electrical supply located at Vivars way, Selby;**
- ii) To approve capital expenditure of £10,000 in 2012 / 2013 and £13,600 in 2013 / 2014 for the decommissioning and removal of redundant CCTV equipment;**
- iii) To release of £98,600 from the Spend to Save Reserve to cover the capital costs;**
- iv) To set aside £3,750 p.a. from the annual revenue savings, in an earmarked reserve to cover the cost of replacing the hub at the end of its estimated 20 year life.**

Reason for the decision:

- i) Relocation of the hub is necessary to provide a legally compliant EU procurement process.**
- ii) To ensure a fit for purpose CCTV network.**

#### **51. Private Session**

**Resolved:**

**In accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, to exclude from the meeting the Press and public during discussion of the following item as there is likely to be disclosure of exempt information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12(A) of the Act.**



## **52. Telecommunications Mast at Portholme Road, Selby**

Councillor Crane presented the report which provided the Executive with an updated position on Telecommunications Mast at Portholme Road, Selby.

### **Resolved:**

**To authorise the Deputy Chief Executive to pursue the surrender of the lease by North Yorkshire Police of land at Portholme Road, Selby and the transfer of ownership of the telecoms mast from NYP to SDC, subject to there being no adverse financial implications and appropriate confirmation of the current rental income, tenancies and terms, adequate reassurance in respect of technical and structural issues and agreement in respect of compensation under the Landlord and Tenant Act 1954/early lease surrender.**

Reason for the decision:

To simplify the land ownership and tenancy relationships affecting the telecommunications mast at Portholme Road, Selby to assist in the future relocation of the mast.

The meeting closed at 6.55pm.