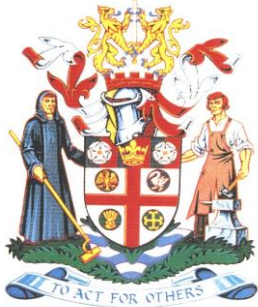


Selby District Council



Minutes

Executive

Venue:	Committee Room, Civic Centre, Selby
Date:	Thursday 14 April 2016
Time:	4pm
Present:	Councillors M Crane (Chair), J Mackman (Vice Chair), C Lunn, and D Peart.
Officers present:	Mary Weastell, Chief Executive, Karen Iveson, Chief Finance Officer (s151), Gillian Marshall, Solicitor to the Council, Sally Rawlings, Housing Development Manager and Palbinder Mann, Democratic Services Manager.
Public:	0
Press:	0

NOTE: Only minute number 106 is subject to call-in arrangements. The deadline for call-in is 5pm on Wednesday 27 April 2016. Decisions not called in may be implemented from Thursday 28 April 2016.

103. APOLOGIES FOR ABSENCE

Apologies were received from Councillor C Metcalfe.

104. MINUTES

The Executive considered the minutes from the meeting held on 3 March 2016.

Executive
14 April 2016

RESOLVED:

To approve the minutes of the meeting held on 3 March 2016 for signature by the Chair.

105. DISCLOSURES OF INTEREST

There were no declarations of interest

106. DETAILED BUSINESS CASE – REDEVELOPMENT OF GARAGE SITES AT EAST ACRES, BYRAM; WESTFIELD GROVE (SITE 1), EGGBOROUGH; and WESTFIELD ROAD (SITE 2), EGGBOROUGH

In order to discuss the appendices to the report which were private and confidential, the Executive decided to move into private session as the public interest in maintaining the integrity of the procurement process outweighed the public interest in holding the meeting in public.

RESOLVED:

That, in accordance with Section 100(A) (4) of the Local Government Act 1972, in view of the nature of the business to be transacted the meeting be not open to the press and public during discussion of the following items as there will be disclosure of exempt information as described in paragraph 3 of part 1 of Schedule 12(A) of the Act.

The Housing Development Manager presented the report which outlined the results of the competitive procurement process for the redevelopment of the garage sites in three locations.

Concern was raised at the amount by which the received tenders exceeded the original allocated budget. It was explained that since the outline business case was approved there had been a rise in demand in the building industry and costs had increased. However benchmarking data showed that the costs were not significantly above costs for similar projects and as such they were still considered to represent value for money.

It was explained that opportunities to increase the scale of projects by packaging sites would be considered in order to achieve improved economies of scale in future developments.

The Executive were informed that the company who had assessed the tenders on the Council's behalf had confirmed that the tenders were valid.

It was noted that if the price of the best tender was not accepted, the exercise would need to be repeated and given the benchmarking data, it was unlikely that this would result in a lower cost.

Discussion took place on the financing of the proposals and it was noted that the capital receipts received from the sale of council houses could be used to partially fund the development. The amount available could increase during the financial year. S106 monies should also be received during the year and borrowing required would be within agreed limits. The delegation was requested to ensure that the most advantageous funding package for the scheme could be utilised.

RESOLVED:

- i) To agree to fund the additional costs of the schemes and approve the final tender**

- ii) To give delegated authority to the Chief Finance Officer in consultation with the Lead Councillor for Finance and Resources to finance the schemes in accordance with the ‘funding hierarchy’ set out in paragraph Error! Reference source not found. of the report to achieve the most beneficial outcomes for Selby District Council.**

REASON FOR THE DECISION

To progress the Affordable Housing Development programme and to allow for the most beneficial funding option given the resources available.

The meeting closed at 4.24pm