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CABINET

20/10/2014 at 6.00 pm

Present: Councillor McMahon (Chair)
Councillors Akhtar, Brownridge, A Chadderton, Harrison,
Jabbar and Stretton

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Hibbert.

URGENT BUSINESS

The Chair informed the meeting that there was one item of urgent business relating to Town Centre Land and Property Acquisitions – Acquisition of Strategic Property. This item was required to be considered as urgent business due to the timescales for completion that had been imposed by the current owner. Two reports would be submitted at Items 10 and 14

DECLARATIONS OF INTEREST

Councillor McMahon declared a personal interest in Item 8 – Proposed Disposal of part of the former Kaskenmoor School site, Roman Road, Failsworth by virtue of the fact that his home address is close to the site.

PUBLIC QUESTION TIME

There were no public questions received.

MINUTES OF THE CABINET MEETING HELD ON THE 29TH SEPTEMBER 2014

RESOLVED that the minutes of the Cabinet meeting held on 29th September 2014 be approved as a correct record.

REVENUE MONITOR 2014/15; MONTH 05 (AUGUST 2014)

The Cabinet gave consideration to a report of the Interim Borough Treasurer which provided an update to Members on the Council's 2014/15 revenue budget position forecast to the year end, as at the period ending 31st August 2014.

Members were advised that the current position was a possible projected underspend of £341k following reserve set aside.

Options/Alternatives considered

Option 1: Not to approve any of the proposed management actions included in the report

Option 2: Not to approve some of the actions included in the report.

Option 3: To approve all the actions included in the report.

RESOLVED that:

1. The forecast position at the end of Month 5 (August 2014) being a possible projected £341k underspend following reserve set aside be noted.
2. The Transfer to/from reserves and Cross Portfolio virements as detailed in section 6 of the report be agreed.

3. The Forecast positions for both the HRA and Collection Fund be noted.

CAPITAL INVESTMENT PROGRAMME 2014/15 MONTH 5 (AUGUST 2014)

The Cabinet gave consideration to a report of the Interim Borough Treasurer which advised the Cabinet of the financial position of the Capital Programme at the end of month five 2014/15 and the proposed changes to the capital programme as outlined in section 3 of the report.

The report contained detail of the most up to date capital spending proposals for 2014/2018, including the current project managers forecast outturn position of £113.529m expenditure. Resources of £7.173m were potentially available for alternative use, as set out in Table 1 to the report.

It was reported that the forecast outturn position based upon statistical analysis was £104.363m.

It was pointed out that as the financial year progressed the position in relation to each of the projections in the programme would become clearer, which would enable a more informed forecast of the year end position.

Option/Alternatives considered

Option 1: Not to approve any of the changes included within the report.

Option 2: Not to approve some of the changes included within the report.

Option 3: To approve all the changes included within the report.

RESOLVED that:

1. The projected capital outturn for 2014/15 at the end of month 5 be noted.
2. The variations to the 2014/15 capital programme detailed in appendix A to the report which advises of budget movements of schemes resulting in a net increase in expenditure of £0.123m and an increase in resources of £0.123m in 2014/15 be approved.
3. The current progress in relation to the annual review of the capital programme where the possible alternative use of resources, currently the sum of £7.173m will be examined, be noted.

PROPOSED DISPOSAL OF PART OF THE FORMER KASKENMOOR SCHOOL SITE, ROMAN ROAD, FAILSWORTH

Consideration was given to a report of the Cabinet Member for Finance and Human Resources which sought authority to proceed with the grant of a lease to New Bridge Multi-Academy Trust for the development of a new 140 place Autism Spectrum Disorder (ASD) School on part of the former site of Kaskenmoor School, Roman Road, Failsworth and to approve the disposal at less than best consideration.

Options/Alternatives considered:

Option 1: To do nothing. The Council would lose substantial grant funding awarded by DfE for the new ASD School but gain the opportunity to realise a potential capital receipt from the

sale of the land for residential development.

More significantly however approval of this option would severely impact on a disadvantaged / vulnerable section of society and also lead to severe criticism from a Central Government Department (ie DfE) resulting in widespread reputational harm for the Council.

Option 2: To approve the “undervalue” and to grant a standard 125 year academy lease to New Bridge Multi-Academy Trust, in respect of the whole site edged red & hatched red on the site plan attached as Appendix 2 to the report, immediately following surrender of New Bridge School’s existing agreements.

This option would also enable capital allocation previously required for provision of facilities to be released for alternative use.

RESOLVED that the Cabinet would consider the commercially sensitive information contained in the private report at Item 12 of the agenda before making a decision.

PROPPS HALL PRIMARY SCHOOL - ACCEPTANCE OF TENDER

Consideration was given to a report of the Cabinet Member for Education & Safeguarding and the Cabinet Member for Finance which sought approval to accept successful tenderers and award contract for two classrooms, toilet extensions and 3G pitch to facilitate expansion at Propps Hall Primary School, Failsworth as part of the Targeted Basic Need Programme of works. The report provided details of the procurement process and tender evaluation of the submissions received.

Options/Alternatives considered:

Option 1 – Do nothing. This would not be an option as the Targeted Basic Need programme was essential to meeting the growing demand for primary school places and was subject to a legal agreement with the Education Funding Agency (EFA).

Option 2 – To accept the tender which would facilitate the delivery of the necessary teaching spaces and ancillary accommodation required for future intakes of pupils from September 2015.

RESOLVED that the Cabinet would consider the commercially sensitive information contained in the private report at Item 13 of the agenda before making a decision.

TOWN CENTRE LAND AND PROPERTY ACQUISITIONS - ACQUISITION OF STRATEGIC PROPERTY

Consideration was given to a report of the Cabinet Member for Finance and Human Resources which updated Cabinet in respect of a strategic opportunity that could be acquired by the Council in the Western Gateway. The report was submitted as an item of Urgent Business due to the timescales for completion that had been imposed by the current owner. It was pointed out that the property was currently subject to an initial occupational lease which would expire on 28 September 2021.

RESOLVED that the Cabinet would consider the commercially sensitive information contained in the private report at Item 14 of the agenda before making a decision.

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they contain exempt information under paragraph 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

PROPOSED DISPOSAL OF PART OF THE FORMER KASKENMOOR SCHOOL SITE, ROMAN ROAD, FAILSWORTH

The Cabinet gave consideration to the commercially sensitive information in relation to Item 8 Proposed Disposal of part of the former Kaskenmoor School Site, Roman Road, Failsworth.

RESOLVED that:

1. The surrender of New Bridge's existing lease and the granting of a new 125 year lease on standard academy terms and conditions, in respect of the whole of the site shown edged red and hatched red on the plan within Appendix 2 of the report, to New Bridge Multi-Academy Trust, be authorised.
2. It be acknowledged that part of the land in question is to be disposed of at less than best consideration and approval be given to the "undervalue" in accordance with the General Disposals Consent 2003, ie. Secretary of State Consent is not required where the undervalue is less than £2million and the disposal also contributes to the promotion or improvement of the economic, social or environmental well-being of the area.

PROPPS HALL PRIMARY SCHOOL - ACCEPTANCE OF TENDER

The Cabinet gave consideration to the commercially sensitive information in relation to Item 13 – Propps Hall Primary School Acceptance of Tender.

RESOLVED that:

1. The results of the recent tendering exercise which had resulted in submission of tenders on 22nd August 2014 be noted.
2. The acceptance of the successful bidder identified as a result of the recent tender process be approved.
3. A contract be entered into to deliver extension works to facilitate expansion.

TOWN CENTRE LAND AND PROPERTY ACQUISITIONS - ACQUISITION OF STRATEGIC PROPERTY - PART B - URGENT BUSINESS

The Cabinet gave consideration to the commercially sensitive information in relation to Item 10 Town Centre Land and

Property Acquisitions – Acquisitions of Strategic Property. The report was submitted as an item of Urgent Business due to the timescales for completion that had been imposed by the current owner. It was pointed out that the property was currently subject to an initial occupational lease which would expire on 28 September 2021.

RESOLVED – that: The Council proceed to acquire the Freehold/long-leasehold interest in accordance with the terms and conditions outlined in Section 5.1 of the report.

The meeting started at 6.00 pm and ended at 6.25 pm

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