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CABINET
22/06/2015 at 6.00 pm



Present: Councillor McMahon (Chair)
Councillors Akhtar, Brownridge, Harrison, Hibbert, Jabbar, Shah
and Stretton

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

Councillors Brownridge and Hibbert declared a personal interest at Items 10 and 14, Negotiation of potential transfer of St Mary's District Heating System to First Choice Homes, by virtue of their Council appointment to the First Choice Homes Board.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF THE CABINET MEETING HELD ON 27TH
APRIL 2015**

RESOLVED – That the minutes of the Cabinet meeting held on the 27th April 2015 be approved.

6 **OLDHAM COUNCIL'S DEFERRED PAYMENTS SCHEME**

Consideration was given to a report of the Executive Director, Health and Wellbeing which sought approval of the proposed approach to a Deferred Payments Scheme that would ensure people going into residential care were not forced to sell their homes within their lifetime to pay for their care costs.

The report provided details on the duty placed on Local Authorities to implement a Universal Deferred Payment scheme as set out in The Care Act 2014.

The duty also provided Local Authorities with the power to charge interest and administrative fees to support the cost of setting up and managing the scheme, to ensure cost neutrality. The deferred payment policy, demand modelling of the financial impact and an equality impact assessment were detailed within the appendices to the report.

Options/Alternatives considered

Administrative Charges

Option 1 - To maintain the current status quo and not to apply administrative charges for application and management of the deferred payment scheme.

Option 2 – Adoption of 3 levels of administrative charges which would cover the initial set up, annual maintenance and closure of accounts.

Rental Income

Option 1 – All income achieved from a person renting out their property whilst in receipt of a deferred payment would be retained by the individual.

Option 2 – The individual could retain 25% of their rental income, with the additional; 75% being offset against their deferred payment debt.

Interest charges

Option 1 - Adopt the maximum interest rate as set out in the Care Act 2014, set at 2.65%

Option 2 – Operation of a deferred payment scheme which did not apply interest rate charges.

Consultation

Approximately 500 questionnaires and information packs were sent out detailing the proposed deferred payment scheme in Oldham to all residential establishments within the local area, those people who were classed as self funders and a selection of service users in receipt of community based services.

The responses were outlined within the report.

RESOLVED – That the proposed approach to the Deferred Payment Scheme be approved in particular:

- a. Adoption of the proposed Deferred Payment Policy approach to administering deferred payments in the Borough as detailed in appendix 1.
- b. The adoption of the proposed administrative charges to enable the scheme to be cost neutral.
- c. The adoption of the maximum interest charge (currently 2.65% pa) as detailed within the Care Act Support and Guidance 2014 (available on line).
- d. The percentage of rental income a person could retain under the scheme be set at 25%.

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WELFARE REFORM QUARTERLY UPDATE

The Cabinet gave consideration to a report of the Director of Policy and Governance which provided the quarterly welfare reform dashboard as detailed at Appendix 1 and a deeper analysis of Food poverty and Food Banks within Oldham. It was reported that the ‘deep dive’ into food poverty highlighted the wide ranging nature of food poverty estimated to affect over ten per cent of Oldham’s population and the actions which could be taken to mitigate food poverty.

Options/Alternatives considered

None

RESOLVED – That the Welfare Reform: Food Poverty ‘Deep Dive’ be noted.

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ESTABLISHING A GREEN DIVIDEND IN OLDHAM

Consideration was given to a report of the Executive Director Neighbourhoods and Co-operatives which sought approval of the implementation of the Universal and Targeted Green Dividend offer for a period of 18 months from implementation.

The report provided details of the initiative that would enable Oldham residents to access funding to support the development and implementation of green space projects including green spaces in alleyways, pavements, parks, playing fields and allotments.

The fund would provide two distinct offers, a universal offer available to community groups and groups of residents and a second targeted offer to focus on establishing green space initiatives to support the work in eight selective licensing areas.

Options/Alternatives considered

Option 1 – Do not implement the scheme

Option 2 – Implement the Universal offer only

Option 3 – Implement the Targeted offer Only

Option 4 – Implement both the Universal offer and Targeted offer

RESOLVED – That the Universal and Targeted Green Dividend Offer be approved for a period of 18 months from implementation.

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COUNCIL PERFORMANCE REPORT MARCH 2015

The Cabinet gave consideration to a report of the Director of Policy and Governance which provided details of the Council's performance for March 2015.

The report provided details of the forty nine rated measures within this period and of those, 53% per cent met the target. In addition to this information there were 27 Corporate Plan actions this quarter and of those, 84% were on track or had been completed.

The Cabinet acknowledged the report.

Options/Alternatives considered

None.

RESOLVED – That the Council Performance Report March 2015 be noted.

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NEGOTIATION OF POTENTIAL TRANSFER OF ST MARY'S DISTRICT HEATING SYSTEM TO FIRST CHOICE HOMES

Councillors Brownridge and Hibbert declared a personal interest at Items 10 and 14, Negotiation of potential transfer of St Mary's District Heating System to First Choice Homes, by virtue of their Council appointment to the First Choice Homes Board.

Consideration was given to a report of the Executive Director, Economy and Skills which sought approval to negotiate terms with First Choice Homes (FCHO) for the potential transfer of ownership of the St. Mary's heating network and to authorise the Director of Legal Services to conclude the proposed transfer.

It was reported that following the transfer of Council owned homes on St. Mary's estate to FCHO, a decision was made for the Council to continue to own the St. Mary's District heating Network however it was agreed pursuant to schedule 23 of the Stock Transfer Agreement that the Council could serve a two year termination notice to end the current arrangement in relation to the system.

Negotiations with FCHO had been continuing since December 2014 to consider the transfer.

Option 1 – Oldham Council to continue to own manage, maintain and operate the district heating system.

Option 2 – To continue to seek to negotiate a smooth transfer of ownership from Oldham Council to FCHO ensuring continuity of energy supply to all current households and to establish a business model to ensure the continued operation of the system in a financially suitable fashion.

RESOLVED – That Cabinet would consider the commercially sensitive information at Item 14 of the agenda before reaching a decision.

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ST AUGUSTINE'S, CHAMBER ROAD: SELECTION OF PREFERRED DEVELOPER FOR RESIDENTIAL DEVELOPMENT

The Cabinet gave consideration to a report of the Director of Economic Development which sought approval of the outcome of the selection process for a developer of the former St. Augustine's school site.

The report provided details of the European Union compliant selection process for a residential developer and the indicative proposals for 64 new homes on the site.

It was further reported that since the publication of the report, the specification for the site had revised and that the housing specification was 19 four bed houses and 34 three bed houses.

Option 1 – To appoint the preferred bidder to develop the site as detailed within their bid as amended.

Option 2 – Do not appoint and remarket the site.

Option 3 – Leave the site vacant and maintenance to be continued by the Council.

RESOLVED – That the Cabinet would consider the commercially sensitive information as detailed at Item 15 of the agenda before reaching a decision.

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EASTERN GATEWAY TOWN CENTRE LAND AND PROPERTY ACQUISITIONS - ACQUISITION OF ROSCOE MILL, ROSCOE STREET, RHODES BANK [ST. MARY'S]

The Cabinet gave consideration to a report of the Director of Economic Development which sought to inform the Cabinet of the proposal to acquire a freehold interest in Roscoe Mill which was required to support the adjoining Prince Street Development.

The report provided details of the approved plans for redevelopment of land at Mumps and in addition to this, the Council had looked at the potential to assemble a development opportunity to the west of Price Street largely occupied by Roscoe Mill and the RSPCA building which had already been acquired by the Council.

It was reported that negotiations with the owners of Roscoe Mill had resulted in agreed terms.

Options Alternatives considered

Option 1 – Do not acquire Roscoe Mill
Option 2 – The Council seeks to acquire Roscoe Mill
Options 3 – The Council seeks to acquire Roscoe Mill and supervise the demolition of the former Oldham, Hide Skin and Fat property.



RESOLVED – That the Cabinet would consider the commercially sensitive information at Item 16 of the agenda before reaching a decision.

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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 paragraphs 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.

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NEGOTIATION OF POTENTIAL TRANSFER OF ST MARY'S DISTRICT HEATING SYSTEM TO FIRST CHOICE HOMES

Councillors Brownridge and Hibbert declared a personal interest at Items 10 and 14, Negotiation of potential transfer of St Mary's District Heating System to First Choice Homes, by virtue of their Council appointment to the First Choice Homes Board.

RESOLVED – That:

1. The report be noted.
2. The Executive Director of Corporate and Commercial Services, the Executive Director, Economy and Skills and the Director of Finance be authorised to enter into detailed negotiations with First Choice Homes and other third parties as may be necessary to achieve the desired outcome to agree the terms of the transfer of the St. Mary's District Heating Network.
3. The Director of Legal Services or his nominee be authorised to enter into contracts and carry out necessary lawful activities required to continue the operations of the network until any negotiations and future plans for the network are concluded.

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ST AUGUSTINE'S, CHAMBER ROAD: SELECTION OF PREFERRED DEVELOPER FOR RESIDENTIAL DEVELOPMENT

RESOLVED – That:

1. The selection of the preferred bidder, Galliford Try Partnership for development of the site be approved including the amended specification of nineteen four bed houses and thirty four three bed houses.
2. The finalisation of the legal documentation be delegated to the Leader of the Council in consultation with the Director of Economic Development and the Director of Legal Services.
3. The site be sold on a 250 year leasehold basis.

4. The ground rent would be paid as directed by the Council and the decision on how the income was utilised be delegated to the Leader of the Council in consultation with the Director of Economic Development.

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**EASTERN GATEWAY TOWN CENTRE LAND AND
PROPERTY ACQUISITIONS - ACQUISITION OF ROSCOE
MILL, ROSCOE STREET, RHODES BANK [ST. MARY'S]**

RESOLVED – That:

1. The Council proceed to acquire the freehold interest in accordance with option 3 of the report and the terms and conditions as detailed at appendix 3 of the commercially sensitive report.
2. All further recommendations as detailed within the commercially sensitive report be approved.

The meeting started at 6.00pm and ended at 6.50 pm