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CABINET
24/07/2017 at 6.00 pm



Present: Councillor Stretton (Chair)
Councillors Akhtar, Brownridge, Chadderton, Harrison,
F Hussain and Jabbar

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Moores.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF THE CABINET MEETING HELD ON 10TH
JULY 2017**

RESOLVED that the minutes of the Cabinet meeting held on the
10th July 2017 be approved as a correct record.

6 **UPDATE ON GOVERNMENT RESOURCES ALLOCATED
TO THE COUNCIL SINCE THE 2017/18 BUDGET WAS
APPROVED**

The Cabinet gave consideration to a report of the Director of Finance which advised them of a number of additional grant allocations notified to the Council since the 2017/18 budget was set on 1 March 2017. The grants spanned several financial years and were for both revenue and capital purposes.

In total, nine new revenue grant allocations had been notified together with one revenue grant reduction and eight additional capital grants. Many of the grants were ringfenced and there was no flexibility in their use. The Council would therefore have to ensure that any grant rules and regulations were adhered to. Others were unringfenced and could be used for general purposes. As appropriate, an approach with regard to the unringfenced grants was proposed.

Options/Alternatives considered:

Option 1 - That Members noted and approved as appropriate, the additional grant allocations and the proposed use/approach to usage.

Option 2 – That Members advised of an alternative approach to the use of the unringfenced funds.

RESOLVED that Cabinet NOTED the:

- a) Receipt of ringfenced revenue and capital funds and the requirement to use the resources in accordance with specific guidance

- b) Allocation of unringfenced capital grants for Education Basic Need and School Condition works in accordance with the approved Capital Strategy;
That Cabinet APPROVED the:
- a) Utilisation of the 2017/18 £5.095m allocation of additional funding for Adult Social Care, having regard to the agreement received from Health partners via the Integrated Commissioning Partnership
- b) Proposed use of unringfenced grants as follows:
- Discretionary Housing Payments, Benefit Cap Administration and Staying Put grants – local ringfence to service
 - Extended Rights to Free Travel – hold centrally and review the budgetary position of the service in year
 - Education Support Grant reduction – offset against the increase in Grants in Lieu of Business Rates and hold the balance centrally
 - Special Educational Needs and Disabilities Capital Grant – local ringfence to service

7

FOOD AND FEED SERVICE PLANS 2017/18

The Cabinet gave consideration to a report of the Executive Director, Economy, Skills and Neighbourhoods which sought approval of the 2017/2018 Food and Feed Service Plans. This report set out the details of the proposed Food and Feed Service Plans 2017/2018. The Food Standards Agency (FSA) required that the plans had Member approval to ensure local transparency and accountability. The FSA saw Elected Member approval of these plans as an important part of the process to ensure that national and local priorities/standards were addressed and delivered.

Food law enforcement covered the complete "farm to fork" process of food production and eventual service to the consumer. It included Food Safety (unsafe food and unhygienic practices) and Food Standards (quality, composition, labelling) and Feeding Stuffs (animal feeding stuffs). Local Authorities must take account of the Government's better regulation agenda which made clear that resources needed to be targeted where they would be most effective and at the areas of highest risk. Options/Alternatives considered:

Option 1: To approve the Plans.

Approval of these plans would secure compliance with the obligations placed upon the Council and ensure that the work of the service was directed accordingly throughout 2017/2018. The Council was required to approve a service plan in some form as it was a requirement of the Food Standards Agency to ensure elected members endorse the planned activity for the year.

Option 2: Do not approve the Plans.

Failure to adopt these plans would place the Council at risk from national regulators and was not an option in this case.

RESOLVED that the 2017/2018 Food and Feed Service Plan as attached at the Appendices to the report be approved.

CONTRACT AWARD: MILLS HILL SCHOOL KITCHEN AND PLANT ROOM EXTENSION

The Cabinet gave consideration to a report of the Executive Director, Economy, Skills and Neighbourhoods which sought approval to accept a successful tender and award a contract for kitchen extension works at Mills Hill Primary School, as part of the Priority Backlog Maintenance Programme previously reported and approved by the Council's Capital Investment Programme Board (CIPB) on the 16th May 2016.

In May 2016 CIPB had approved funding for essential kitchen extension works at Mills Hill Primary School and funding for the replacement of essential equipment. The report sought Cabinet approval to approve the recommended tender received from J Greenwood (Builders) Limited.

Options/Alternatives considered:

Option 1 – Do nothing

This was not an option as this was a priority one need under the Backlog Maintenance Programme previously reported and approved by CIPB.

Option 2 – Accept tender

This was the recommended option as works were deemed necessary to meet the growing school catering demands and to mitigate associated health and safety risks previously reported in regard to staff working in an undersized kitchen facility.

RESOLVED that Cabinet would consider the commercially sensitive information detailed at Item 11 of the agenda before making a decision.

PHASE TWO APPROVAL - GATEWAYS TO OLDHAM NEW BUILD HOUSING

The Cabinet gave consideration to a report of the Executive Director, Economy, Skills and Neighbourhoods which set out the proposals for developing the next new build phase of the Primrose Bank regeneration scheme

As part of the Gateways to Oldham Private Finance Initiative regeneration scheme, the Council had entered into a development agreement with Inspiral Developments (Oldham) Limited (IDO) to build out homes for private sale. Due to the poor performance of first phase sales, IDO had not exercised its option to build out subsequent phases within Primrose Bank. In 2017 IDO relinquished their rights to develop.

Much of the estate infrastructure had already been completed within Primrose Bank and officers believed that, by addressing the design and marketing shortfalls that affected the first IDO plot of private sales, properties could still be completed that would be attractive to the market and generate a surplus to the Council.

A successful first phase of this new development approach had been piloted, where if the properties did not sell, then as a backup option the houses would be added to the Council's Housing Revenue Account stock without incurring a net loss to the HRA. In the event all the properties had been reserved off-plan and officers were recommending a roll out of the approach

to conclude the original aims of a mixed tenure housing regeneration led solution to revitalise Primrose Bank.

Options/Alternatives considered:

Option 1- Do not build out the remaining sites now formally relinquished by IDO. This would mean that the objectives of the scheme would not be fully delivered and would leave pockets of open space that could blight the recently built new estate in years to come.

Option 2- Build out the remaining phases using the terms agreed in the development agreement for the first phase Keepmoat proposal, (assuming on service of the pre-emption notice such terms can be agreed with Keepmoat).

RESOLVED that Cabinet would consider the commercially sensitive information detailed at Item 12 of the agenda before making a decision.

10 **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.

11 **CONTRACT AWARD : MILLS HILL SCHOOL KITCHEN AND PLANT ROOM EXTENSION**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 8 – Contract Award: Mills Hill School Kitchen and Plant Room Extension.

RESOLVED that Cabinet accepted and approved the recommended tender received from J Greenwood (Builders) Limited and agreed that a contract be entered into to provide a new Infant kitchen extension, to meet the growing pupil school numbers that had increased by circa 210 since September 2015.

12 **PHASE TWO APPROVAL - GATEWAYS TO OLDHAM NEW HOUSE BUILDING**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 9 – Phase two Approval – Gateways to Oldham New Build Housing.

RESOLVED that:

1. The Executive Director for Economy, Skills and Neighbourhoods, the Director of Finance and the Director of Legal Services (acting separately or together), or their respective nominated representatives, be authorised to conclude negotiations in respect of the development of the second phase under the existing development agreement to build new homes for private sale at Primrose Bank.

2. The Director of Legal Services, or his nominated representative, be authorised to serve a Pre-Exemption Notice on Keepmoat under the terms of the existing development agreement with Keepmoat and affix the common seal of the Council to the supplemental agreement to the development agreement together with any other incidental or ancillary documents or agreements necessary to complete the transaction.
3. It be noted that the progress of the development including overall financial implications for the Council would be reported to the Capital Investment Programme Board.
4. A red book valuation (that is an independent valuation of the market value) of the second phase site be commissioned prior to the disposal to confirm best consideration for the development site in question.

13

BUSINESS CENTRE PROPERTY MANAGEMENT

The Cabinet gave consideration to a report of the Executive Director, Economy, Skills and Neighbourhoods which provided detail in relation to a proposal concerning Business Centre Property Management.

RESOLVED: that the recommendations as detailed within the report be approved.

The meeting started at 6.00 pm and ended at 6.18 pm

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