

CABINET

14 NOVEMBER 2006

Present: Councillor M Radulovic, Chair

Councillors S Doo
S Foster
M Garrett
S Heptinstall MBE
R I Jackson
M G Rich

124. **MINUTES**

The minutes of the meeting held on 17 October 2006 were confirmed and signed.

125. **DECLARATIONS OF INTEREST**

Councillor R I Jackson declared a prejudicial interest in agenda item no. 6.3 – Council Tax Discounts – Second Homes and Long Term Empty - min. no. 128.3 refers and agenda item no. 7.1 - Licensing of Houses in Multiple Occupation - min. no. 129.1 refers on the grounds that he owns rented properties in the borough.

126. **CABINET WORK PROGRAMME**

RESOLVED that, with the addition of concessionary allowances on 5 December 2006, the work programme, including key decisions be approved.

127. **REFERENCES**

127.1 Joint Meeting of the Housing, Health & Leisure Select Committee and the Technical & Works Services Select Committee – 1 November 2006

Minute No. 3 –
Landlord Services – Audit Commission Inspection

The establishment of a working group to consider a review of housing services was suggested but members felt that both select committees were the appropriate forum to oversee the progress of the implementation plan.

Members of cabinet would be advised of the monthly monitoring of responsive repairs.

RESOLVED that:

1. The actions be implemented.
2. An update on the progress of the implementation plan be continually presented to the Housing, Health & Leisure Select Committee and the Technical and Works Services Select Committee.

127.2 Technical and Works Services Select
Committee – 1 November 2006

Minute No. 49 –
Bramcote Hills Park – New Play Area

RESOLVED that the scheme to upgrade the play area at Bramcote Hills Park be approved.

127.3 Local Joint Consultative Committee
2 November 2006

Min. No.21
Age Retirement Policy

RESOLVED that the new Age Retirement Policy and procedure be incorporated into the Single Status Conditions of Service for Employees.

Min. No. 24
Investors in People (IIP)

RESOLVED that the Investors in People action plan, be supported with sufficient resources once the implications had been fully assessed.

128. **RESOURCES**

128.1 Capital Programme Resources Update

The capital programme for 2006/07 to date, totalled £9,605,450. The dramatic slow down in the sale of council houses in the second half of 2005/06 and in 2006/07 gave a shortfall of £365,450. The problem had arisen because in the first six months of 2006/07 only thirteen sales were completed and the latest forecast was total council house sales income of £1,600,000 in 2006/07 compared with an original estimate of £2,500,000.

The cabinet considered various options to deal with the shortfall and the financial implications.

RESOLVED that additional prudential borrowing of £365,450 in respect of the HRA be approved and that the revenue estimates for capital charges and rent income be both increased by £11,900.

128.2 Housing Revenue Account Subsidy 2006/07

When the housing revenue account budget for 2006/07 was approved the rent increase calculation was based upon an amended rent restructuring formula introduced by the government. The formula resulted in revised target rents which would have resulted in a increase in rent by more than the 5% limit introduced by the government. The formula generated increase was however taken into account within the HRA subsidy and had the effect of penalising the Council. The government had now introduced new regulations to compensate authorities for the effects of the revised rent restructuring approach used by amending the subsidy payable to the government. The cabinet considered the changes and the adjustment to revenue contingencies.

RESOLVED that the HRA subsidy payable in 2006/07 be reduced by £136,500 and that this amount be returned to HRA working balance.

128.3 Council Tax Discounts – Second
Homes and Long Term Empty Homes

The cabinet considered an amendment to the council tax discount arrangements in respect of second home and long term empty homes.

RESOLVED that no change be made to the discount arrangements for second homes.

RECOMMENDED to Council that the discount on long-term empty properties be reduced to zero as from 1 April 2007.

(Councillor R I Jackson, having declared an interest in this matter left the meeting before discussion or voting thereon.)

128.4 Local Authority Business Growth
Incentive Scheme (LABGI)

From 2005/06 to 2007/08 the government had set aside £1 billion for the LABGI scheme. The government had announced how the second year would operate and the cabinet considered details of the scheme and the financial position of the Council.

RESOLVED that the grant awarded be set aside in a separate reserve to be used for specific projects as identified by the Council.

128.5 Corporate Training & Development

Due to the current demands the existing corporate training and development budget of £90,000 had been committed. A number of further training and development opportunities had been identified that were considered to be essential. The cabinet considered an additional allocation of funds for further training and development to be undertaken until April 2007.

RESOLVED that a supplementary revenue estimate of £35,000 be approved to increase the corporate training and development budget in 2006/07 from £90,000 to £125,000 with funding allocated from general fund revenue contingencies (£16,500), the policy reserve (£15,000) and HRA revenue contingencies (£3,500).

128.6 The Constitution

The cabinet considered changes to the Council's Constitution and a review of the current scrutiny arrangements.

In answer to a question members were advised that the notice in writing of questions at the Council meeting would be amended to four working days.

Concern was expressed about the ability of the portfolio member to speak at select committee meetings. Members were advised that the Constitution offered an opportunity for the portfolio member to speak via scrutiny of decisions or dialogue items on each select committee agenda or at the invitation of the Chair.

RECOMMENDED that the new form of the Council's Constitution be approved.

RESOLVED that a working group consisting of 2 Labour, 2 Liberal Democrats, 2 Conservatives and 1 Independent be established to review the scrutiny arrangements.

128.7 Establishment Review – Directorate of Planning and Community Development

The cabinet considered changes to the employee structure of the Directorate of Planning and Community Development to make permanent four temporary posts and to change the hours of current posts.

RESOLVED that the establishment changes to make permanent four temporary posts as outlined in the report submitted be approved with effect from 1 December 2006.

128.8 Conurbation Area Agreement for Nottingham City/Region

Cabinet had endorsed ongoing discussions with the City and County Councils, Gedling, Ashfield and Rushcliffe District Councils regarding an emerging conurbation area agreement for the Nottingham City/Region. Members considered the current state of the discussions and the main features of the emerging conurbation area agreement:

Members supported the considerations and emphasised that any decisions made should be democratically controlled.

RESOLVED that discussions continue with the City and remaining districts involved in the Greater Nottingham Partnership towards a conurbation area agreement.

129. **HOUSING, HEALTH & LEISURE**

129.1 Licensing of Houses in Multiple Occupation (HMOs)

The cabinet, at its meeting on 11 April 2006, determined to adopt specific conditions for use on HMO licences. The conditions were compiled before the commencement date of the relevant parts of the Housing Act 2004 in order to enable the licensing regime to progress without undue delay. It had become apparent that the detailed conditions did not allow for inclusion of some matters dealt with by relevant regulations or by revised central government guidance.

Cabinet considered that the licence should also include such conditions as the Director of Housing, Health and Leisure considers appropriate for regulating the management, use and occupation of the house concerned and/or its condition and content.

RESOLVED that the amended conditions for use on HMO licences be approved.

(Councillor R I Jackson, having declared an interest in this matter left the meeting before discussion or voting thereon.)

129.2 Repairs to Regency Court Roof

The cabinet considered the reallocation of £15,000 earmarked for repairs to the roof at Rockwell Court, Stapleford to repairs of the roof at Regency Court Beeston.

RESOLVED that £15,000 of 2006/07 revenue development money earmarked for roofing repairs at Rockwell Court, Stapleford be reallocated to roofing repairs at Regency Court, Beeston.

129.3 Chilwell School Foundation Status

Chilwell School had commenced consultation on the process of becoming a foundation school. Cabinet considered the proposal and a formal response.

Members expressed concern at the implications for the joint use agreement if foundation status was achieved together with staffing implications, financial and leisure provisions.

RESOLVED that Chilwell school be advised of the cabinet's concerns regarding the future of the joint use agreement and its effect on staffing and leisure provision in the area.

130. **PLANNING & COMMUNITY DEVELOPMENT**

130.1 The Buildings Neighbourhood Pride Project

The cabinet considered proposed improvement works in the first phase of a Neighbourhood Pride project in The Buildings Area of Eastwood together with the financial implications.

RESOLVED that the Buildings Neighbourhood Pride project for 2006/07 be approved with funding being drawn from £50,000 Neighbourhood Pride, £10,000 SSCF and £30,000 from the 2006/07 environmental improvements budget.

130.2 Affordable Housing: Draft Supplementary Planning Document

The cabinet considered the content and procedure for the draft Affordable Housing supplementary planning document (SPD), to be issued for consultation within the local development framework (LDF) for Broxtowe.

RESOLVED that the updated draft supplementary planning document on affordable housing provision be issued for consultation.

130.3 Development Control: Review of Procedures

The cabinet considered the main components of the review of the development control service in the Directorate of Planning and Community Development and appointment of consultants to assist with the review.

RESOLVED that external consultants be appointed to carry out the development control review with costs being contained within overall directorate budgets.

130.4 Stapleford Town Centre Area Action Plan ; Update

The cabinet considered feedback on the issues and alternative options consultation for development in Stapleford Town Centre. The Stapleford Town Centre Working Group had examined the findings of the consultation questionnaire and recommended to cabinet that the Stapleford Town Centre Area Action Plan be changed to a Supplementary Planning Document as part of the Council's Local Development Framework.

RESOLVED that the Stapleford Town Centre Area Action Plan be changed to a Supplementary Planning Document as part of the Council's Local Development Framework.