



CABINET

WEDNESDAY, 23 SEPTEMBER 2009

DECISIONS

Present:

Councillor Wood (Chair), Councillor B Hoare (Deputy Chair)
Councillors Beardsworth, Church, Crake, Perkins and PD Varnsvery

Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Wednesday, 23 September 2009. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

These decisions will come into force and then may be implemented on the expiry of three working days after the publication of this list.

If you have any queries about any matters referred to in this decision sheet please contact Jo Darby 01604 837089 .

THIS LIST OF DECISIONS PUBLISHED:

24th September 2009 14.40 HOURS

DATE OF EXPIRY OF CALL IN:

29th September 2009 AT 17:00 HOURS

1. Apologies

Agenda Item No	Declaration/Conflict of Interests:
	None

6. Single Persons Accommodation Review

Cabinet agreed to a "Design and Finance" competition to address the future use of Robinson House, with the competition brief informed and agreed by local residents and stakeholders.

2.2 That a further report be brought to Cabinet advising of the outcome of the competition and requesting Cabinet's agreement to the proposed way forward.

2.3 That the brief aims to ensure that whatever scheme is proposed, future housing provision would be 100% affordable.

2.4 That the future of other SPAs be informed by the work carried out within this proposal for Robinson House.

Agenda Item No	Declaration/Conflict of Interests:
	None

7. East Midlands Regional Plan: Partial Review - Options Consultation June 2009

2.1 Cabinet noted the key issues that relate to Northampton as set out in the report.

2.2 Cabinet approved the suggested comments and responses to the consultation as set out in Appendix 1 of the Cabinet report.

Agenda Item No	Declaration/Conflict of Interests:
	None

8. Hunsbury Hill Country Park - Public conveniences

That consideration of the report be deferred so as to allow further discussions with the Police Crime Prevention Officer to take place and to allow the proposed lessee and the Friends of Hunsbury Hill Country Park and Northampton Ironstone Railway Trust to discuss the possibility of the lessee being involved with the Trust's café operation.

Agenda Item No	Declaration/Conflict of Interests:
	None

9. St Crispin S106 Agreement - Transfer of land to the Council

2.1 Cabinet agreed to accept the transfer of the following areas of open space as per the Section 106 Agreement for St Crispin, Northampton, to the Council:

- Church Gardens (site 1)
- Wood east of Phase 1 including Play area NW (site 2)
- Village Green (site 4)
- Green west of school (Site 5a,b,c,&d)
- Berry Wood (site 10)
- Maintenance of open space to the west edge (site 3)

2.3 That consideration be given to the Greek Orthodox Church taking on the maintenance of the former St Crispin's Chapel graveyard.

Agenda Item No	Declaration/Conflict of Interests:
	None

10. Strengthening Local Democracy: Consultation

That the Chief Executive in consultation with the Leader of the Council amend the Council's response to the consultation as set out in appendix two of the report to reflect the Council's wish to become a unitary authority.

Agenda Item No	Declaration/Conflict of Interests:
	None

11. Treasury Management Outturn Report 2008-09

2.1 Cabinet recommended to Council that they note the Council's Treasury Management Performance in 2008-09.

2.2 That Cabinet noted the following changes to 2009-10 counterparty limits, authorised by the Chief Finance Officer (the Section 151 Officer), on 12 June 2009:

- An increase in the maximum level of investment with any counterparty, or group of counterparties from £10m to £15m.

That under the additional restrictions to counterparty criteria and limits in place for 2009-10 set out in the Treasury Strategy, the increased limit should apply only to the maximum amounts permitted for investments with the UK Debt Management Office and with the UK nationalised/part nationalised banking groups included on the Sector list (Lloyds Banking Group, Royal Bank of Scotland Group and Northern Rock).

Agenda Item No	Declaration/Conflict of Interests:
	None

12. The Statement of Accounts 2008/09

2.1 Cabinet reviewed the changes to the revised 2008/09 statement of accounts and indicate whether there are any concerns arising that need to be brought to the attention of the Council.

2.2 Cabinet considered any observations from the Audit Committee

2.3 Cabinet recommended to Council that the Director of Finance, in consultation with the Portfolio holder for Finance, be authorised to make any non-material adjustments to the accounts prior to publication of the accounts.

That subject to any comments arising at 2.1 and 2.2 above that Council be recommended to adopt the 2008/09 statement of accounts.

Agenda	Declaration/Conflict of Interests:
Item No	None

13. The Annual Governance Report

2.1 Cabinet considered any comments on the Annual Governance Statement arising from the Audit Committee.

2.2 Cabinet noted this report and recommend to Council to adopt the previously approved Annual Governance Statement, subject to any comments arising from 2.1 above.

14. Performance

Agenda	Declaration/Conflict of Interests:
Item No	None

A. PERFORMANCE REPORT (MONTHLY REPORT) JULY 2009

Cabinet noted the contents of the report.

Agenda	Declaration/Conflict of Interests:
Item No	None

B. GENERAL FUND AND REVENUE MONITORING

1. Cabinet noted the report and the forecast over spend of £920k net of management action.

2. Cabinet asked for further reports on any proposed saving which were now deemed to be unachievable and alternative plans to make those savings.

Agenda Item No	Declaration/Conflict of Interests:
	None

C. HOUSING REVENUE ACCOUNT MONITORING PERIOD

Cabinet noted the report and the forecast overspend of £1,051k on the Net Cost of Services.

Agenda Item No	Declaration/Conflict of Interests:
	None

D. CAPITAL PROGRAMME (MONITORING REPORT)

- 1 Cabinet approved the following schemes to be added to the capital programme for 2009-10

Scheme Reference, Description & Directorate	Narrative	2009-10 £	Future Years £	Funding Source
2009-10/GF060 Places of Change Housing GF	The overall Places of Change scheme is to provide a new flagship facility for homeless people in the borough. This project is being completed in partnership with Midland Heart Housing Association. NBC's responsibility is to provide project management support and ensure vacant possession of the Maple Buildings site.	873,155	696,816	£1.42m CLG Grant, £149,971 Section 106
2009-10 GF063B CMP Lighting Upgrade Environment & Culture	Carbon management project to update the lighting at St John's multi storey car park and Lings Forum Leisure Centre. This project does not require any additional funding as the external funding and match funding was approved in 2008-09.	48,334	-	50% Salix, 50% Prudential Borrowing
2009-10 GF064 Playbuilder –	To provide a new adventure play area, aimed at 8-13 year	49,000	-	DCFS Grant

Kingsthorpe Recreation Ground Assistant Chief Executive	olds, on Kingsthorpe Recreation Ground.			
2009-10 GF066B CMP Boiler Room Pipework, Valve & Flange Insulation Environment & Culture	Carbon management project to insulate pipework at Mounts Baths, Danes Camp Leisure Centre and the Guildhall. This project does not require any additional funding as the external funding and match funding was approved in 2008-09.	17,479	-	50% Salix, 50% Prudential Borrowing
2009-10 HRA016 Woodside Way (NBC Council Dwelling New Build Scheme) Housing HRA	The construction of 8 family homes on a garage site within the Kings Heath area of Northampton. The demolition of existing garages will be required to enable the construction of the new homes. 62% of this project will be funded by NBC resources and 38% will be bid for from the Challenge Fund Pot, Homes & Community Agency (HCA)	225,957	958,036	£600,080 Prudential Borrowing, £132,000 Section 106, £451,913 HCA Grant
2009-10 HRA017 Fire Safety Works to Communal Areas Housing HRA	The Council is required to complete fire assessments to the communal areas of its flats and maisonettes. A number of improvements are expected to meet its duty under the Regulatory Reform Act & Orders. Improvements could include replacement of fire doors,	100,000	-	Major Repairs Reserve

	emergency lighting, smoke alarms, fire stops and other significant works. This will be funded by a reduction in the decent homes budget.			
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Further details of these appraisals can be seen at Annex A to this report.

2.2 That Cabinet approve the following variations to schemes in the capital programme for 2009-10.

Scheme Reference, Description & Directorate	Narrative	2009-10 £	Future Years £	Funding Source
Carbon Management Programme				
2008-09 GF036B V03 CMP PowerPerfactor Voltage Optimisation Environment & Culture	This project formed part of the carbon management programme that was approved in 2008-09. Due to high frequency lighting being used in the locations identified, the original savings cannot be achieved. The external funding and ring-fenced match funding will have to be used on other carbon management projects to meet the terms and conditions of the funding.	(124,886)	-	50% Salix, 50% Prudential Borrowing
2008-09 GF036B V04 CMP St John's Lighting Environment & Culture	The final cost of this project was less than originally estimated. The underspend will have to be used on other carbon management projects to ensure the terms and conditions of the external funding are	(2,555)	-	50% Salix, 50% Prudential Borrowing

	met.			
2008-09 GF036B V05 CMP Loft & Cavity Wall Insulation Environment & Culture	Loft insulation at Weston Favell offices was included as part of this project, however as these offices are now closed this will not be going ahead. The money released from this project will have to be re-directed to other carbon management projects to ensure the terms and conditions of the external funding are met.	(1,386)	-	50% Salix, 50% Prudential Borrowing
2008-09 GF045B V02 CMP Steam Control Valve Environment & Culture	The cost of this work was more than originally estimated. The overspend will be covered by underspends on other carbon management projects, therefore there is no additional financing requirement.	3,595	-	50% Salix, 50% Prudential Borrowing
2008-09 GF045B V03 CMP Variable Speed Drive Environment & Culture	The final cost of this project was less than originally estimated. The underspend will have to be used on other carbon management projects to ensure the terms and conditions of the external funding are met.	(401)	-	50% Salix, 50% Prudential Borrowing
2008-09 GF045B V04 CMP Building Energy Management System Environment & Culture	The final cost of this project was less than originally estimated. The underspend will have to be used on other carbon management projects to ensure	(644)	-	50% Salix, 50% Prudential Borrowing

	the terms and conditions of the external funding are met.			
2009-10 GF007B V01 Carbon Management Programme Environment & Culture	<p>The following carbon management projects are to be removed from the 2009-10 capital programme as the revenue savings are not achievable:</p> <p>Voltage Optimisation at St Johns's MSCP (£11,757), Vending Machine Timer Controls (£1,653), Air Conditioning Unit Controls at Westbridge (£5,512), Hot Water Storage Time Switches (£8,765), Lighting Upgrade – Guildhall & Westbridge (£31,751), Guildhall Spot Lights (£827), PIR Lighting Controls at Guildhall Car Park (£4,134). These projects were to be funded by a revenue contribution from the savings on the Salix funded projects. To meet the terms and conditions of the funding the savings have to be re-invested in other carbon management projects, therefore the revenue contribution will be ring-fenced for future projects.</p>	(64,399)	-	Revenue Financing (GF)
Housing Revenue Account				
2009-10 HRA004 V02	Phase 2 of decent homes will not be	(700,000)	-	Major Repairs

Decent Homes & Poor Condition Housing HRA	on site this financial year, however work can be completed on the complete roofs project which will contribute towards decent home spend. £600k is to be removed from this project to the complete roofs project. Also, £100k is required to fund the Fire Safety Works to Communal Areas project.			Reserve
2008-09 HRA007 V02 Complete Roofs Housing HRA	The main decent homes phase 2 will not be started this financial year. However, roofs have been identified which can be completed in advance of the second stage and contribute towards the decent homes spend this financial year. An increase in budget of £600k is required for this work, to be funded by a reduction to the decent homes and poor condition budget.	600,000	-	Major Repairs Reserve
Private Sector Housing – GOEM funded schemes				
2006-07 Slippage V16 GOEM Roofing & Electrics Housing GF	There are currently three different capital codes for decent homes works funded by GOEM. It is proposed to move all of the budget and expenditure to one capital code as often the properties require more than	(113,176)	-	GOEM

	one type of work, which makes reconciliation between the private sector housing and finance system difficult. Also, there is no requirement by GOEM to split the grants by type of work.			
2007-08 PR005B V02 GOEM Solid Wall Insulation Housing GF	There are currently three different capital codes for decent homes works funded by GOEM. It is proposed to move all of the budget and expenditure to one capital code as often the properties require more than one type of work, which makes reconciliation between the private sector housing and finance system difficult. Also, there is no requirement by GOEM to split the grants by type of work.	(200,732)	-	GOEM
2009-10 GF026 V01 GOEM Projects – Decent Homes Housing GF	It is proposed to move the budget from the above two projects to this project. This code is currently used for general decent homes works and having the budget all on one cost centre would make the coding and reconciliation of the grants simpler.	313,908	-	GOEM

Movement between years				
2009-10 GF065 V01 Improvement Works at Grosvenor Centre Car Park Planning & Regeneration	Commissioning will take place in 2009- 10 with the beginning of the works in late winter/early spring, therefore the bulk of the spend will be in early 2010-11.	(1,700,000)	1,700,000	Prudential Borrowing

Further details of these variations can be seen at Annex B of this report.

2.3 That Cabinet noted:

- a) The following scheme, which was approved by Cabinet on the 5 August 2009 as part of a separate report:

Scheme Reference, Description & Directorate	Narrative	2009-10 £	Future Years £	Funding Source
2009-10 GF065 Improvement Works at Grosvenor Centre Car Park Finance & Assets	Major improvement works at the car park to assist the final negotiations of the proposed Conditional Development Agreement relating to the Grosvenor Greyfriars complex.	1,750,000	-	Prudential Borrowing

Further details of this appraisal can be seen at Annex A to this report.

- b) The capital programme monitoring position as at end of June 2009, including forecast outturns and slippage into 2010-11, as set out at Annex C and D.
- c) The funding arrangements for the 2009-10 capital programme as set out at Annex E.

2.4 Cabinet approved the usage of section 106 funds as outlined in paragraph 2.1 additions to the capital programme.

- GF060 Places of Change
- HRA016 Woodside Way

Agenda Item No	Declaration/Conflict of Interests:
	None

16. Ecton Lane Travellers Site - Review of Management Arrangements

1. The Director of Housing was authorised to conclude negotiations with the present site manager for a three year period commencing December 2009.
2. Subject to consultation with existing pitch licence holders the Director of Housing and Borough Solicitor in consultation with the Portfolio Holder were delegated authority to vary the terms of existing licenses including the weekly pitch fees between pitch holders and the Council.
3. That pitch fees be set at £50 per week from the commencement of the new agreement subject to annual review commencing February 2011.
4. Cabinet noted the draft heads of terms with the site manager which included proposed commercial elements of the arrangement.