

CABINET

17 September 2003

Attendance:

Councillors:

Campbell (Chairman)
Evans (Vice Chairman in the Chair) (P)

Beveridge (P)
Cook (P)
Hiscock (P)

Learney (P)
Nelmes (P)
Wagner (P)

Others in attendance and speaking:

Councillors Davies and Sutton

Others in attendance and not speaking:

Councillors Craig, de Peyer, Pearson, Porter and Mitchell

TACT Representatives:

Mrs V Hamshire and Mr A Rickman

393. **MEMBERSHIP OF CABINET COMMITTEES ETC**

RESOLVED:

That Councillors Beveridge, Chamberlain, Davies, Learney, Mitchell, Pearson, Porter, Wagner and Wright, together with officers, Mr R Heathcock, Mrs S Blazdell, Mr P Tidridge and Mr M Hill be appointed to the Air Quality Informal Member/Officer Working Group.

394. **LEADER AND PORTFOLIO HOLDERS ANNOUNCEMENTS**

The Portfolio Holder for Community Services advised that work on the Bapsy Project was continuing and that a meeting would be held on Tuesday, 11 November 2003 to provide an update for all Members.

The Portfolio Holder for Transport and Access stated that he had recently attended a meeting of the Solent Transport Partnership, of which the City Council was now a member. The Partnership was progressing transport initiatives which would mainly affect the south of the City Council's district.

The Portfolio Holder for Transport and Access also made reference to the Alternative Transport Day to be held on 22 September 2003 and would involve co-operation between the County Council, the City Council, and Stagecoach. Publicity would be given to the use of environmentally friendly buses on routes 1 and 5 in the town.

395. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 3 September 2003 be approved and adopted.

396. **PROPOSED PILOT PROJECT TO ALLOCATE "DIFFICULT TO LET" GROUND FLOOR SHELTERED FLATS TO CERTAIN TYPES OF "HOMELESS HOUSEHOLDS"**

(Report CAB702 refers)

In debating the recommendations of the report, Cabinet agreed that the vacant former Scheme Managers' flats at the Colson Close, Winchester and Harwood Place, Kings Worthy schemes should be allocated, on a non-secure tenancy basis, to homeless families of a suitable size. The allocations would be on a temporary basis, in order that the City Council would retain flexibility in the future use of its stock.

It was also agreed that the evaluation of the pilot project by the Housing Performance Improvement Committee could take place in a period shorter than 12 months, if required, if the lessons to be learned from the pilot scheme could be determined prior to the expiration of this period.

Cabinet agreed to the following for the reasons set out above and in the report.

RESOLVED:

1. That a pilot scheme be undertaken at the schemes at Colson Close, Winchester and Harwood Place, Kings Worthy, where ground floor "hard to let" sheltered accommodation is made available for temporary use by homeless persons considered suitable for this type of accommodation by the Director of Health and Housing.

2. That an evaluation of the pilot project be undertaken by 12 months after the start of the scheme by the Housing Performance Improvement Committee, before consideration is given to extending the approach to other sheltered schemes listed in Appendix 2 to the report.

3. That the vacant former Scheme Managers' flats at the above Schemes be allocated on a non-secure tenancy basis to homeless families of a suitable size.

4. That any future implications for staffing be referred to Personnel Committee or Cabinet as appropriate.

397. **HOMELESSNESS HOSTEL ACCOMMODATION CONVERSION PROPOSALS, 80/82 SUSSEX STREET, WINCHESTER**

(Report CAB706 refers)

Under Council Procedure Rule 35, the Chairman stated that Councillor Sutton had requested to speak under this item.

Councillor Sutton expressed her pleasure that a radio controlled alarm system incorporating a residential sprinkler system would be included in the conversion of the Sussex Street Hostel. She spoke of the benefits of such a system, particularly in

houses of multiple occupation, which were at higher risk. She asked that other housing providers should follow the Council's lead in providing such a system.

In response to a question raised about TACT's comments as set out in the report on the extra resource implications in providing supported housing, the Portfolio Holder for Housing observed that these costs would be partially offset by the extra income generated from utilising hard to let properties as outlined in Report CAB702.

Cabinet agreed to the following for the reasons set out in the report.

RECOMMENDED:

THAT SUBJECT TO PRINCIPAL SCRUTINY COMMITTEE NOT EXERCISING ITS POWER OF CALL-IN, A SUPPLEMENTARY CAPITAL ESTIMATE NOT EXCEEDING £500,000 TOWARDS CONVERSION WORKS AT 80/82 SUSSEX STREET BE APPROVED AND THAT THE SOURCE OF FUNDING BE AS SUGGESTED IN PARAGRAPH 6.2 OF THE ABOVE REPORT.

RESOLVED:

1. That, subject to Council approval of the supplementary capital estimate, a direction be made under paragraph 3.3(a) of the Contracts Procedure Rules to appoint Studio 4 Architects, 8 Upper High Street, Winchester, as lead consultant at appropriate scale fees for design, procurement and contract administration purposes as detailed within the report.

2. That the revised scheme for 84/86 Sussex Street as detailed in Appendix A and the Proposed Outline Project Plan for 80/82 Sussex Street as detailed in Appendix B of the report be approved.

398. TENANT PARTICIPATION (TP) COMPACT – CONSULTATION ACTION PLAN
(Report CAB700 refers)

Under Council Procedure Rule 35, the Chairman stated that Councillor Davies had requested to speak under this item.

Councillor Davies referred to paragraph 3.4 of the report, and the recognition of the need to involve TACT within any consultation exercise. He referred to a situation where TACT represented less than a quarter of all tenants, and suggested that every effort should be made to involve a greater proportion of tenants, particularly younger tenants.

In response, the Portfolio Holder for Housing stated that he welcomed the comments made by Councillor Davies and that all methods to involve consultation with tenants were being considered.

The Director of Health and Housing added that the possibility of using tenant information contained within the Council's housing database to secure a representative sample of tenants, for example in terms of age and ethnic background, was being considered.

In the wider debate that took place, it was recognised that the involvement of young people within democracy remained a challenging area and the Chief Executive made reference to the recent involvement of a youth representative on the Local Strategic Partnership.

Cabinet agreed to the following for the reasons set out in the report.

RESOLVED:

1. That the review process be noted.
2. That the membership proposed in paragraph 2.2 of the report for the Tenant Participation Compact Monitoring Group (TPCMP) be agreed.
3. That the continuation of the TPCMG, once the review is complete and the compact launched as referred to in paragraph 2.3 of the report, be approved.
4. That the consultation plan contained in Appendix 1 of the report be approved.
5. That the Director of Health and Housing in consultation with the Portfolio Holder for Housing be given delegated powers to approve the consultation document before the consultation process begins, as referred to in paragraph 3.4 of the report.

399. **DELIVERING DECENT HOMES – OPTIONS APPRAISAL FOR LANDLORD SERVICES**

(Report CAB703 refers)

Under Council Procedure Rule 35, the Chairman stated that Councillor Davies had requested to speak under this item.

Councillor Davies questioned whether the proposals contained within the report were premature prior to the results of the Stock Condition Survey being reported back to the Council. He continued that the Stock Condition Survey was scheduled to be received by the Council in September 2003 but, as yet, had not been received and that the final report to the Government Office for the South East (GOSE) was not required until July 2005. He also did not support the establishment of an Option Appraisal Informal Member/Officer Working Group by reason that the debate on the options facing the Council should take place in public forums where Councillors and the general public were able to attend.

In reply, the Portfolio Holder for Housing responded that the Council's tenants would be consulted for their views and that the long lead-in time would provide the Council with sufficient time to consider all options. The Stock Condition Survey results were now expected in October or November 2003 and sufficient time had been allowed for tenant consultation on the results. The Director of Health and Housing added that July 2005 was the end date stipulated and that GOSE would expect the results of the Council's consultation and proposed options well in advance of this date.

Members of Cabinet commented on the need for full consultation with tenants which should be impartial and well balanced so that the final decision taken reflected the tenants' choice.

With regard to the establishment of an Options Appraisal Informal Member/Officer Working Group, the Chief Executive stated that this would be based on an extended membership of the Housing Performance Improvement Committee, to be chaired by a Cabinet Member, and that any decision-making would be made through the Council's existing arrangements of Cabinet and Council if required and would be open to scrutiny by existing Council bodies. It was agreed to defer making appointments to this Working Group to Cabinet's next meeting.

Cabinet agreed to the following for the reasons set out above and in the report.

RESOLVED:

1. That the establishment of an Options Appraisal Informal Member/Officer Group be agreed and that its membership should be as suggested in paragraph 4.1 of the above report, and that appointments to this body take place at Cabinet's next meeting on 1 October 2003.

2. That the selection proposals for the independent tenant adviser as detailed in paragraph 5.2 of the report be approved, and that the Director of Health and Housing be authorised to make the appointment following consultation with the Evaluation Panel appointed by TACT.

400. **GRANTS UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**
(Report CAB705 refers)

Cabinet noted that the Trustees to the Hospital of St Cross, Winchester had benefited from a number of smaller grants authorised under the Officer's delegated authority, the accumulated amount of which would have required Cabinet's authority. It was suggested that perhaps the smaller grants should be provided following consultation with the Portfolio Holder for Environment, Economy and Development.

Cabinet agreed to the following for the reasons set out in the report.

RESOLVED:

1. That an offer of up to £8,111.00 (20%) be made on eligible repairs at the Grade I Listed St Cross Hospital, Winchester.

2. That delegated offers since the Cabinet meeting on 2 April 2003 be noted.

401. **FUTURE ITEMS FOR CONSIDERATION BY CABINET**

The Chief Estates Officer advised that a report on the Broadway/Friarsgate development would be brought to the meeting on 1 October 2003.

The Portfolio Holder for Health and Wellbeing advised that the report on Waste Management scheduled for the 1 October 2003 meeting would now be submitted to a later meeting of Cabinet.

The Portfolio Holder for Finance and Resources reported that the report on the IEG Statement scheduled for 15 October 2003 would now be submitted to a November meeting of Cabinet.

402. **EXEMPT BUSINESS**

RESOLVED:

That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
403	Exempt minutes from Cabinet 3 September 2003 – Debt Write-Off	Information relating to a particular employee, former employee or applicant to become an employee of, or a particular office-holder, former office-holder or applicant to become an office-holder under the authority. (Para 1 to Schedule 12A refers).
403	Exempt minutes from Cabinet 3 September 2003 - Debt Write-Off	Information relating to the financial or business affairs of any particular person (other than the authority). (Para 7 Schedule 12A refers). Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services. (Para 9 to Schedule 12A refers).
403	Exempt minutes from Cabinet 3 September 2003 - Cash Office – temporary facility	
404 & 407	9a Parchment Street – revised terms	
405 & 408	Durngate House	
406	A property in Winchester	
405 & 408	Durngate House	Information relating to any particular applicant for, or recipient or former recipient of, any financial assistance provided by the authority. (Para 5 to Schedule 12A refers).

403. **MINUTES OF THE PREVIOUS MEETING HELD ON 3 SEPTEMBER 2003
(EXEMPT MINUTES)**

Cabinet considered the exempt minutes relating to Debt Write-Offs – exempt appendix and Cash Office – Temporary Facility.

RESOLVED:

That the exempt minutes from the meeting held on 3 September 2003 be approved and adopted.

404. **9a PARCHMENT STREET, WINCHESTER**
(Report CAB701 refers)

Cabinet considered the above report which considered disposal terms in respect of 9a Parchment Street, Winchester (detail in exempt minute).

Councillor Beveridge declared a personal (but not prejudicial) interest in this item as he was the City Council's representative on the Winchester Housing Group. He stayed in the meeting and participated in the discussion.

405. **DURNGATE HOUSE, WINCHESTER – RESPONSE TO QUESTIONS FROM
PRINCIPAL SCRUTINY COMMITTEE**
(Report CAB711 refers)

Cabinet considered the above report which considered the options for the future use of Durngate House, Winchester, and responses to questions raised by the Principal Scrutiny Committee at its meeting held on 10 February 2003 (detail in exempt minute).

Councillor Hiscock declared a personal and prejudicial interest in this item due to his involvement with the Trinity Centre, Winchester, and left the meeting during its consideration.

Under the Council's Constitution (Access to Information Procedure Rules) Rule 15.1 – General Exception – this item was a key decision which had been included in the Forward Plan to be considered on 15 October 2003. Under this procedure, the Chairman of the Principal Scrutiny Committee had been informed as it had been possible to conclude consultations to bring the item forward to this meeting.

406. **A PROPERTY IN WINCHESTER**
(Report CAB709 refers)

Cabinet considered the above report which considered the options for the possible purchase of a property in Winchester (detail in exempt minute).

Under the Council Constitution Access to Information Procedure Rules (Rule 15.1 – General Exception), this was a key decision which had not been included in the Forward Plan. Under this procedure, the Chairman of the Principal Scrutiny Committee had been informed because of the need for an urgent decision.

The meeting commenced at 9.00am and concluded at 10.35am.

