

**CABINET**

**20 April 2005**

Attendance:

Councillors:

Campbell (Chairman) (P)

Beveridge (P)  
Collin (P)  
Evans (P)  
Hiscock (P)

Knasel  
Learney (P)  
Wagner (P)

Others in attendance who addressed the meeting:

Councillors Bennetts, Coates and Davies

TACT Representatives: Mr A Rickman and Mr C Gilbert-Wood

Others in attendance who did not address the meeting:

Councillors Busher and Beckett

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1117. **APOLOGIES**

Apologies were received from Councillor Knasel.

1118. **LEADER AND PORTFOLIO HOLDER ANNOUNCEMENTS**

The Portfolio Holders for Housing and Environmental Health gave an illustration about a welcome consequence of affordable housing provision in Twyford.

1119. **MINUTES**

RESOLVED:

That the minutes of the previous meetings held on 23 March and 4 April 2005 be approved and adopted (less exempt items).

1120. **PUBLIC PARTICIPATION**

There were no questions asked or statements made.

1121. **THE HOUSING OPTIONS APPRAISAL – DRAFT FINAL REPORT**  
(Report CAB1071 refers)

At the invitation of the Chairman, Councillor Coates made a number of comments regarding the report, as summarised below:

- a request for a full set of comparison figures from a registered social landlord of a similar size to the Council to be made available for the full Council meeting.
- the potential effect of the report's recommendations on the future provision of affordable housing should be highlighted.
- a request for more information on the how the shortfall in funding for housing repairs could be met from 2010 onwards.

In response, the Portfolio Holder for Housing stated that he would discuss these matters further with Councillor Coates in order that any relevant information could be available prior to the Council meeting on 29 June 2005. In addition, the Portfolio Holder pointed out that the report had been prepared to take account of Government requirements for an Options Appraisal.

At the invitation of the Chairman, Mr A Rickman and Mr C Gilbert-Wood addressed the meeting on behalf of TACT. Mr Rickman expressed disappointment that despite full and varied consultation as part of the options review, the tenants did not appear to have completely understood the issues involved and the difficulties facing the Council. With regard to a comment made by Councillor Coates above, he mentioned that TACT would be visiting various housing associations. He requested that the Housing Options Informal Member/Officer Group continue to meet as there was a lot of work that needed to be done before the next review proposed for three years time. Mr Gilbert-Wood supported the comments made by Mr Rickman, adding that the majority of tenants were not aware of how expensive the housing options process had been. He emphasised that the response to the "test of opinion" had been very high and hoped that the report's recommendations would be supported by Cabinet and Council.

The Chairman invited the TACT representatives to attend and address Members at the full Council meeting on 29 June 2005.

The Portfolio Holder for Housing requested that the reports' recommendations be amended to enable the draft Housing Options Appraisal to be submitted to the Government Office for the South East (GOSE), following minor amendments to be made by the Director of Community Services in consultation with the Portfolio Holder. Any comments from GOSE on the draft could be included prior to the submission of the final version of the Report to Council on 29 June 2005. This was agreed.

In response to questions, the Director of Communities confirmed that GOSE had been consulted at various points during the production of the draft appraisal and had attended a meeting of the Informal Group. The Director also stated that the financial appraisal indicated that the Council could meet the Decent Homes standard for its current housing stock by 2010 and continue to remain in balance beyond this date, subject to a number of uncertainties, such as changes in the Government policy on HRA.

The Chairman thanked all those involved in the preparation of the appraisal for their hard work, and in particular the representatives of TACT for their involvement.

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

**RECOMMENDED:**

1. THAT SUBJECT TO ANY AMENDMENTS AS A RESULT OF THE PROCESS OUTLINED IN RESOLUTIONS 1 AND 2 BELOW, THE HOUSING OPTIONS APPRAISAL BE APPROVED FOR SUBMISSION TO THE GOVERNMENT OFFICE FOR THE SOUTH EAST.

2. THAT THE COUNCIL APPROVES A RETENTION STRATEGY FOR ITS HOUSING STOCK AND COMMITS TO REPEATING A DETAILED REVIEW OF HOUSING OPTIONS WITHIN THREE YEARS.

**RESOLVED:**

1. That the draft Housing Options Appraisal be approved for submission to the Government Office for the South East prior to consideration by Council on 29 June 2005.

2. That the Director of Communities be granted authority to make minor editing amendments in consultation with the Portfolio Holder for Housing prior to submission of the report.

3. That the updated version of the Housing Options Appraisal be submitted direct to Council for approval.

**1122. DRAFT CHILBOLTON AVENUE 'LOCAL AREA DESIGN STATEMENT'**

(Report CAB1057 refers)

At the invitation of the Chairman, Councillor Bennetts (a Ward Member) spoke in support of the contents of the Local Area Design Statement (LADS).

In response to questions, the Chief Executive advised that the exact form of the consultation on the LADS once published had not yet been finalised, but was likely to involve a letter to all affected. He stated that approximately 75-100 residents and others had already attended the public consultation session on the preparation of the LADS. It was hoped that the results of the next stage of the consultations could be analysed and reported back to Cabinet in July, but time constraints might result in final approval being delayed until September 2005.

The Chief Executive confirmed that once the LADS was published it would be a material consideration in dealing with planning applications, but it was not reasonable for the Council to defer applications in the area in the mean time.

One Member raised concern that the LADS raised expectations of the provision of a pedestrian crossing on Chilbolton Avenue, but the County Council had resisted such requests in the past, because of the roads designation as a wide loads route. She also requested that the LADS mention cycling provision. In response, the Chief Executive advised that an additional section of the LADS which related to transport issues had only recently been received. It was agreed that delegated authority be granted to the Chief Executive in consultation with the Portfolio Holder for Planning to determine how this section should be included within the main LADS document prior to publication, following discussions with the County Council.

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

## RESOLVED:

1. That the publication of the draft Chilbolton Avenue Local Area Design Statement be approved for public consultation, for a period of at least four weeks.

2. That delegated authority be granted to the Chief Executive, in consultation with the Portfolio Holder for Planning, to make minor amendments, including the addition of a section on transport issues.

1123. **CONSULTATION ON “PLANNING FOR MIXED COMMUNITIES” (PROPOSED CHANGES TO PPG3)**  
(Report CAB1059 refers)

The Portfolio Holder for Planning requested that delegated authority be granted to the Chief Executive in consultation with himself to make minor editing changes to the comments as outlined in Appendix 1 of the report. This was agreed.

In discussion about the site size threshold for affordable housing, Members agreed that the Council’s comments should be strengthened to request that every newly built private sector dwelling should be required to make a contribution in some form towards affordable housing. In addition, although Cabinet agreed that on-site provision of affordable housing was the most desirable option, there should also be the additional ability for developers to make financial contributions towards affordable housing. The only relevance of a threshold should be to determine whether the affordable housing was provided on site. It was agreed that the Council’s comments be reworded to include these points and emphasise the requirement for new methods to improve the provision of affordable housing.

One Member mentioned that the issue of the future management of community facilities on developments required further consideration. It was noted that this issue related more to PPG1 and agreed that a report be brought to a future Cabinet meeting on this matter.

In discussion about the regional programme of housing assessments, Members suggested that this could be informed by work on the proposed re-evaluation of Council Tax bands. The Chief Executive agreed to investigate this possibility further.

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

## RESOLVED:

1. That the comments set out in Appendix 1 of the report, as amended above, be approved and endorsed as the formal comments of the City Council on the further proposed changes to PPG3: Housing, set out in the Consultation Paper “Planning for Mixed Communities.”

2. That the Chief Executive, in consultation with the Portfolio Holder for Planning, be authorised to make minor editing adjustments to the final text of the response.

1124. **WINCHESTER CITY COUNCIL EFFICIENCY STATEMENT**  
(Report CAB1069 refers)

Cabinet agreed to the following for the reasons outlined in the report.

**RESOLVED:**

That the work in hand to review the efficiency of services be noted and the Annual Efficiency Statement set out in Appendix 2 of the report be endorsed.

1125. **DELEGATION TO PORTFOLIO HOLDERS – AMENDMENTS TO CONSTITUTION**  
(Report CAB1070 refers)

Cabinet agreed to the following for the reasons outlined in the report.

**RECOMMENDED:**

**THAT THE SCHEME OF DELEGATION TO PORTFOLIO HOLDERS (AS CONTAINED WITHIN THE CONSTITUTION, PART 3 – RESPONSIBILITY FOR FUNCTIONS, SECTION 3) BE AMENDED TO INCLUDE A DELEGATION TO EACH PORTFOLIO HOLDER TO APPROVE EQUALITY AND DIVERSITY SERVICE REVIEWS AND ACTION PLANS.**

1126. **MINUTES OF THE CENTRAL SERVICES PERFORMANCE IMPROVEMENT COMMITTEE HELD 22 MARCH 2005**

(as contained within the Council Minute Book, 13 April 2005, pages 682 - 685)

Cabinet noted that the Chief Executive and City Secretary and Solicitor Department Business Plans had been approved at the previous meeting of Cabinet on 23 March 2005 (Reports CAB1052, CEN88 and CEN89 refer).

However, the recommendation relating to the revised Council policy guidelines on rate relief was required to be approved by Cabinet at this meeting (Report CEN87 refers).

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

**RESOLVED:**

1. That the minutes of the Central Services Performance Improvement Committee held 22 March 2005 be received and the recommendation relating to the revised Council's policy guidelines for rate relief be agreed (Report CEN87 refers).

2. That the remaining minutes of the Central Services Performance Improvement Committee be noted.

1127. **FUTURE ITEMS FOR CONSIDERATION**

RESOLVED:

That the list of future items, as set out in the Council's Forward Plan for May 2005, be noted.

1128. **VOTE OF THANKS TO CHAIRMAN**

On behalf of the members of Cabinet, the Vice-Chairman thanked Councillor Campbell for her work both as Chairman and Leader of the Council over the past year. Councillor Campbell reciprocated appropriately.

1129. **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>
1130	Sheltered Housing Services – Report from Working Group	) Information relating to a particular employee, former employee or applicant to become an employee of, or a particular officer, former office-holder or applicant to become an office-holder under the authority. (Para 1 to Schedule 12A refers).
1131	Exempt minutes of the previous meeting	) Information relating to the financial or business affairs of any particular person (other than the authority). (Para 7 Schedule 12A refers).
1132	Guildhall Catering Services Contract	)
1133	Winchester City Football Club	) 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).

1131	Exempt minutes of the previous meeting	)	The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services. (Para 8 to Schedule 12A refers).
1132	Guildhall Catering Services Contract	)	

1130. **SHELTERED HOUSING SERVICES – REPORT FROM THE INFORMAL MEMBER/OFFICER WORKING GROUP**  
(Report CAB1058 refers)

Cabinet considered the above report which set out recommendations relating to the sheltered housing services (detail in exempt minute).

It was agreed that the TACT representatives, Mr A Rickman and Mr C Gilbert-Wood remain during discussion and decision on this report. They left the meeting prior to consideration of the remaining exempt items.

1131. **EXEMPT MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the exempt minutes of the previous meetings held 23 March and 4 April 2005 be approved and adopted.

1132. **GUILDHALL CATERING SERVICES CONTRACT**  
(Report CAB1068 refers)

In discussion of the composition of the proposed evaluation panel, Cabinet agreed that its membership be increased to five Councillors (two Liberal Democrats, one Conservative, one Labour and one Independent). In addition, the Council's Procurement Officer should also be approached for specialist advice.

Cabinet agreed to the following for the reasons outlined in the report.

RESOLVED:

1. That the Guildhall catering services contract be retendered as outlined in the report, and the principles on which tenders are to be invited be approved.

2. That delegated authority be given to the Director for Development, in consultation with the Director of Finance, to determine shortlisting criteria, evaluate expressions of interest and prepare a list of suitable companies from which tenders for the contract will be sought.

3. That the setting up of an evaluation panel be approved as outlined in paragraph 5.1 of the report, with the terms of reference: *“To evaluate tenders submitted for the Guildhall catering services contract, and make recommendations to Cabinet on the preferred tenderer.”*

4. That the officer nominations for this evaluation panel be endorsed, subject to the inclusion of the Council's Procurement Officer in the list of officers providing specialist advice (paragraph 5.3 of the report refers).

5. That five Members (including the Cabinet Portfolio Holder for Culture, Heritage and Sport and Councillor Cook) be nominated to the evaluation panel (one Conservative, one Labour and one Independent Member to be appointed).

1133. **WINCHESTER CITY FOOTBALL CLUB**  
(Report CAB1067 refers)

Cabinet considered the above report which set out proposals regarding the Winchester City Football Club (detail in exempt minute).

The meeting commenced at 9.00am and concluded at 11.20am.



