

CABINET**12 September 2017****Attendance:**

Councillor Horrill -	<i>Leader and Portfolio Holder for Housing Services (Chairman) (P)</i>
Councillor Humby -	<i>Deputy Leader and Portfolio Holder for Business Partnerships (P)</i>
Councillor Ashton -	<i>Portfolio Holder for Finance (P)</i>
Councillor Brook -	<i>Portfolio Holder for Built Environment (P)</i>
Councillor Godfrey -	<i>Portfolio Holder for Professional Services (P)</i>
Councillor Griffiths -	<i>Portfolio Holder for Health & Wellbeing (P)</i>
Councillor Miller -	<i>Portfolio Holder for Economy & Estates</i>
Councillor Warwick -	<i>Portfolio Holder for Environment (P)</i>

Others in attendance who addressed the meeting:

Councillors Clear, Evans, Learney, Prince, Porter and Weir

Others in attendance who did not address the meeting:

Councillor Berry

1. MINUTES**RESOLVED:**

That the minutes of the previous meeting held on 5 July 2017 be approved and adopted.

2. PUBLIC PARTICIPATION

At the invitation of the Chairman, Councillors Evans and Thompson addressed Cabinet regarding the recent announcement that alternate Cabinet meetings for the remainder of the Municipal Year would be held at different locations across the District. Both Councillors welcomed the proposals and Councillor Evans requested that adequate audio facilities/microphones be provided to ensure proceedings could be heard. Councillor Thompson suggested that a question and answer session be included at the start of each Cabinet meeting and also consideration be given to a later start time to allow more people to attend.

The Chairman welcomed the support for the proposals and stated that a review of the proposed new arrangements, including moving the start time of Cabinet to 4.30pm, would be undertaken at the end of the Municipal Year. Every Cabinet meeting already included a public participation period where members of the public could ask questions.

3. **LEADER AND PORTFOLIO HOLDER ANNOUNCEMENTS**

Councillor Humby announced the appointment of LDS architects to take forward the Station Approach development who would lead on all aspects of design and engagement. Next steps would include public engagement.

Councillor Warwick announced that the refurbished bus station had opened the previous week on time and within budget. The lower end of the High Street was now closed to traffic between 10am and 4pm.

Councillor Brook reported on the unveiling of the new flood protection wall at North Walls/Park Avenue Winchester which was the result of a joint working with the County Council. In addition, she announced a recent book launch for “Archaeological Assessment of Winchester” by Patrick Ottoway.

Councillor Ashton announced the start of the Universal Credit pilot scheme and highlighted that the Council were leading in the development of a new pre-payment card scheme.

4. **MEDIUM TERM FINANCIAL PLAN**

(Report CAB2955 refers)

Councillor Ashton introduced the Report and set out the principles of outcome based budgeting. He also noted that the Report had been considered by The Overview and Scrutiny Committee at their meeting on 31 August 2017 (Report 174 refers).

At the invitation of the Chairman, Councillors Thompson and Prince addressed Cabinet and their comments are summarised below.

Councillor Thompson highlighted that The Overview and Scrutiny Committee had raised a number of questions but queried whether these had been taken into account in the Report. She also raised concerns about the four year settlement agreed with the Government and the apparent reliance on the New Homes Bonus in the longer term. She believed the Council should lobby Government regarding the lack of certainty about the previously promised retention of business rates. Finally she considered the Report lacked detail about, for example, proposed fees and charges and the major project development programme.

Councillor Prince welcomed the new format of the Report which he believed would aid understanding. He requested that the Report should also explicitly include the cumulative impact of predicted shortfalls, in addition to outlining the impact of the Council’s major projects.

In response to questions, Councillor Ashton explained the outcome based budgeting approach compared to the non-strategic “salami slicing” approach to budget reductions. It had been decided not to make any assumptions regarding the impact of the major project programme impact on Council finances at this stage, although he acknowledged their impact on future

income could be very significant. With regard to the cumulative financial impact, diagrams were included in the Report providing this information.

With regard to the assumptions regarding future Government funding, Councillor Ashton acknowledged these might change in future years, although similar schemes might then become available. The situation would be monitored and assumptions adjusted accordingly.

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

RESOLVED:

That the current financial projections and budget timetable be noted.

5. **QUARTER 1 FINANCIAL AND PERFORMANCE MONITORING**
(Report CAB2963 refers)

Councillor Ashton introduced the Report which was the first of a new style of presentation and would be presented on a quarterly basis. The Report had been considered in detail at The Overview and Scrutiny Committee on 31 August 2017 (Report OS171 refers) and comments from that Committee were included.

At the invitation of the Chairman, Councillors Thompson and Prince addressed Cabinet and their comments are summarised below.

Councillor Thompson welcomed the general presentation of the Report and thanked the Portfolio Holder and Officers for changes following consideration at The Overview and Scrutiny Committee. She requested some additional commentary be provided on each aim to provide greater clarity and also if corresponding data from the previous financial year be included. She queried the status of the Chesil Lodge scheme as she believed the project had exceeded its original budget provision. Finally, she queried the reasons for the delays in responding to Freedom of Information requests and also queried the stated progress on recycling targets as recycling levels were decreasing.

Councillor Prince endorsed Councillor Thompson's points and also requested that information be included on five continuous quarters to aid comparison.

During discussion, Cabinet noted comments made regarding requests for additional commentary but highlighted this should be balanced against the benefits of a clear and concise presentation.

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

RESOLVED:

That the progress achieved during the first quarter of 2017/18 and the content of the Report be endorsed.

6. **REPLACEMENT DOCTOR'S SURGERY, WINCHESTER (LESS EXEMPT APPENDICES)**

(Report CAB2964 refers)

The Chairman introduced the Report and emphasised that the relocation of St Clements Surgery had been a long standing ambition of the central Winchester regeneration proposals.

At the invitation of the Chairman, Councillor Porter addressed Cabinet and, in summary, welcomed the proposals set out in the Report. She queried whether the rental levels would be set according to the size of the building or patient base and whether there were projections available for potential patient base growth? She highlighted the importance that prices in the on-site pharmacy should be competitive.

In response to questions, the Assistant Director (Estates and Regeneration) confirmed that negotiations with relevant parties had now achieved a commercially viable development and the Council was now ready to enter into lease agreements with the Doctors Practice and Lloyds Pharmacy, subject to the steps outlined in the Report. He advised that the relocation of Lloyds Pharmacy from their current location in Silverhill was one of the aims of the project.

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

RESOLVED:

1. That the development appraisal set out in Exempt Appendix D be noted and that the development of the new surgery and pharmacy should proceed.

2. That the provisionally agreed terms for the letting of the proposed new surgery set out in Exempt Appendix B be approved and the Assistant Director (Estates & Regeneration) be authorised to finalise the terms of the agreement and leases.

3. That the Head of Legal & Democratic Services be authorised to enter into Building Agreements/ Agreements for Lease with the St Clements Doctors Practice and Lloyds Pharmacy prior to the commencement of development and thereafter to complete the leases.

4. That the Head of Legal & Democratic Services be authorised to progress the closure of the Upper Brook Street Car Park,

the completion of the S 278 Agreement with Hampshire County Council and the appropriation of the land to planning purposes within the meaning of Part IX of the Town & Country Planning Act 1990 at the appropriate times.

5. That Architecture PLB be retained as architects to develop the design of the new surgery up to RIBA Stage 4 to facilitate the tendering of the construction work and accordingly a direction to this effect be made under Contracts Procedure Rule 2.4 a).

6. That the Assistant Director (Estates & Regeneration) be authorised to appoint the consultant team required to carry the project forward in accordance with Contracts Procedure Rule 9.2; to include Project Manager, Cost Consultant, Structural and Mechanical and Electrical Engineers, BREEAM advisers and such other consultants as are necessary from time to time.

7. That the Assistant Director (Estates & Regeneration) be authorised to select the procurement procedure to be used (including the evaluation model and the selection of any frameworks if appropriate) and to seek tenders for the construction of the property taking account of appropriate advice from Cost Consultants and in compliance with Contract Procedure Rules.

8. That the Assistant Director (Estates & Regeneration) be authorised to accept tenders received for the works in accordance with the Contract Procedure Rules following their assessment by the Cost Consultant and subject to the tenderers being able to undertake the works in the required timescale.

7. **TRADE WASTE INITIATIVE**
(Report CAB2971 refers)

Councillor Warwick introduced the Report and stated that it followed on from a Report to Winchester Town Forum in 2012 (Report WTF176 refers) and a briefing session to Members in February 2017.

At the invitation of the Chairman, Councillor Weir (Chairman of Winchester Town Forum) addressed Cabinet and in summary welcomed the Report and thanked Councillors Hutchison and Councillor Tait for their work in supporting the proposals. She highlighted the importance of tackling waste management issues and welcomed the opportunity for the Town Forum to work in partnership with Cabinet in achieving this.

During discussion, Cabinet welcomed the three-way partnership between the City Council, County Council and Winchester BID in bringing forward their proposals. Businesses would be supported in adhering to the new measures but robust enforcement action would be taken if problems persisted.

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

RESOLVED:

1. That the proposal for an initiative to tackle unsightly trade waste bins in Winchester City Centre set out in paragraphs 10.6 – 10.9 of the Report be endorsed.
2. That a further Report setting out options for improved bin stores be prepared, to include additional budgetary requirements.

8. **ENHANCING ST MAURICE'S COVERT - UPDATE**
(Report CAB2958 refers)

Councillor Brook introduced the Report which focussed on proposals for Phase 1 of the enhancement of the Covert.

At the invitation of the Chairman, Councillor Weir addressed Cabinet in support of the proposals, and as in relation to Report CAB2971 above, thanked Councillors Hutchison and Tait for their work in progressing the scheme to date.

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

RESOLVED:

That the package of priority actions for the St Maurice's Covert enhancement project and listed at paragraph 11.5 of the Report be endorsed and approved for delivery.

9. **COMMUNITY INFRASTRUCTURE LEVY (CIL) – ROLLING 3 YEAR PROGRAMME OF SCHEMES**
(Report CAB2962 refers)

Councillor Brook introduced the Report and emphasised that the proposed programme was for approximately £925k expenditure on schemes (approximately 53% of the total CIL funds received to date) which left sufficient resources should other suitable opportunities arise in the short term.

At the invitation of the Chairman, Councillors Thompson and Clear addressed Cabinet and their comments are summarised below.

Councillor Thompson expressed some concern about the County Council's (HCC) proposals for CIL funds allocated to it and requested that HCC be requested to provide detailed proposals on planned expenditure. She also queried the proportion of allocations between the Winchester Town area and other parts of the District, as she considered the Town area should have a greater share of CIL funding as more development took place here.

Councillor Clear welcomed the proposals for the Wickham Ward but requested that Ward Councillors be kept informed at an earlier stage.

In response to questions, the Corporate Director (Service Delivery) confirmed that following discussions of the Report at The Overview and Scrutiny Committee (Report OS172 refers), an undertaking had been given to keep Ward and Parish Councillors updated about proposals on a regular basis. He confirmed that the County Council had agreed to use the CIL funds received on projects within the Winchester District.

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

RESOLVED:

1. That the three year programme included at Appendix A of the Report identifying infrastructure schemes which will, or might be funded in whole or in part, by use of District wide CIL funds (the City Council's General Fund share of the Community Infrastructure Levy) be approved.

2. That supplementary budget approval and authority to incur capital expenditure of up to £250,000 for the Wickham scheme and up to £50,000 for the Bishops Waltham scheme, are added to the capital programme in accordance with Financial Procedure Rules 7.2 and 6.4.

10. **FUNDING FOR THE HANDLE BAR CAFÉ**
(Report CAB2960 refers)

Councillor Warwick introduced the Report and drew Members' attention to Paragraphs 9.1 to 9.3 of the Report which set out approaches to risk and mitigation.

At the invitation of the Chairman, Councillor Weir stated that the project continued to be supported by the Winchester Town Forum and acknowledged that the concept had evolved from that originally proposed. Some questions remained about the viability and also the need to ensure proposals did not increase parking in the area, as café users should be encouraged to arrive on foot or by bike.

In response to questions, the Assistant Director (Economy and Communities) confirmed that if Bespoke Biking were unable to operate the café, it was SPUD's and not the Council's responsibility to secure an alternative operator.

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

RESOLVED:

1. That the sum of £50,000 previously identified in the Capital Programme be reconfirmed as a grant towards the construction and delivery costs of The Handlebar Café, subject to match funding of £25,000 from the Winchester Town Account as previously stipulated.

2. That the condition requiring equal match funding from the South Downs National Park Authority be removed, and replaced with a requirement for SPUD to have secured the full project costs in order for the Council to release its total contribution of £75,000.

3. That the Council's offer of funding be made available for a twelve month period from the date of this Report, works having been procured with an imminent start date within this period.

4. That the Council's total grant be approved for release in accordance with Financial Procedure Rule 6.4 subject to production of written evidence from SPUD that the project is fully funded.

5. That the broad approach of SPUD's mitigation strategy set out at Section 9 of the Report be endorsed.

11. **MINUTES OF THE CABINET (HOUSING) COMMITTEE HELD 6 JULY 2017**
(Report CAB2966 refers)

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

RESOLVED:

That the minutes of the Cabinet (Housing) Committee held 6 July 2017 be received (as attached as Appendix A to the minutes).

12. **MINUTES OF THE CABINET (LEISURE CENTRE) COMMITTEE HELD 17 JULY 2017**
(Report CAB2967 refers)

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

RESOLVED:

That the minutes of the Cabinet (Leisure Centre) Committee held 17 July 2017 be received (as attached as Appendix B to the minutes).

13. **MINUTES OF THE CABINET (STATION APPROACH) COMMITTEE HELD 14 AUGUST 2017 (LESS EXEMPT MINUTE)**

(Report CAB2949 refers)

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

RESOLVED:

That the minutes of the Cabinet (Station Approach) Committee held 14 August 2017 be received, less exempt minutes (as attached as Appendix C to the minutes).

14. **FUTURE ITEMS FOR CONSIDERATION**

RESOLVED:

That the list of future items, as set out in the Forward Plan for October 2017, be noted.

15. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. 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>
##	<ul style="list-style-type: none"> • Replacement Doctor's Surgery (exempt minutes) • Exempt minutes of the Cabinet (Station Approach) Committee held 14 August 2017) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

16. **REPLACEMENT DOCTOR'S SURGERY, WINCHESTER (EXEMPT APPENDICES)**

(Report CAB2964 refers)

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

RESOLVED:

That the contents of the exempt appendices be noted.

17. **EXEMPT MINUTE OF THE CABINET (STATION APPROACH) COMMITTEE HELD 14 AUGUST 2017**
(Report CAB2949 refers)

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

RESOLVED:

That the exempt minute of the Cabinet (Station Approach) Committee held 14 August 2017 be received (as attached as Appendix C to the minutes).

The meeting commenced at 4.35pm and concluded at 6.05pm

Chairman