

MINUTES OF CABINET

MEETING DATE Thursday, 25 January 2018

MEMBERS PRESENT: Councillors Peter Mullineaux (Chair), Cliff Hughes, Jacqui Mort, Phil Smith, Susan Snape and Graham Walton

OFFICERS: Heather McManus (Chief Executive), Dave Whelan (Legal Services Manager/Monitoring Officer), Andy Houlker (Senior Democratic Services Officer), Peter Haywood (Revenues Manager), Jonathan Noad (Planning Manager), Noel O'Neill (Interim Consultant) and Andrew Richardson (Parks & Neighbourhoods Manager)

OTHER MEMBERS AND OFFICERS: Darren Cranshaw (Scrutiny & Performance Manager), Joanne Platt (Interim Corporate Improvement Manager), Tracy Boustead (Interim HR and OD Officer), Steve Pearce (Democratic Services Officer), Mark Hodges (Partnership Development Manager), Jane Blundell (Deputy Section 151 Officer), Councillor David Bird, Councillor William Evans, Councillor Derek Forrest, Councillor Paul Foster (Leader of the Opposition), Councillor Mary Green, Councillor Michael Green, Councillor Susan Jones JP, Councillor Keith Martin, Councillor Michael Titherington (Mayor) and Councillor Matthew Tomlinson

PUBLIC: 0

62 Apologies for Absence

An apology for absence was submitted on behalf of Councillor Colin Clark.

63 Minutes of the Last Meeting

RESOLVED (Unanimously):

That the minutes of the meeting held on 6 December 2017 be approved and signed as a correct record.

64 Declarations of Interest

There were no declarations of interest.

65 Review of South Ribble Housing Framework

The Council's Housing Framework 2016-19 had been approved in February 2016 along with an associated action plan. The Planning Manager in presenting the report commented that there had been quite a lot of changes relating to housing since 2016 and it had been timely to review and update the Council's framework. The Council's

revised and updated Housing Framework document was appended to the report and included an additional priority to “*ensure that sustainable communities are at the heart of the growth of housing*”.

Decision Made (Unanimously) that:

1. Cabinet approves the reviewed and amended Housing Framework and key actions be approved;
2. the Strategic Housing Market Assessment be published on the Council’s website; and
3. the progress made on the actions from the Housing Framework 2016-19 be noted.

Reasons for Decision:

The report recommended a revised and updated Housing Framework that would help to focus Council resources and deliver increased housing numbers and the growth agenda. It set out some of the context to the update. It introduced an additional priority to “*ensure that sustainable communities are at the heart of the growth of housing*” to reflect the Council’s desire to enhance the quality of life of existing and future residents. It currently reflected work streams that were underway but would change over time as the details of those work streams were finalised.

It was underpinned by the Strategic Housing Market Assessment, a comprehensive research document undertaken by GL Hearn. This report was an action from the last Framework and the data underpins the ambitions of the Council in the Local Plan. Its comprehensive nature helped developers bring forward appropriate applications and assisted constructive dialogue between them and the Council. It needed to be published and the Council’s website updated.

Alternative Options Considered and Rejected:

An alternative option would be to leave the Housing Framework unchanged, and select the year two actions from the remaining actions. However, this would fail to take into account the new policy context and leave the Housing Framework not as responsive as it could be in dealing with housing related opportunities and challenges. In addition the analysis within the SHMA 2017 would inform developers of the types of development sought within the Local Plan and help smooth the planning process. The data was important to the process and needed to be recognised in the Council’s documentation and practices.

66 Chorley Community Housing Application for Commuted Sum Monies

The Planning Manager addressed the Cabinet on an application received for monies from the Council’s held Commuted Sums monies towards a development that would provide 34 units for affordable rent. The Commuted Sums covered the whole borough and applications (locations determined by the applicant) for those monies were determined in line with the Council’s Commuted Sums Policy. The Council was conscious that these monies needed to be spent within a reasonable period of time. The scheme was for housing at affordable rent. It was considered that future tenants of the units could not be prevented from subsequently exercising their Right to Buy if they satisfied the relevant statutory criteria.

Decision made (Unanimously) that:

1. the application for grant funding of affordable housing commuted sum monies to Chorley Community Housing be approved; and
2. capital expenditure of £499,664.40, funded from affordable housing s106 monies be approved.

Reasons for the Decision:

The report presented details of the Council's first policy compliant application for commuted sum monies made by Chorley Community Housing (part of Adactus Housing Group) for the delivery of affordable housing within the borough.

Alternative Options Considered and Rejected:Recommend for full approval

Approval of the full £510,000 would enable the scheme to go ahead but would contribute towards the high land value as reported by Keppie Massie. It was not felt, however, that the Affordable Housing Commuted Sum funding should contribute to higher land values

Refuse the application

Refusal of the application would mean refusal of a policy compliant scheme and a loss of 34 affordable units to meet the housing needs of the borough. It would also mean two sites would not be able to come forward which would otherwise provide an important contribution to housing delivery in South Ribble. Two other schemes submitted had not reached this stage as they were not compliant with the policy - this one met it and had been thoroughly tested. There were also time limits on the spend for commuted sums monies so it was essential that the Council started to use this funding effectively otherwise it could be lost.

67 Transformation Programme (Part I)

Further to the recent adoption of the Council's Transformation Programme to deliver its transformation of council services, the Council's Revenues Manager presented an update on progress and also sought approval to use some of the earmarked fund towards the creation of a MOT Test Centre at Moss Side Depot. The principle was that as the Council invested and transformed increased customer centred service it would make savings and in time generate a revenue income stream contribution.

The meeting was informed of an error in paragraph 16.2, in that the reference to paragraph 6.4 should be **6.3**.

Whilst acknowledging the rationale of transformation, in respect of this project as there was already provision in the private sector the Council was asked to bear in mind the wider commercial impact when developing its commercial agenda.

Decision Made (Unanimously) that:

1. progress on the Transformation Programme to date be noted; and
2. the transformation project funding of £78,500 for development of an MOT Test Centre at Moss Side Depot be approved.

Reasons for the Decision:

The report updated members on progress to date with the Transformation Programme, gave an overview of work currently underway, and outlined next steps. It also sought approval to use £78,500 of the earmarked Transformation Fund to develop an MOT Test Centre at Moss Side Depot.

Alternative Options Considered and Rejected:

Given the commitment that the Council had previously made to transform business, develop the organisation and become financially self-sufficient, maintaining the status quo was not an option.

An alternative option was to run a traditional model savings programme which could help to bridge any funding gap. The option to outsource services and reduce running costs might offer the same; however, in isolation, neither offer was sustainable in the long term.

Through a thorough, robust and ongoing Transformation Programme, the Council would be able to explore more creative methods of cost reduction / income generation, whilst at the same time reviewing and re-thinking the customer experience of each of its services.

68 Central Lancashire Local Plan Review

The Planning Manager reminded Cabinet that in 2012, this Council along with Chorley and Preston councils had adopted the Central Lancashire Core Strategy. This had subsequently supported the individual local plans produced by each of the three councils in 2015.

Since then there had been a number of significant changes in planning policy and guidance and it was now timely for the Core Strategy and also the individual councils' local plans to be reviewed. An ambitious timetable and indicative staffing resource and costings were shown in paragraphs 5.1, 5.2 and 5.16 respectively in the report. As this clearly demonstrated joint working, the Council was optimistic that a bid (£200,000) to the Government's Planning Delivery Fund would be successful.

Decision Made (Unanimously) that:

1. it was agreed to commit to work in collaboration as Central Lancashire (Preston, Chorley and South Ribble) to develop and submit for approval to Secretary of State, a single Central Lancashire Local Development Plan (or Local Plan);
2. the sharing of the costs for the staffing and non-staffing costs as set out in the report be agreed;
3. a South Ribble Local Plan Officer and Member Working Party to oversee the work of the Central Lancashire and South Ribble Local Plan Review be created; and
4. the Draft Local Development Scheme as at Appendix A to the report be approved.

Reasons for the Decision:

The report provided an outline of the resource implications for undertaking a review of the Central Lancashire Local Development Plan (currently known as the 'Core Strategy' of the Local Development Framework).

Alternative Options Considered and Rejected:

Do nothing. Should the Councils decide not to progress the review of the Local Development Plan, the policies would become out of date and mean that the weight to be attached to policies in the Plan would be significantly reduced. It would be more difficult to defend applications that were not in accordance with policy such as safeguarded land or greenbelt.

The Councils could elect to pursue individual Local Plans however those would cost more and might take longer if there were insufficient staff in place.

69 Timetable of Meetings 2018/19

The Leader referred Cabinet and those present to the published and circulated supplementary agenda that showed some amendments (in red) to the timetable following original publication of the agenda. In addition he added that the proposed meeting of Cabinet in September 2018 would now be Wednesday **12 September** 2018 rather than 13 September as circulated.

The Cabinet was reminded that the dates of some meetings had changed to take account of new requirements that the Council's Statement of Accounts had to be considered initially before 31 May and then finally by 31 July 2018. Also there had been a conscious decision to try and have a two week interval between certain meetings such as Scrutiny and Cabinet.

Decision Made (Unanimously):

That the Timetable of Meetings 2018/19 as amended be recommended to the meeting of the Council to be held on 28 February 2018.

Reasons for the Decision:

The Cabinet was asked to determine the dates of the meetings of the Council, Cabinet and the various Committees for the 2018/19 Municipal Year.

Alternative Options Considered and Rejected:

There was not alternative, to support good decision making the Council needed to have a timetable scheduling meetings for 2018/19 Municipal Year.

70 Worden Park Toilet Provision (Part I)

The Parks and Neighbourhoods Manager presented a report to the Cabinet that subject to obtaining planning permission detailed the Council's intention to demolish and replace two existing toilet blocks in Worden Park. Both blocks were purpose built with a 12 month guarantee, following this period a decision would be made whether or not to enter into a maintenance agreement. There was also an option to

enter a cleaning contract, however, the Council currently cleaned the existing toilets and it was felt this would be at least as good and be more responsive.

Members welcomed the proposal and in moving the recommendations it was agreed that 'and the existing old toilet block in the play area be demolished' be added to recommendation 3.

Decision Made (Unanimously) that:

1. an application for planning permission and listed building consent be submitted;
2. delegated authority be granted to the Portfolio Holder for Neighbourhoods and Streetscene to accept the most economically advantageous tender for the proposed installation of the new toilet facilities, once planning permission and listed building consent have been successfully obtained;
3. the new toilet block servicing the play area is located outside the play area as detailed in the report and the existing old toilet block in the play area be demolished;
4. the crossroads toilets are demolished and the new toilet block is located in close proximity to the original site as detailed in the report;
5. a charge of 20p be introduced for users of the toilet facilities at Worden Park; and
6. authority under section 3.4 of the Financial Regulations to incur capital expenditure of up to £200,000 for the above works be granted.

Reasons for the Decision:

The report requested approval to replace the existing facilities with new facilities located as detailed in the body of the report. Also approval was sought to commit capital expenditure and delegate authority to the Portfolio Holder for Neighbourhoods and Streetscene to accept the most economically advantageous tender for the proposed installation of new toilet facilities on Worden Park, Leyland, once planning permission and listed building consent had been successfully obtained.

Alternative Options Considered and Rejected:

In the planning stages of this project the following alternative options were considered:

Demolition of existing facilities – consideration was given to demolition of the existing facilities without replacement. However, as the park received over 250,000 visits per year, predominately by families, the provision of toilet facilities in key areas of the park was considered important in meeting the Council's vision for the park.

Refurbishment of existing facilities – consideration was given to a possible refurbishment of the existing facilities. However given their design and construction it would be extremely difficult to improve the facilities to the required standard without demolishing a large proportion of the existing building. The location of the current facilities also created a number of issues and encouraged vandalism and misuse. The facilities within the playground were located in a secluded area and raised issues relating to safeguarding.

71 Cabinet Forward Plan

The Leader in moving the Cabinet's Forward Plan reported an error in that Item 12 for consideration tonight should have been shown as an exempt item and not be open to the public.

It was also noted that reference to Councillor Susan Smith should be Councillor **Susan Snape**.

Decision Made (Unanimously):

That subject to the reported amendments, the Cabinet's Forward Plan be approved.

Reasons for the Decision:

To enable the Cabinet to consider and amend as appropriate its statutory forward plan.

Alternative Options Considered and Rejected:

There was no alternative as Section 22 of the Local Government Act 2000 required the Cabinet to set out its programme of work and key decisions in the coming months, as far as it was known, in a forward plan.

72 Exclusion of Press and Public

In connection with the amendment of designation of Item 12 in the previous minute relating to the Cabinet Forward Plan, it was reported that the Chair of the Scrutiny Committee had given consent for it to be considered as an exempt item.

RESOLVED (Unanimously):

That the press and public be excluded from the meeting during the consideration of the following items of business as it involved the discussion of information defined as exempt from publication under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, 'Information relating to the financial or business affairs of any particular person (including the authority holding that information) ' and in which the public interest in maintaining the exemption outweighed the public interest in disclosing it.

73 Financial Case for Health, Leisure & Well Being Campus Programme (Part II)

Further to minute No. 56 of the meeting held on 6 December 2017, the Interim Consultant presented a report on the financial case to support the Council's proposed Health, Leisure and Wellbeing Campus Programme. It was explained that whilst the financial information could be shared with elected members it was not appropriate for such information to be in the public arena.

The investment into the programme would initially be at a net cost to the Council but the envisaged savings and increased income streams of the facilities/approach would lead to a positive net contribution within the five year period.

The programme was wider than replacing assets and facilities but linked in with the Council's proposed green links and working with partner organisations to deliver across health, leisure and wellbeing areas to provide a positive impact for residents.

Members appreciated the work to date and the programme's significance to the Council and its residents.

The Cabinet was pleased that the cross party working had provided a consensus to move forward with such a large project.

Decision Made (Unanimously) that:

1. all of the Members of the Cross Party Working Group for their work in bringing forward a comprehensive plan to deliver the first phase of a Health, Leisure and Well Being Campus Programme in the Borough be thanked;
2. Council be recommended to approve the investment programme summarised in Table 1 and that this is incorporated into the Council's Capital Strategy; and
3. the revenue implications of the investment programme in Table 2 be noted and that they are incorporated into the Medium Term Financial Strategy for recommendation to Council.

Reasons for the Decision:

The Cabinet endorsed the South Ribble Campus Programme and philosophy at its meeting on 6 December 2017. The concept received strong cross party support. However, the financial plan to deliver on such a programme needed further work. Following that meeting a business case and programme had been developed that could make significant progress over the next 5 years. The purpose of this report was to outline the financial business case and 5 year investment plan for developing the South Ribble Campus Programme.

The report was a strategic business case that examined the affordability and deliverability of the programme as well as its implications on the wider Council revenue budget. If agreed, it would set out a resource plan for the next 5 years that would enable delivery. It did NOT examine a detailed programme of spend for each element. That would be developed for each year based upon deliverability, emerging need and new demands. The whole Campus programme would not be complete within the 5 year period but large in-roads would be made. Further funding would be required for the following strategic period of 2023 -2028.

Alternative Options Considered and Rejected:

The previous report considered on 6 December 2017, looked at a range of options considered. Other options were considered included doing nothing with existing facilities or maintaining current facilities. Both were dismissed, either as unsuitable or unsustainable. The Working Group constituted to look at the Campus Concept and its potential in South Ribble agreed to make better use of what the Council currently had and not consider closure, but rather replacement of facilities where it was needed.

74 Worden Park Toilet Provision (Part II)**Decision Made** (Unanimously):

This report was not considered as the discussion was contained to the earlier Part 1 (Open/Public Report).

75 Transformation Programme (Part II)**Decision Made** (Unanimously):

This report was not considered as the discussion was contained to the earlier Part 1 (Open/Public Report).

Chair

Date