

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE RESOURCES BOARD

26 October 2009

Present: Councillor Smith in the Chair

Councillors Bowden, Butcher, Forwood, Fowler, Johnston, Jenkins, Lea, Moore, Payne, Y Stanley and Winter.

Apologies for absence were received from Councillors N Dirveiks and Smitten.

Councillor Phillips was also in attendance.

52 **Declarations of Personal or Prejudicial Interests**

Any personal interests arising from the membership of Warwickshire County Council of Councillors Fowler and Lea, and membership of various Parish Councils of Councillors Butcher and Y Stanley (Polesworth) and Moore (Baddesley Ensor) were deemed to be declared at the meeting.

Councillor Fowler declared a personal interest in Minute No. 57 Homelessness and Housing Advice Service by reason of being a member of the North Warwickshire Citizens Advice Bureau.

53 **Electronic Services Update and Plans for Increasing Use**

The Assistant Director (Corporate Services) provided an update on the use of the Council's website and those services the Council delivered on-line or via the internet. Also outlined was how the Council planned to increase and improve the use of the website for those services that could be most effectively provided on-line.

Resolved:

That the report be noted.

54 **Empty Private Sector Homes – Enforcement and Intervention Protocol Update**

The Assistant Chief Executive and Solicitor to the Council outlined measures which could be used to encourage the occupation or marketing of empty homes.

Resolved:

That the Empty Property and Intervention protocol be agreed and applied in the context of available resources and priorities.

55 **Building Council Properties**

The Assistant Director (Housing) updated Members on the progress so far for bidding for Social Housing Grant to build Council properties.

Resolved:

- a **That the progress of the project to bid for Social Housing Grant to build Council properties be noted; and**
- b **That the funding required to carry out the work of the project up to making the bid for Grant, be approved.**

56 **Capital Programme 2009/10 – Period Ending September 2009**

The Assistant Director (Finance and Human Resources) updated Members on the progress of the 2009/10 capital programme in terms of both expenditure and outcomes.

Resolved:

- a **That the progress of the 2009/10 capital programme be noted;**
- b **That a virement of £30,000 from the private sector Decent Homes budget to the Disabled Facility Budget, be approved; and**
- c **That the reduction of capital schemes which have eased the financial pressure around capital funding, be noted.**

57 **Homelessness and Housing Advice Service**

The Assistant Director (Housing) updated the Board on the work of the Housing Pre Tenancy Team (homelessness and allocations), the impact of the economic climate on the service and requested an additional member of staff to enable the service to be extended and improved.

Resolved:

- a **That the current service provided by the Pre Tenancy Team and the impact of the current economic climate be noted;**
- b **That an additional temporary 12 month fixed term post of Homelessness Support Officer funded from the additional grant from Communities and Local Government (CLG), be approved; and**
- c **That Members noted that there will be no impact on the General Fund as the proposed new post will be funded entirely from government grant made available to Local Authorities to support the development of actions to tackle the threat of repossession across all tenures.**

58 **Consultation on Reforming Council Housing Finance**

The Director of Resources sought endorsement from the Board to a proposed response to the consultation paper on Reforming Council Housing Finance.

Resolved:

That the response to the consultation paper on Reforming Council Housing Finance, as set out in Appendix B to the report of the Director of Finance, be endorsed.

59 **Capital Prudential Indicators 2008/09 Out-turn**

Members were updated on the out-turn of the capital related prudential indicators for 2008/09.

Resolved:

That the out-turn of capital related prudential indicators for 2008/09 be noted.

60 **Prosecution Outcome – Housing Act 2004 Improvement Notice**

The Assistant Chief Executive and Solicitor to the Council reported on the outcome of a prosecution of a private sector Landlord under the Housing Act 2004 for failure to comply with an Improvement Notice.

Resolved:

That the report be noted.

61 **Revised Housing Allocations Policy**

The Board was presented with a revised property allocations policy for consideration and comment.

Resolved:

That the revised housing allocation policy as set out in Appendix A of the report of the Assistant Director (Housing) be adopted and implemented from March 2010.

62 **Budgetary Control Report 2009/2010 Period Ended 30 September 2009**

The Assistant Director (Finance and Human Resources) reported on the revenue expenditure and income for the period from 1 April 2009 to 30 September 2009. The 2009/2010 budget and the actual position for the period, compared with the estimate at that date were detailed, together with an estimate of the out-turn position for services reporting to the Board.

Resolved:

That the report be noted.

63 Consolidated Budgetary Control Report 2009/2010 – Period Ended 30 September 2009

The Assistant Director (Finance and Human Resources) updated the Board on the total Council General Fund revenue expenditure and income for the period from 1 April to 30 September 2009.

Resolved:

That the report be noted.

64 Housing Revenue Account Budgetary Control Report 2009/2010 Period Ended 30 September 2009

The Assistant Director (Finance and Human Resources) updated the Board on the total Housing Revenue Fund revenue expenditure and income for the period from 1 April to 30 September 2009.

Resolved:

That the report be noted.

65 Exclusion of the Public and Press

Resolved:

That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

66 Phoenix Yard, Atherstone

The Corporate Property Officer reported further on the proposals for the redevelopment of the Phoenix Yard site and Members were asked to agree a suggested course of action.

Resolved:

- a That the immediate exchange of land as identified in the report of the Corporate Property Officer dated 28 July 2008, be agreed; and**
- b That, pending the outcome of the Council's Accommodation Project, a decision on the carriageway widening works be deferred until further notice.**

67 Sale of Land off Rectory Road/Bournebrook View, Arley

The Assistant Director (Housing) updated Members on the progress on the proposals to develop the Council's land off Rectory Road, Arley and provided an update about land valuations for consideration.

Resolved:

- a That the project update to develop the land off Rectory Road, be noted;

Recommended:

- b That the proposed valuation for the part of the site to be used for open market sale properties developed by Lovell Partnership, as set out in paragraph 6.1.7 of the report of the Assistant Director (Housing), be approved; and
- c That any capital receipts received by the Council in connection with the sale of land/proposed development off Rectory Road/Bournebrook View, Arley, be used for affordable housing.

68 Request to Cross Land at Owen Square, Atherstone

The Assistant Director (Housing) outlined a request from an owner to have a pedestrian crossing over the Council's parking area at Owen Square, Atherstone.

Resolved:

That a licence to cross the Council's land be granted on the terms as set out in the report of the Assistant Director (Housing).

69 Proposed Structure Change in the Finance and Human Resources Division

The Assistant Director (Finance and Human Resources) highlighted a change to the structure within the Finance and Human Resources Division following the implementation of the County Council's payroll system.

Resolved:

- a That the revised structure of the Finance and Human Resources Division as shown in Appendix B of the report of the Assistant Director (Finance and Human Resources), be approved;
- b That JG be assimilated into the role of Senior Accountancy Assistant with effect from 1 July 2009; and
- c That the vacant Accountancy Assistant post for 25 hours per week be filled.

70 Land Sales

Members were updated on two pieces of Council owned land which had previously been identified as being suitable for disposal and were asked to agree a course of action in respect of each sale.

Recommended:

- a** That the land adjacent to 40 Kiln Way, Polesworth, be declared as surplus to the requirements of the Council and be placed for sale on the open market; and

- b** That the sale of land at Jean Street, Baddesley Ensor, be deferred and a report to brought back to Board when the outcome of the sale of land adjacent to 40 Kiln Way, Polesworth is known.

L Smith
Chairman