

WEST DORSET DISTRICT COUNCIL EXECUTIVE COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 1 NOVEMBER 2016

Present: Cllrs A Alford (Chairman), P Barrowcliff, I Gardner, M Penfold MBE, J Russell and T Yarker

Apologies: Cllrs A Thacker

Also present: Cllr J Dunseith, Cllr S Jones MBE, Cllr M Rennie, Cllr P Shorland and Cllr D Taylor

Officers present (for all or part of the meeting):

Stuart Caundle (Assistant Chief Executive), Martin Hamilton (Strategic Director), Stephen Hill (Strategic Director), Tony Hurley (Leisure Commissioning Manager), Matt Prosser (Chief Executive), Julie Strange (Head of Financial Services) and Jason Vaughan (Strategic Director)

35. Code of Conduct

Cllr Penfold declared that she had discussed agenda item 7 with the Chairman of the Sports Centre Working Group, but had come to the committee with an open mind.

36. Minutes

The minutes of the meeting held on 13 September 2016 were confirmed as a correct record.

37. Executive Committee Forward Plan

The committee received the Forward Plan and noted the following additional reports for the December meeting:

Local Council Tax Support Scheme
West Dorset District Council Development Programme
Piddle Valley Neighbourhood Plan – Independent Examiner’s Report
West Bay Harbour Deep Water Berth Quay Wall Strengthening, Contract Authorisation and Grant Application Authorisation

A report on the Appointment of External Auditors would be considered in February 2017.

The report on Nitrogen Reduction in Poole Harbour, Supplementary Planning Document would not be considered at the December meeting and would be rescheduled for a future date.

38. Quarter 2 Business Review

Cllr Barrowcliff introduced the report on the strategic position of the council’s

Finances together with the Corporate Performance statistics. The predicted outturn on the revenue budget monitoring report estimated a £410,068 favourable balance. The positive balance was as a result of general efficiencies in services, together with vacant posts and increased planning income. Performance in the land charges service remained a challenge and an additional £60,000 has been requested for additional 1.3 FTE posts for up to 2 years.

In response to a question on corporate debt over 12 months old the Strategic Director reported that there were 4-5 cases with ongoing legal action, which would remain outstanding for some time. Cllr Gardner reported that planning performance was starting to improve and it was hoped that much better performance would be seen over the coming months. The Leader welcomed the goods news and the positive approach being taken to improve the service.

Decision

(a) That the latest position and the projected outturn for the year in respect of the 2016/17 revenue and capital budgets be noted.

(b) That the use of up to £60,000 from the current predicted corporate under spend to fund additional resources within Land Charges as detailed in paragraph 5.2 be approved.

39. **Community Infrastructure Levy - Revised Regulation 123 List and CIL Apportionment**

The committee received a report that set out revisions to the existing Community Infrastructure Levy Regulation 123 list for West Dorset and the proposed apportionment of CIL income for West Dorset. Appendix A to the report set out the infrastructure themes to be funded wholly or partly through CIL and the infrastructure projects to be funded solely through S106/S278 in order to enable the grant of planning permission on strategic sites. Appendix B set out the proposed CIL apportionment.

Decision

(a) That the revised regulation 123 list as set out in appendix A be approved.

(b) That the proposed apportionment of CIL income as set out in appendix B be approved.

40. **Annual Progress Report for Dorchester Sports Centre**

Cllr M Penfold introduced the annual report for the Dorchester Sports Centre. The report provided an update on progress with the resolution of building defects outstanding from the construction contract, sought approval for changes to the fees and charges at the centre and presented the draft terms of reference for the stakeholder consultation group.

The two main outstanding issues with the building were the repairs to the roof covering following damage to the roof earlier in the year and the problem with high temperatures in the fitness suite and exercise studio. Officers were seeking to resolve the problems in partnership with Dorset County Council and with expert advice from the project manager, Deloitte. Members were keen that resolutions to these problems were found as soon as possible and requested a further report on the proposed remedies.

Cllr Rennie addressed the committee and highlighted concern regarding the use of direct debit as a method of payment as not everyone was able to pay by direct debit and would prefer to pay and play.

Decision

(a) That the performance of 1610 Ltd in the operation of the Dorchester Sports Centre in 2015-16 (Appendix A) be noted;

(b) That the progress with resolution of outstanding building defects at the Dorchester Sports Centre be noted.

(c) That the proposed changes to the fees and charges at the Dorchester Sports Centre (Appendix B) as submitted by 1610 Ltd for implementation from 1 January 2017 be approved;

(d) That the terms of reference for the Dorchester Sports Centre Stakeholder Group (Appendix C) be approved and Cllrs Molly Rennie and Cllr Stella Jones be nominated to attend the Group as the council's representatives.

(e) That a further report on the air handling system issue and how other snagging issues will be resolved to be submitted to a future meeting of the Executive Committee.

41. **PSP West Dorset LLP**

The committee considered a proposal to establish a Limited Liability Partnership with PSP Facilitating Ltd in order to:

Provide the resources to enable the council to deliver its new Asset Management Plan;

Contribute to the council's Budget and Financial Strategy by maximizing the capital value, revenue savings and revenue receipts from the council's property assets;

Provide a vehicle to help deliver corporate targets for housing and economic growth.

From a housing perspective Cllr Yarker reported that the Elphicke House Review had looked at how councils could accelerate the rate of housing provision housing by becoming housing delivery enablers. A new national Housing and Finance Institute (HFI) had been established and set up as a hub for accelerating house building. The Institute would help and support council to achieve its goals and aid the council with housing delivery.

The Leader noted that it would be useful to have a reporting system in place so that members could track progress.

Decision

(a) That the Council establishes a Limited Liability Partnership (LLP) with PSP Facilitating Ltd on terms to be agreed by the Strategic Directors (Martin Hamilton and Jason Vaughan).

(b) That the Executive Committee appoints 3 Portfolio Holders to the LLP Members' Board.

(c) That the Council commissions the HFI (at £7,000 +VAT) to support Council ambitions for an increase in volume and pace of housing delivery, to explore creative ways to employ the Council's position as housing and planning authority to show leadership in the housing market.

42. **Property Asset Management Plan Update Report**

Cllr Russell introduced a report on the asset property list which comprised the detailed property interests of the council in the exempt appendix. There were a total of 790 assets on the list, including 411 land drainage infrastructure assets.

Strategic Director, M Hamilton, agreed to provide all members with a copy of the property asset list with the confidential information redacted.

Decision

(a) That the list of assets currently held by the Council as shown in confidential Appendix 2 be noted and that this revised summary (Appendix 1) is then appended to the Asset Management Plan 2016-2020.

(b) That the work program for the period until March 2018 be agreed with reports being made to the committee seeking instructions on the concluded reviews. The two areas of work are primarily as follows:-

- (i) Potential development sites for either residential or employment use.

(Included within this will be the Appendix 1 asset types of :- Let land, vacant land, car parks, garages and stores)

- (ii) Improving Commercial Returns to the council, and to allocate assets within this class to the PSP West Dorset LLP project if its establishment is approved.

(Included within this will be the Appendix 1 asset types of :- Catering & retail, commercial, residential, plus leased in or managed properties, and vacant land or buildings.)

(c)To agree that officers will seek to achieve a target to commit to deliver 35-50 new homes, and that there will be a target to achieve a 5-10% increase to property income over the period; and to utilise the advice of HFI in this respect, subject to contract approval.

43. Update to Constitution

The committee considered a report on proposed amendments to the Constitution. The changes reflected the variations to legislative requirements, sought to secure better alignment of existing policies and powers across the partnership and to provide further clarity to officer powers and responsibilities. Cllr Barrowcliff highlighted one change to the original proposed text, set out at paragraph 10 of the report.

Recommendation to Council

In so far as Members have power so to do:

- (a) To agree but otherwise support the updates to the Constitution as set out in Appendices 1 to 4 attached to the report;
- (b)To agree but otherwise support updating the Constitution to incorporate a uniform delegation relating to planning applications as set out in Appendix 5, Part 1 of the report;
- (c)Delegate to the Monitoring Officer power to make such further consequential changes to the Constitution as are necessary to reflect the changes set out in the appendices

44. Urgent items

There were no items of urgent business.

45. Exempt Business

Members received and noted Exempt Appendix 2 to the report on the Property Asset Management Plan.

Duration of meeting: 2.15 - 3.10 pm

Chairman

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