

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 25 July 2016	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/25.07.16/5&13	Executive (Councillors Mrs. Evans, Hyman, Lamb, Myers, John Reilly and Williams)

RECORD OF THE DECISION

LAND SALES PROGRAMME 2016/17 AND BEYOND

1. That the outcome of the 2015/16 Land Sales Programme be noted.
2. That the Land Sales Programme for 2016/17 onwards as set out in the reports be approved.
3. That authority be delegated to the Deputy Chief Executive to:
 - a. negotiate and accept bids.
 - b. engage external resources where this will assist in implementing the programme.
 - c. submit an application for planning permission on any properties included in the programme where this will assist in marketing.
 - d. offset eligible disposal costs against capital receipts in accordance with capital regulations up to a maximum of 4% of the value of the capital receipt.
 - e. advertise the intention to dispose of a site in the event that it comprises open space as defined by the Town and Country Planning Act 1990, in accordance with the relevant statutory procedure, and if any objections are received, to refer to the relevant portfolio holder for consideration in consultation with the Executive Member for Economic Growth, Environment and Infrastructure.
 - f.
 - i) add to or substitute sites into the programme during the year.
 - ii) hire security services or arrange for the demolition of any property.
 - iii) authorise alternative methods of disposal where appropriate.
4. That the Director of Legal and Democratic Services in consultation with the Deputy Chief Executive and where appropriate, the Chief Finance Officer be authorised to finalise and enter into all legal agreements required to implement the above decisions.

REASONS FOR THE DECISION

The sale of surplus assets reduces the Council's overall expenditure and backlog maintenance, generates capital receipts to support the capital programme, assists regeneration and facilitates residential development. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved including full exposure to the market and a transparent audit trail.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Retention of surplus property would have consequences for the resourcing of the Capital Programme, impact on revenue savings and the delivery of a range of Council objectives.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None.

Scrutiny Call in Deadline

PUBLICATION DATE

27/7/16

Wednesday, 3 August 2016

Implementation will be on the following
working day

RECORDED BY:

Director of Legal & Democratic Services

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 25 July 2016	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/25.07.16/6	Executive (Councillors Mrs. Evans, Hyman, Lamb, Myers, John Reilly and Williams)
<u>RECORD OF THE DECISION</u>		
CAPITAL PROGRAMME CORPORATE LANDLORD 2016 - 19		
<ol style="list-style-type: none">1. That approval be given to the schemes identified for the Corporate Landlord capital programme 2016/17 as set out in Appendix 1 to the report.2. That the proposed programmes for 2017/18 and 2018/19, subject to resource availability, be noted.3. That authority be delegated to the Corporate Director for Economic Growth, Environment and Infrastructure to make minor changes to the programme.4. That the monitoring regime placed around the capital programme be noted.		
<u>REASONS FOR THE DECISION</u>		
The Capital Programme is compiled and managed match corporate policies and proposed spending plans. This also allows identified schemes within the programme to be managed and monitored to continue to keep the Trafford Estates portfolio in line with required condition, regulatory commitments and flexibility to meet the outputs of programmes such as One Public Estate.		
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS</u>		
As set out in paragraph 2.4 of the report, schemes are assessed against three categories based on the type of works required. Different funding priorities could be identified, but those proposed in this report represent the most effective and efficient use of our capital resources to maintain our assets.		
<u>CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION</u>		
None.		

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Wednesday, 3 August 2016
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RECORD OF THE DECISION

DE-COMMISSIONING OF MEADOWSIDE, URMSTON - FORMER DELIVERY POINT FOR THE PATHWAYS SERVICE

That the Deputy Chief Executive be authorised to dispose of the land and buildings.

REASONS FOR THE DECISION

The sale of surplus assets reduces the Council's overall expenditure and backlog maintenance, generates capital receipts to support the capital programme, assists regeneration and facilitates residential development. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved including full exposure to the market and a transparent audit trail.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Find alternative use for the building: The building is now surplus to the Council's requirements, and does not fall under the Community Assets Transfer approach because services are not provided from the building and there is a sufficient supply of community buildings in the area. Through the Greater Manchester learning disability fast track considerable mapping work has been done across Greater Manchester on suitable sites for specialist provision. This site has not been identified as there exists an over-supply of similar provision, therefore it is unlikely that any other provider would wish to buy it.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None.

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RECORD OF THE DECISION

CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS

1. That the consultation responses and amendments made to the CAAs and CAMPs for Ashley Heath, Bowdon, Devisdale and Sandiway as set out in Appendix 3 to the report be noted.

2. That, subject to the correction of a minor typographical error, reported to the meeting, in the Bowdon CAA document, the following be approved for adoption and publication as Supplementary Planning Documents, as set out in Appendices 4-13 to the report:-

- Ashley Heath CAA
- Ashley Heath CAMP
- Bowdon CAA
- Bowdon CAMP
- Devisdale CAA
- Devisdale CAMP
- Hale Station CAA
- Hale Station CAMP
- Sandiway CAA
- Sandiway CAMP

3. That responsibility for approving any minor amendments to the wording of the documents, prior to their publication, be delegated to the Director of Growth and Regulatory Services.

REASONS FOR THE DECISION

The production and adoption of CAAs and CAMPs will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out, designation is not sufficient to preserve and enhance these areas, the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council will prepare CAAs and CAMPs.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The production and adoption of CAAs and CAMPs will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out that designation is not sufficient to preserve and enhance these areas, the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council will prepare CAAs and CAMPs. Therefore to not progress with CAAs and CAMPs would be contrary to both government guidance and the Council's own planning policy.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None.

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<u>RECORD OF THE DECISION</u>		
BUDGET MONITORING 2016/17 - PERIOD 2 (APRIL TO MAY 2016)		
That the report and the changes to the Capital Programme as detailed in Paragraph 15 be noted.		
<u>REASONS FOR THE DECISION</u>		
To provide information for Members of the current 2016/17 forecast outturn figures relating to both Revenue and Capital budgets; and to summarise the latest forecast position for Council Tax and Business Rates within the Collection Fund.		
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS</u>		
None.		
<u>CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION</u>		
None.		

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