

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 25 June 2018	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/25.6.18/5	Executive (Councillors A. Western, Adshead, Baugh, Cordingley, Hynes, Freeman, Harding, Lloyd, Procter and Wright)
<u>RECORD OF THE DECISION</u>		
<u>TRAFFORD HOUSING STRATEGY AND DRAFT ACTION PLAN 2018-2023</u>		
That the Trafford Housing Strategy and Draft Action Plan 2018-23 be approved.		
<u>REASONS FOR THE DECISION</u>		
<p>The Trafford Housing Strategy and Draft Action Plan 2018-2023 sets the key housing priorities for the borough and the measures required to deliver them by the Council and other key public and private stakeholders. It identifies key interventions required to meet current and future housing need in Trafford and to address a number of supply and demand challenges. The interventions have been identified in the context of the Council's Corporate Objectives, Trafford Vision 2031, GM growth ambitions as articulated in the emerging GMSF and GM Housing Strategy, and discussions with key stakeholders. The Strategy, coupled with the Vision, Corporate Objectives, Trafford Economic and Housing Growth Framework and the wider GM strategic arena, forms a comprehensive and fully joined up approach to delivering future housing growth to benefit Trafford's residents.</p>		
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS</u>		
<p>Not to adopt the Strategy or to adopt a different Strategy. The absence of an overarching Strategy for the delivery of housing growth across Trafford will not provide the Council with the mechanism to meet, and plan for, current and future housing need. In addition, it will not provide the detailed interventions required to support housing growth across the borough which is why the Strategy is proposed. The proposed consultation may lead to refinements to the draft Strategy.</p>		
<u>CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION</u>		
None.		

Scrutiny Call in Deadline

Thursday, 5 July 2018

(Decision can be implemented on the next working day, unless called in).

PUBLICATION DATE

28 June 2018

RECORDED BY:

Director of Legal & Democratic Services

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 25 June 2018	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/25.6.18/6 & 16	Executive (Councillors A. Western, Adshead, Baugh, Cordingley, Hynes, Freeman, Harding, Lloyd, Procter and Wright)

RECORD OF THE DECISION

CLARENDON HOUSE, 24 STAMFORD NEW ROAD, ALTRINCHAM

1. That the Surrender of the existing leases between the Council and Lunar in so far as they relate to Clarendon House be authorised.
2. That the Corporate Director Economic Growth, Environment and Infrastructure (EGEI) be authorised to finalise the terms for and to:
 - a: grant a new 250 year headlease of Clarendon House from the Council to Lunar;
 - b: accept a new lease from Lunar of the ground floor retail units (not forming part of the proposed residential redevelopment) and the existing first floor library premises;
 - c: grant a new lease of the ground floor retail units (not forming part of the proposed residential redevelopment) and the existing first floor library premises; and
 - d: accept a new lease of the existing first floor library premises.
3. That the Director of Legal and Democratic Services be authorised to agree the Heads of Terms negotiated with Lunar to allow a share of the Capital Receipt received by Lunar to pass to the Council on disposal of the residential scheme to a developer.
4. That the Director of Legal and Democratic Services be authorised to complete all necessary legal documentation accordingly.

REASONS FOR THE DECISION

To allow the Council to secure a capital receipt, facilitate the regeneration of part of Altrincham town centre, provide additional new residential units and benefit from future Council Tax receipts. In addition the Council will retain the freehold interest in the site i.e. remain the ultimate landlord and has the benefit and control of first floor library space, by virtue of a lease.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

To determine not to agree to the regear of the lease. This would result in the loss of a capital receipt and increased rent income to the Council, and the development of new residential housing in Altrincham, in line with our strategy for the town. Alternatively, an offer was made by Lunar to acquire the freehold of the Stamford Quarter as a whole. Disposing of the asset would not be in line with the Council's investment strategy or town centre strategy and was therefore the offer was rejected on strategic grounds.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None.

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RECORD OF THE DECISION

TRAFFORD LOCAL PLAN: COMMENCEMENT AND REGULATION 18 - ISSUES PAPER CONSULTATION

1. That the commencement of the Trafford Local Plan be agreed.
2. That the Regulation 18 – Issues Paper be approved for initial public consultation and authority to carry out any associated procedural steps be delegated to the Acting Corporate Director of Economic Growth, Environment and Infrastructure (Appendix 1 to the report).
3. That the Integrated Assessment Scoping Report (Appendix 3 to the report) be approved.
4. That a fresh ‘Call for Sites’ be launched in relation to the Trafford Local Plan.
5. That authority to make and approve amendments to the wording and/or layout of the final Issues Paper; and the accompanying Integrated Assessment Scoping Report, be delegated to the Acting Corporate Director of Economic Growth, Environment and Infrastructure.

REASONS FOR THE DECISION

To enable the formal commencement of the preparation of the Trafford Local Plan and to enable consultation to begin in respect of the Local Plan Issues Paper and the Integrated Assessment Scoping Report; and to enable the launch of a ‘Call for Sites’ in respect of the Local Plan.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The Trafford Local Plan will ensure that development in Trafford can come forward in a sustainable manner giving developers, investors, communities and the Council certainty in decisions on planning matters. Not progressing the Local Plan risks greater uncertainty and delay in delivering sustainable growth in Trafford. In addition, the Government has announced its intention to monitor local planning authority progress on Local Plan production and has given a strong indication that it may intervene in Local Plan making where serious delays are experienced. Therefore it is imperative to produce an up to date Local Plan to avoid potential Government intervention.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

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<u>RECORD OF THE DECISION</u>		
<u>BUDGET MONITORING 2017/18 - PERIOD 12 OUTTURN (APRIL 2017 TO MARCH 2018)</u>		
<p>1. That the content of the report be noted.</p> <p>2. That the pre-audited revenue budget outturn be noted.</p> <p>3. That the levels of General & Service Reserves and Collection Fund balances and commitments be noted.</p> <p>4. That the outturn position on the Capital Programme and Prudential Indicators be noted.</p> <p>5. That the additional capital expenditure of £500k on the redevelopment scheme at Urmston Leisure Centre be approved.</p>		
<u>REASONS FOR THE DECISION</u>		
To inform Members of the 2017/18 draft outturn figures relating to both Revenue and Capital budgets, the level of General and Service Reserves; to summarise the final unaudited position for Council Tax and Business Rates within the Collection Fund; and to secure approval for additional capital expenditure.		
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS</u>		
The majority of the report relates to historic factual reporting. In relation to the capital approval, the option would exist to re-tender, but it is not considered that this would achieve a lower contract sum than that currently negotiated.		
<u>CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION</u>		
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RECORD OF THE DECISION

APPOINTMENTS MADE BY THE EXECUTIVE TO OUTSIDE, INDEPENDENT AND EXECUTIVE BODIES

1. That approval be given to the appointment of representatives to those outside, independent and Executive bodies set out in the Appendix to the report, subject to the substitution, at Item 27 – Teachers’ Joint Negotiating Committee (Schools) – of Councillor Michael Whetton for Councillor Brian Rigby as the Shadow Executive Member with responsibility for Education.
2. That the Chief Executive be delegated authority, in consultation with the Leader of the Council and Opposition Group Leader(s) if necessary, to appoint members to any vacancy that remains or arises after the meeting and to any additional bodies to which the Executive may be required to make appointment(s).

REASONS FOR THE DECISION

To secure agreement for the appointment of representatives to those bodies whose activities relate to Executive functions.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The nominations presented were secured in liaison with the respective political Group Leaders.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

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