

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 17 September 2018	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/17.9.18/5	Executive (Councillors A. Western, Adshead, Baugh, Cordingley, Hynes, Freeman, Harding, Lloyd, Procter and Wright)
<u>RECORD OF THE DECISION</u>		
<u>TRAFFORD AFFORDABLE HOUSING FUND</u>		
That approval be given to the establishment of a Trafford Affordable Housing Fund financed by S106 Commuted Sum monies, and the approach for approving applications to the Fund as set out in paragraph 6.3 of the report.		
<u>REASONS FOR THE DECISION</u>		
To increase the supply of social rented accommodation which is needed in the borough. The Fund will enable the Council to take a proactive role in working with RP's, and meet Corporate priorities to tackle the severe affordability issues that Trafford is facing to benefit local residents.		
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS</u>		
Not to establish the Trafford Affordable Housing Fund; which could result in the S106 Commuted Sums monies not being spent and having to be returned to developers. Also without the Fund, the Council would not be able to stimulate the supply of social rented homes and meet the priorities as set in the Trafford Housing Strategy 2018-2023.		
<u>CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION</u>		
None.		

Scrutiny Call in Deadline

Wednesday, 26 September 2018
(Decision can be implemented on the next working day, unless called in).

PUBLICATION DATE

19/9/18

RECORDED BY:

Corporate Director of Governance and Community Strategy

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<u>DATE OF DECISION</u>	Monday, 17 September 2018	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/17.9.18/6&14	Executive (Councillors A. Western, Adshead, Baugh, Cordingley, Hynes, Freeman, Harding, Lloyd, Procter and Wright)

RECORD OF THE DECISION

STUDENT ACCOMMODATION

1. That it be approved that the Council enter into an agreement to secure an option to take on a lease of West Point on the terms set out in the report and in the related Part II report.
2. That authority be delegated to the Corporate Director, Place in consultation with the Corporate Director for Governance and Community Strategy and the Corporate Director of Finance and Systems, to finalise terms for the proposed agreement.
3. That authority be delegated to the Corporate Director for Place in consultation with the Executive Member for Investment, Regeneration and Strategic Planning, the Corporate Director for Governance and Community Strategy and the Corporate Director of Finance and Systems, to exercise the option granted by the agreement and to call for a lease to be granted on the terms set out in the related Part II report.
4. That authority be delegated to the Corporate Director for Governance and Community Strategy to enter into any documents required to implement the above recommendations.
5. That it be agreed that the Council should continue to work with UA92 and other interested parties to facilitate and enable the development of student accommodation within Old Trafford and Stretford which is consistent with the proposed masterplanning for those areas, using the powers at its disposal where reasonable and appropriate and subject to further Executive approval as required.

REASONS FOR THE DECISION

To enable an options agreement and lease to be agreed and signed for West Point in support of UA92.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Not to enter into the agreement creating an option to take on a lease of West Point. Alternatively, agree to do so only for the first year of the proposal, rather than agreeing a year on year option over the first three years of UA92's operation. However, given the importance of student accommodation as part of the overall university offer this would put the project at risk as it is unlikely that an alternative provider would step in and take on the financial risk at this stage. It is appropriate for the council to take this risk given the regeneration benefits that will accrue from a successful university. The Council is also considering a number of alternative options in the event that the final terms of the options agreement for West Point are not satisfactory. A further report will be made to the Executive should any of these alternatives be required. The Council could determine to follow its original path and be a developer and provider of student accommodation, pursuing the opportunities set out in the report, or on other sites in partnership with ES. As set out elsewhere in the report, this is not considered appropriate given the overall risk position.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None.

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<u>RECORD OF THE DECISION</u>		
<u>SALE TOWN CENTRE - PUBLIC REALM AND MOVEMENT STRATEGY</u>		
That the Sale Town Centre Public Realm and Movement Strategy be approved.		
<u>REASONS FOR THE DECISION</u>		
To provide a coordinated approach for future improvements, and to enable the Council to take advantage of funding opportunities by having a clear and comprehensive strategy for the town centre.		
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS</u>		
The lack of a detailed strategy for improving the public realm in Sale town centre would have an adverse effect on the future viability of the town centre, and seriously hinder the ability to secure external funding.		
<u>CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION</u>		
None.		

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RECORD OF THE DECISION

PROPOSAL TO CONSULT ON ADULT SOCIAL CARE POLICY CHANGES

That it be agreed that the Council consult with the public on proposals to amend and combine the policies set out in the report.

REASONS FOR THE DECISION

The Council aims to support people to remain at home and to be as independent as possible for as long as possible. Adults with care support needs are required to contribute to their care costs in line with the Care Act 2014. The Council feels that it is important to support people to maximise their income and minimise debt. The Council's current Charging Policy was last reviewed in 2015 to reflect the legislation and guidance provided as a result of the introduction of the Care Act 2014. A separate Debt Recovery (DR) policy was also agreed by the Council at the time in order to ensure a consistent and transparent approach to debt recovery. The Council's current Disabled Facilities Grant (DFG) application, means test and recovery processes are detailed in its Regulatory Reform Order (RRO) which was last updated in 2011 to increase the spend limits. The Council recognises that there is a need to review and update its existing policies and procedures to ensure continuous improvement, both in terms of the customer journey and the back office value for money delivery of its functions.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Not to propose the changes to the policies, however it is clear from the exercise completed that more comprehensive guidance is required and if the charges are not introduced there remains no clear pathway for residents with the funds to pay for their care to make informed choices in a timely manner. There would also remain a disparity between those clients entering in to a DPA compared to those receiving interim funding as well as the continued inflexibly for residents requiring adaptations to their properties.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

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