

## **APPENDIX 1**

### **Extract of Executive Board Minutes Relevant to the Environment and Urban Renewal Policy and Performance Board**

### **EXECUTIVE BOARD MEETING HELD ON 17 September 2015**

#### **PHYSICAL ENVIRONMENT PORTFOLIO**

#### **EXB 40 HALTON HOUSING TRUST PROGRESS REPORT**

The Board considered a report of the Strategic Director, People and Economy, which provided an update on the progress of Halton Housing Trust for the past twelve months.

The Board received a verbal update from Nick Atkin, Chief Executive of Halton Housing Trust, and Ingrid Fife, Chairman of the Board, Halton Housing Trust (HHT.) They reported on progress to date in delivering some key achievements, partnerships and strategic priorities.

Members were advised that the Trust had a successful year in performance across core areas. In 2014/2015 a further £9m was invested in improving customer's homes and neighbourhoods. This represented over £130m investment in the nine years since housing stock transfer.

The Board noted that the operating environment of the Trust was becoming increasingly challenging. In July 2015, the Budget included a 1% reduction in rents for four years to March 2020, a benefits freeze and a change to the benefits cap. Together with the extension of Right to Buy opportunities, this would have a significant impact on the sector as a whole.

The Trust would have a reduction in income of 14% (£10 million) over the next four years, and a significant amount of work and analysis would be carried out to understand the detailed impact and potential savings by targeting resources more effectively.

Members had the opportunity to ask questions and clarify information contained in the presentation before Mr Atkin and Ms Fife were thanked for attending.

**RESOLVED:** That the progress report be noted.

# **EXECUTIVE BOARD MEETING HELD ON 15 October 2015**

## **TRANSPORTATION PORTFOLIO**

### **EXB 54 MERSEY GATEWAY BRIDGE PROJECT – PROGRESS UPDATE**

The Board considered a report of the Strategic Director, Community and Resources, which provided an update on progress with the Mersey Gateway Bridge project and the performance of the Mersey Gateway Crossings Board Ltd (MGCB) against the criteria set out in the MGCB Governance Agreement.

It was reported that the MGCB was a special purpose vehicle established to deliver the Mersey Gateway Bridge project and to administer and oversee the construction, maintenance and tolling of the new Mersey Gateway Bridge and the existing Silver Jubilee Bridge.

Appendix 1 provided an update on the key construction events, including the construction of the main crossing and the landside and highways for Members' information.

RESOLVED: That

- 1) the progress with the Mersey Gateway Bridge Project, as set out in Appendix 1 attached to the report, be noted; and
- 2) the performance of the Mersey Gateway Crossings Board Ltd, in monitoring the Project Company's performance, as set out in Appendix 1 attached to the report, be noted.

## **PHYSICAL ENVIRONMENT PORTFOLIO**

### **EXB 56 PEEL HOUSE LANE SITE – UPDATE ON LAND DISPOSAL AND CEMETERY**

The Board considered a report of the Strategic Director, People and Economy, which provided an update on the delivery of the new Peel House Cemetery and sought approval for the sale of land at the front of the site for housing development.

RESOLVED: That

- 1) the progress on the delivery of the new Peel House

Cemetery be noted;

- 2) the disposal of the frontage of the site (land edged red on Appendix A) to the company named in the report, on the terms set out in the report and appendices, be approved, subject to planning permission and subject to contract; and
- 3) the Operational Director, Economy, Enterprise and Property be authorised to arrange for all required documentation to be completed to the satisfaction of the Operational Director, Legal and Democratic Services.

## **RESOURCES PORTFOLIO**

### **EXB 57 EXPRESSWAY INDUSTRIAL ESTATE DISPOSAL**

The Board considered a report of the Strategic Director, People and Economy, regarding the disposal of the Expressway Industrial Estate.

The Board was provided with information on offers that had been received for the sale and disposal of the estate.

RESOLVED: That

- 1) the disposal of Expressway Industrial Estate to the company and for the price referred to in the report be approved, with the proceeds shared on a 50/50 basis with the joint owners, following the deduction of legal and marketing costs; and
- 2) the Operational Director, Economy, Enterprise and Property, be authorised to arrange for all required documentation to be completed to the satisfaction of the Operational Director, Legal and Democratic Services.

## **EXECUTIVE BOARD MEETING HELD ON 5 November 2015**

### **PHYSICAL ENVIRONMENT PORTFOLIO**

#### **EXB 62 THE PRIVATE RENTED SECTOR OFFER POLICY**

The Board considered a report of the Strategic Director, People and Economy, on the introduction of a new Private Rented Sector Offer Policy (PRSO).

The Board was advised that the Localism Act 2011 introduced provisions that allowed local authorities to end their homelessness duty by means of a private rented sector offer without the applicant's consent, provided certain safeguards were met. Prior to this, most applicants preferred to wait for housing in the social rented sector.

Members were advised that, in order for the authority to make use of the power, the Localism Act required authorities to adopt a clear policy on how the powers would be used. Halton had developed a toolkit and suite of materials to utilise the powers safely and effectively, as set out in the report. It was noted that the proposed PRSO would result in a more effective homelessness service, making better use of the private rented sector and providing significant benefits and choice for homeless households.

RESOLVED: That the introduction of the Private Rented Sector Offer Policy, as detailed in section 3.6 of the report, be agreed.

## **EXB 63 HALTON HOMELESSNESS STRATEGY 2013-16 ANNUAL REVIEW – KEY DECISION**

The Board considered a report of the Strategic Director, People and Economy, which sought approval for an amended action plan following the annual review of the Homelessness Strategy for the period 2015/18.

The Board was advised that as part of the implementation of the Homelessness Strategy, the Strategic Action Plan would be reviewed annually. A consultation event was held in June 2015 which involved active engagement with all partner agencies, service providers and Members. It was reported that the review provided clear direction for preventing and addressing homelessness within Halton, and ensured that the Action Plan remained current and reflected legislative and economic changes.

### Reason(s) For Decision

Local Authorities were required to produce a strategy in accordance with the Homelessness Act 2002.

### Alternative Options Considered and Rejected

No alternatives were considered as a strategy was required to establish key challenges, objectives and priorities for tackling homelessness in Halton over the coming years.

### Implementation Date

November 2015.

RESOLVED: That the Homelessness Strategy 2013/18 Annual Review and amended Action Plan be agreed, with the content, findings, key challenges and priorities for the period 2015/18 outlined in the consultation report.

### **EXB 65 3MG HBC FIELD – KEY DECISION**

The Board considered a report of the Strategic Director, People and Economy, which sought approval to dispose of part of HBC Field and to report on the financial terms of the agreement.

The report set out details of the financial terms of the agreement and details of the end users' proposals for the site, for Members' consideration.

### Reason(s) for Decision

To support the development of a key strategic site with the prospect of bringing up to 600 high quality jobs to the Borough.

### Alternative Options Considered and Rejected

To revert back to the original asking price for the land. This was rejected firstly because the prospect of good quality jobs outweighed the reduction in capital receipt for the site. Secondly, the offer presented a long term solution for the site. Thirdly, it allowed certainty in the draw down of capital receipt to be used to repay a Growing Places Fund Loan used to fund the access road to the site.

### Implementation Date

1 December 2015.

RESOLVED: That

- 1) Executive Board agree the disposal and option agreement to the end user;
- 2) Council be authorised to enter into the Heads of Terms with the end user, as set out in Appendix 1 attached to the report;

- 3) the Chief Executive, in consultation with the Leader, and the Portfolio holders for Resources, Physical Environment and Transportation, be authorised to take such action as he judges necessary to implement the 3MG HBC Field; and
- 4) the Operational Director, Economy, Enterprise and Property, be authorised to arrange for all required documentation to be completed to the satisfaction of the Operational Director, Legal and Democratic Services.

### **EXB 66 LAND DISPOSAL FOR EMPLOYMENT LAND AT JOHNSON'S LANE**

The Board considered a report of the Strategic Director, People and Economy, on proposals for the disposal of Plots A and B on Johnson's Lane, Widnes Waterfront.

The Board was advised that the Council owned approximately 20 acres of land at Johnson's Lane, Widnes. The whole site was placed on the market through property agents in November 2010.

It was reported that offers for Plots A and B had been received, as detailed in the report.

RESOLVED: That

- 1) the sale of two areas of land (Plot A and Plot B) of approximately 1.8 acres each, to the end users named in the report, for the values named in the report, both subject to planning permission and subject to contract, be approved; and
- 2) the Operational Director, Economy, Enterprise and Property be authorised to arrange for all required documentation to be completed to the satisfaction of the Operational Director, Legal and Democratic Services.