

Time began 1.30pm
Time ended 1.42pm

**CORPORATE POLICY, PERSONNEL, PERFORMANCE MANAGEMENT
AND ECONOMIC DEVELOPMENT CABINET MEMBER'S MEETING**

5 MARCH 2008

Present: Councillor Roberts

Also Present Councillor Jones

36/07 Apologies

An apology for absence was received from Councillor Carr.

35/07 Late Items Introduced by the Chair

In accordance with Section 100(B) (4) of the Local Government Act 1972, the Chair agreed to admit the following late item on the grounds that it could not wait until the next meeting.

New Ways of Working – Pilot Options

36/07 Declarations of Interest

Councillor Roberts declared a personal interest in minute no 37/07 because he was a director of New Deal for Communities.

Non Key Decision

37/07 Derby Homes Purchase of Green Lane Properties

The Cabinet Member considered a report from the Corporate Director – Corporate and Adult Services which stated that Derwent Delivers as associated company of Derwent New Deal for Communities had refurbished 5 flats in Green Lane, Derby. The flats had been refurbished to a high standard using trainees from the Derwent area using a variety of funding sources including NDC grant. The flats were intended to be sold on the open market, to fund the purchase of further property for refurbishment by trainees thereby recycling the grant.

The training scheme however was coming to an end and the sale of the properties on the open market would necessitate GOEM withholding the value of the original grant £200k, from future Derwent NDC allocations.

It was proposed that Derby Homes purchase the flats. The NDC had agreed to fully fund the purchase and associated costs.

This would:

- avoid GOEM withholding £200k grant from future NDC allocations
- provide additional affordable lettings at no net cost to the Council or Derby Homes
- provide additional affordable homes that were ring fenced for residents from the Derwent area.
- provide a long-term income for the Derwent Community.

The long term income would be funded from the rental of the properties after Derby Homes had set aside costs for management, maintenance, contingency for voids and bad debt and a long-term refurbishment sinking fund.

The 5 flats would be held outside of the Housing Revenue Account, in the ownership of Derby Homes, on a similar basis to the 10 affordable homes approved for development by Council Cabinet on 19 February 2008. The flats would not be subject to future Right to Buy, but unlike the 10 affordable homes they would also not be subject Right to Acquire.

Negotiations between all parties relating to long-term funding and valuation issues were currently ongoing, although a successful conclusion to these discussions was expected shortly.

Decision

To delegate authority to the Director of Corporate and Adult Services to approve the purchase of the 5 flats at Green Lane, subject to the successful conclusion of negotiations.

38/07 New Ways of Working – Pilot Options

The Cabinet Member considered a report from the Corporate Director – Corporate and Adult Services setting out details of a proposal to pilot new ways of working within one of the Council's buildings by fitting it out to demonstrate the proposed work stations and office layout that would progressively be installed throughout the Council's property to facilitate the New Ways of Working.

Decision

To implement Option one as this would achieve the desired outcome of a demonstration area in the quickest time and with the least disruption to the remainder of the Council House and its occupants.

MINUTES END