

Council Cabinet Response to Scrutiny Recommendations

SUMMARY

- 1.1 This report outlines the recommendations made by the Corporate Scrutiny and Governance Board to Council Cabinet and Council Cabinet's responses to these recommendations. The relevant responses have been extracted (and condensed where appropriate) from the Council Cabinet Minutes and included in Section 4 of this report.

RECOMMENDATION

- 2.1 To note the responses from Council Cabinet recorded in the Council Cabinet Minutes.

REASON FOR RECOMMENDATION

- 3.1 To ensure that the Corporate Scrutiny and Governance Board receives a response from Council Cabinet to the recommendations made.

SUPPORTING INFORMATION

Council Cabinet Meeting of 08 June 2016 - Key decisions

4.1 08/16 Parkland View Extra Care Apartments for Sale

The Council Cabinet considered a report of the Cabinet Member Cabinet Member for Urban Renewal and Strategic Director Communities and Place to seek approval for the marketing and sale of the shared ownership apartments and associated terms.

Council Cabinet Decision

It was agreed by Council Cabinet:

1. To approve that the properties be marketed for shared ownership for older people by Graham Penny Estates.
2. To approve the sales value at 75% as set out at Appendix 2 of the report, with no rental on the retained equity above 75% in accordance with HCA guidance on OPSO.

3. To agree, that the values set out at Appendix 2 of the report, be periodically reviewed by an external Chartered Surveyor.
4. To agree that where purchasers were not in a financial position to purchase 75% of the apartment, that a lower share could be bought with a rental level of 2.75% on the un-purchased share, as detailed in paragraphs 4.3 and 4.4 of the report.
5. To agree that the lease would include a service charge calculated by estimating the cost of services for the whole scheme with each lessee paying 1/82th of the total service cost, as detailed in paragraph 4.10 of the report.
6. To delegate to the Strategic Director of Communities and Place, the power to convert the tenure to affordable rent on any apartment not sold after a minimum of 6 months of active marketing.
7. To agree that any net capital receipt arising from the sale of apartments should be reserved for housing and regeneration purposes in accordance with capital regulations.
8. To accept the recommendations of the Corporate Scrutiny and Governance Board that Council Cabinet
 - a) Ensure that the following issues were resolved prior to the sale of properties, including:
 - i. Fire safety procedures were fully signed off and any issues resolved, including the external linking of the fire alarm system, directly to the fire service if possible;
 - ii. Any Equalities Act compliance issues were resolved, including the replacement of all doors that are unsuitably heavy; and
 - iii. Reassures were given that overnight cover would be provided at an appropriate level tailored to the needs of the residents and ensuring the safety of residents in the event of an emergency;
 - b) Expedite the franchising of the shop, restaurant and salon facilities, providing subsidies where necessary to encourage faster levels of occupation;
 - c) Explore a broad range of providers to deliver the shop, restaurant and salon facilities including local colleges, learning providers and training schools;
 - d) Include a requirement for service providers to demonstrate an ethos in line with the nature of the facility and its residents; and
 - e) To allow prospective buyers an opportunity to purchase an apartment currently proposed for rent as an alternative to those identified for shared ownership.

4.2 09/16 Contract and Financial Procedure Matters

There were no recommendations on this item from the Corporate Scrutiny and Governance Board.

The Council Cabinet considered a report on Contract and Financial Procedure Matters. The report dealt with the following items that required reporting to and approval by Council Cabinet under Contract and Financial Procedure rules:

- Acceptance of grant

Council Cabinet Decision

1. To approve acceptance of £430,156 European Social Fund grant and £415,319 European Regional Development Fund Grant, as details in section 4 of the report.
2. To approve the use of match funding as required over the life of the programme, as identified in section 4 of the report.

OTHER OPTIONS CONSIDERED

5.1 None.

This report has been approved by the following officers:

Legal officer	N/A
Financial officer	N/A
Human Resources officer	N/A
Service Director(s)	N/A
Other(s)	David Walsh – Democratic Services Manager

For more information contact: Background papers: List of appendices:	Clare Harrison 01332 643648 clare.harrison@derby.gov.uk Council Cabinet Minutes and Reports 10 February 2016. Appendix 1 – Implications
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IMPLICATIONS

Financial and Value for Money

- 1.1 Costs associated with implementing the recommendations associated with this report would need to be determined by relevant officers following decisions made by Council Cabinet.

Legal

- 2.1 Rule OS23 of the Council's Constitution relate are relevant to this report in its final submissions to Council Cabinet. Rule OS23 states that the Council or Council Cabinet shall consider the report of the overview and scrutiny board within one month of it being submitted to the proper officer.
- 2.2 Legal implications associated with implementing the recommendations associated with this report would need to be determined by relevant officers following decisions made by Council Cabinet.

Personnel

- 3.1 Personnel implications associated with implementing the recommendations associated with this report would need to be determined by relevant officers following decisions made by Council Cabinet.

IT

- 4.1 IT implications associated with implementing the recommendations associated with this report would need to be determined by relevant officers following decisions made by Council Cabinet.

Equalities Impact

- 5.1 Effective scrutiny benefits all Derby people and the very nature of the Scrutiny Board's work means that equality issues are addressed.

Health and Safety

- 6.1 None directly arising from this report.

Environmental Sustainability

- 7.1 None directly arising from this report.

Property and Asset Management

- 8.1 Asset management and acquisition implications associated with implementing the recommendations associated with this report would need to be determined by relevant officers following decisions made by Council Cabinet.

Risk Management

- 9.1 Risks management implications associated with implementing the recommendations associated with this report would need to be determined by relevant officers following decisions made by Council Cabinet.

Corporate objectives and priorities for change

- 10.1 Our aim is to work together so that Derby and its people will enjoy a thriving sustainable economy, good health and well-being and an active cultural life.