

Time began 6.00pm
Time ended 8.20pm

**COUNCIL CABINET
13 JANUARY 2004**

Present: Councillor Burgess – Chair
Councillors L Allen, E Berry, Care, Carr, P Hickson, Webb and West

This record of decisions was published on 15 January 2004. The key decisions set out in this record will come into force and may then be implemented on the expiry of 5 clear days unless a decision is called in.

248/03 Apologies for Absence

There were no apologies for absence.

249/03 Late Items Introduced by the Chair

In accordance with Section 100 (B) (4) of the Local Government Act 1972, the Chair agreed that item 22a, 'Accommodation Strategy', be admitted as a late item, as a decision had to be made before the next meeting.

250/03 Identification of Urgent Items to which Call In will not apply

There were no urgent items.

251/03 Declarations of Interest

Councillor E Berry declared a personal prejudicial interest in item 15, Grants to Sport and Community Groups, as she was a trustee of Spondon Community Association. (Minute 262/03 refers)

Councillors L Allen, Burgess, E Berry, Care, Carr, P Hickson, Webb and West declared personal interests in item 29, Market Lease Renewals, as friends Councillor J Hickson and Mrs Samra were leaseholders at the Eagle Centre Market. Councillor P Hickson also declared a personal prejudicial interest in this matter as his sister, Councillor J Hickson, was a leaseholder at the Eagle Centre Market. (Minute 277/03 refers)

252/03 Minutes of the previous meeting

The Part 1 minutes of the meeting held on 16 December 2003 were approved as a correct record and signed by the Chair.

Matters Referred to Council Cabinet

253/03 Draft Council Vision and Priorities – 2004 - 2005

The Council Cabinet considered a report from the Scrutiny Management Commission setting out its comments on the draft Council Vision and Priorities 2004 – 2005. The Commission supported the Draft Council Vision and Priorities being taken forward.

Decision

To note the report.

254/03 Alvaston Bypass Extension – Proposals and Outcome of Public Consultation

The Council Cabinet considered a report from the Planning and Environment Commission setting out its recommendations on the Alvaston Bypass Extension proposals. The Commission recommended that, before the Cabinet made a decision on the extension, the proposal and the outcome of the consultation should be considered at a meeting of the appropriate Area Panel.

Decision

1. To note the report
2. To ask the Director of Development and Cultural Services to present the proposals and the outcome of the consultation to the public at the next meeting of Area Panel 2.

255/03 Food Law Enforcement Service Plan

The Council Cabinet considered a report from the Planning and Environment Commission, which set out their comments on the Food Law Enforcement Service Plan. The Commission recommended that the Plan be approved unamended.

Decision

To recommend Council to approve the Food Law Enforcement Service Plan 2003/2004 as part of the Budget and Policy Framework.

256/03 Education Development Plan Evaluation and Performance in Schools

The Council Cabinet considered a report from the Education Commission, which set out their comments on the Education Development Plan. The Education Commission welcomed the report.

Decision

To note the report of the Education Commission.

257/03 Report on the Education Commission's Topic Review of School Place Planning in Derby – Primary Sector Issues

The Council Cabinet considered a report from the Chair of the Education Commission, which set out the Topic Review of school place planning in Derby, which was carried out between March and December 2003. The Commission made 19 recommendations around school place planning for Derby city's primary sector and the full details of the recommendations were provided in the report. The recommendations concerned:

- planning the places
- strategies to tackle surplus places
- models for the future.

Decision

1. To thank the Commission for its extensive work on this issue.
2. To receive the report and refer it to the Director of Education, to contribute to the preparation of a school place planning strategy.

258/03 Social Inclusion and the Physical Environment: Cabinet Response to Overview and Scrutiny Report

The Council Cabinet considered a report from the Director of Development and Cultural Services, which set out the action plan in response to the 30 recommendations made by the members of the Regeneration and Social Inclusion Overview and Scrutiny Commission in early 2003. The Overview and Scrutiny Commission's recommendations covered the work of several Council departments, each of which had submitted proposals which had been incorporated into a single action plan, attached at Appendix 2 of the report.

Decision

To approve the action plan, and refer it to the Community Regeneration Commission for consideration.

Best Value

259/03 Best Value Review of Support Services

The Council Cabinet considered a report from the Director of Finance setting out the Terms of Reference for the Best Value Review of Support Services.

The Director of Finance introduced the Council Cabinet to Pam Vernon, Assistant Director – Financial Services, who would be taking on the role of Review Team Leader.

Decision

To endorse the terms of reference for the Best Value Review of Support Services, as outlined in Appendix 2 of the report, and refer them to the Scrutiny Management Commission for consideration.

Key Decisions

260/03 Derby City Partnership – Partnership Agreement

The Council Cabinet considered a report from the Director of Policy which set out the partnership agreement which was required as part of the Local Strategic Partnership accreditation action plan. The partnership agreement was set out in Appendix 2 of the report and covered:

- the purpose and structure of Derby City Partnership
- communication, participation and quality
- accountability and decision-making
- commitment to each other and to the community.

It was noted that the Acute Hospital Trust had already endorsed the agreement.

Options considered

None, the LSP accreditation action plan requires the Council to put a partnership agreement in place.

Decision

To approve the Derby City Partnership – DCP – Partnership Agreement.

Reason

To make a visible commitment to working together with other DCP members to achieve the economic, social and environmental well-being.

261/03 Introduction of a Cash Incentive Scheme for Derby City Council Tenants

The Council Cabinet considered a report from the Director of Policy, which set out proposals to expand home ownership options further by introducing a cash incentive scheme for Council tenants. The scheme would help those tenants not wishing to exercise the right to buy to purchase their own home, but who would not otherwise afford to purchase.

Options considered

The option of not establishing the scheme and using the budget to finance other methods of providing affordable housing, was considered but the cash incentive scheme – CIS – was found to be better value for money.

Decision

1. To approve the establishment of a pilot cash incentive scheme, to assist Council tenants purchase a property on the open market.
2. To run the scheme from February 2004 until March 2005 and then to review it.

Reasons

1. The CIS would support 8 households accessing home ownership with, as a consequence, 8 Council properties vacated to meet the needs of households on the Joint Housing Register. A previous, similar scheme run by the Council between 1995 and 1999 was very successful.
2. In order to ensure the overall success of the scheme, it was necessary to begin marketing and identification of suitable tenants in the current financial year. The expenditure to be incurred in 2004/05 would be included in the Capital Programme which was to be presented to the Council Cabinet in February 2004.

262/03 Grants to Sports and Community Groups

The Council Cabinet considered a report from the Director of Education, which set out two applications for grant aid to two voluntary community organisations and a local sports group.

Councillor Berry declared a personal prejudicial interest in this matter and left the meeting during consideration of the item.

Options considered

The application from the two voluntary community organisations and from Derby and District Table Tennis association did not meet the necessary funding criteria for the National Lottery Awards for All Scheme.

Decision

1. To award grant assistance to:
 - Chaddesden Hall Community Centre - £1,500
 - Spondon Community Association - £1,618
2. To award grant assistance to Derby and District Tennis Association of £2,223 towards the cost of staging the City Of Derby 4 Star Select Junior Table Tennis Tournament, as detailed in Appendix 4 of the report.

Reasons

The organisations applying for grant aid met the Council's criteria and objectives for grant funding schemes.

263/03 High View School – Collaborative Restart

The Council Cabinet considered a report from the Director of Education setting out details of the formal closure and reopening of High View School, 'collaborative restart', as part of the wider package of proposals for the school.

At the meeting the results of consultation on the proposals were circulated and considered. The Chief Executive reported that at a recent meeting of the school's interim Executive Board positive progress had been reported.

Options considered

1. The first alternative was that the 'collaborative restart' would not be a necessary element of the package. The reasons for proposing this were however outlined in the report.
2. A further alternative would have been to close and reopen in August/September 2005, rather than 2004. It was felt, however, that this would unnecessarily prolong the process and be a potential barrier to planning for the future and to implementation.

Decision

1. To approve the publication of statutory notices for the closure of High View School and Technology Centre on 31 August 2004 and its re-opening on 1 September 2004.
2. To agree that, in the light of Council Cabinet's earlier approval of the overall plans for the school, should there be no objections to the statutory proposals, then they should be determined by the Director of Education.
3. To agree that the issues raised in the consultation should be addressed in the further work relating to the school, with reports to Cabinet where appropriate.

Reason

The closure and reopening of High View School and Technology Centre - 'collaborative restart' - is one part of a wider package of measures to bring about urgent and substantial improvement in the performance of the school.

264/03 The Proposed Sale of Land at Plot 14b at Pride Park

The Council Cabinet considered a report from the Director of Corporate Services which set out a proposals to sell plot 14b, which was the remaining area of land available at Pride Park, other than that associated with the Roundhouse listed buildings. The Council Cabinet approved a proposed sale of a differently configured plot 14b on 15 July 2003 but that sale did not proceed.

At the meeting, the Director of Corporate Services reported that offers had been received and the highest bid was sustainable for acceptance and would represent the highest value on Pride Park. He also reported that the approved purchaser of Plot 14e had withdrawn the offer, however, unsolicited additional bids had been received. It was recommended that the highest of the additional bids be accepted as this was the highest likely to be received.

The Director of Corporate Services reported the Cabinet would be advised of exempt information relating to the sales following the exclusion of the press and public later in the meeting.

Options considered

While the proposed original sale could eventually have reached a conclusion, the advice received was that the course of action described in the report would be preferable.

Decision

1. To approve the sale of Plot 14b at Pride Park to the highest bidder.
2. To approve the sale of Plot 14e at Pride Park to the highest bidder.

Reason

To allow the proposed land sale to proceed.

265/03 Derby Integrated Community Equipment Service

The Council Cabinet considered a report from the Director of Social Services setting out proposals to enter into partnership arrangements with the Central Derby Primary Care Trust and the Greater Derby Primary Care Trust, to provide an Integrated Community Equipment Service for the people of Derby on 1 April 2004.

The National Service Framework for Older People proposed a series of milestones to achieve full implementation of Integrated Community Equipment Services by April 2004. This was a requirement on all Social Care and Health Communities set by the Department of Health.

Social Services was nominated as Lead Commissioner by the Derby Health Partnership Board and much of the work revolved around developing a tender specification. A summary of the partnership arrangements relating to an Integrated Community Equipment Service for Derby was attached at Appendix 2 of the report. A summary of the community equipment contract was also summarised in Appendix 2 to the report.

A revised copy of the report had been circulated before the meeting.

Options considered

No other options were considered. An Integrated Community Equipment Service was a government requirement.

Decision

- 1 To agree to enter into partnership arrangements with the Central Derby Primary Care Trust and the Greater Derby Primary Care Trust ('the Trusts') on the terms set out in the report to provide an Integrated Community Equipment Service for the people of Derby on 1 April 2004.
- 2 To authorise the Director of Social Services, in consultation with the Cabinet Member for Social Care and Health, to approve the award of contract for the provision of Home Nursing Equipment: Aids for Day Living: Specialist Technical Aids for the Visually Impaired and Specialist Technical Aids for Sensory Impairments to the successful tenderer under the tender process, subject to the successful conclusion of the partnership arrangements.

Reason

The milestone to achieve an Integrated Community Equipment Service was 1 April 2004 which could be met if approval was given to awarding the contract to the successful tenderer following interviews in February 2004.

266/03 Dementia Care Resource Centre – Former ‘Lois Ellis’ Home for Older People at Kingsway

The Council Cabinet considered a report from the Director of Social Services setting out proposals to demolish the buildings formerly used as Lois Ellis Home for older people owing to concerns about the state of building which was empty and unused. The Strategic Health Authority had given the Derbyshire Mental Health Trust fund to cover the cost of demolition.

Options considered

- 1 Other funding routes had been appraised by the project. These were presented at the Derby Health Partnership Board on 23 October 2003 where a number of recommendations were also considered.
- 2 There was an option to withdraw the Dementia Care Resource Centre from the Batch PFI and put it into LIFT. However, there was no evidence that LIFT was guaranteed to deliver this project and it was likely to take longer than through Batch PFI.
- 3 There was an option to withdraw from the partnership to provide a Dementia Care Resource Centre on this site. This would allow the site, including the Arthur Neal Home, to be used for other purposes, sale or the possibility of a whole site development, for example, an Extra Care facility. However, no detailed work had been done on the implications of this option and it would have had serious implications for the whole Kingsway Hospital reprovision, given the difficulty in identifying another site for the Dementia Care Resource Centre. Funds would also have to be found from the Council to demolish the Lois Ellis Home.
- 4 There was an option to develop a whole-site solution with the Mental Health Trust allowing for a redesigned Dementia Care Resource Centre, for example, all ground floor, and consideration of other mental health facilities being developed on the site. However, redesign of the scheme could have led to further delay in delivery.

Decision

1. To grant a licence to the Derbyshire Mental Health Trust (‘the Trust’) to demolish the buildings formerly used as Lois Ellis Home for Older People on the terms and conditions set out in the report.

2. To grant the Trust an option to purchase the site at open market value or such other terms as are agreed between the parties, subject to the PFI bid to redevelop the site as a resource centre for adults with dementia being successfully concluded.
3. To agree that the option to enter the agreement to develop the Dementia Care Resource Centre on the site would only be open until 1 July 2005.

Reason

- 1 There was concern about the state of the building, which remained empty and un-used.
- 2 The site had an approximate area of 0.5 hectares. The building was beyond its useful life and demolition would add value to the site.

267/03 Alvaston Environmental and Transport Improvements – Results of Public Consultation

The Council Cabinet considered a report from the Director of Development and Cultural Services setting out the results of the public consultation undertaken in Alvaston on proposals for improving the environment and transport within the area. The consultation focus on three issues:

- Shardlow Road, and measures which could be introduced to improve safety and discourage traffic from using it as a through route, once the Alvaston Bypass was completed in December 2003
- Alvaston District Centre, and measures which could be introduced to improve the visual environment, enhance facilities for pedestrians, cyclists and public transport users and improve the way that traffic was managed to the district centre
- various route options for the Alvaston Bypass Extension.

Options considered

No other options were considered.

Decision

- 1 To note the results of extensive public consultation undertaken in and around the Alvaston area during September and October of last year and endorse in principle the following recommendations:
 - to support the implementation of a package of measures, as outlined in the consultation process, for Shardlow Road

- to support the implementation of a package of measures, based upon the results of the consultation exercise, for Alvaston District Centre
 - To endorse option D as the preferred line for a new transport link between Raynesway and London Road
 - To develop integrated transport proposals for the corridor as one of a pool of schemes for further consideration in for the Local Transport Plan for 2006 – 11 (LTP2)
 - To carry out further public consultation during the development of integrated transport options for Alvaston as part of the preparation of LTP2
 - to continue to safeguard the route and land as shown in the current adopted Local Plan Policy T1(b), with the exception of an amendment at its eastern end, as shown on the plan attached.
 - to seek a change to Local Plan Review Policy T2(b) through the Public Inquiry process to reflect the Council's intention to safeguard land for the amended route as shown on the plan.
 - to report the results of the consultation and further technical work back to Area Panel Two at the earliest convenience.
2. To delegate the final details of the decision to the Director of Development and Cultural Services in consultation with the Leader and the Cabinet Member for Planning, Transportation and Environment, following consideration of any further representations made by Area Panel 2 on 14 January.
 3. To ask the Planning Control Committee to consider the need for Section 106 Agreements to be entered into, where appropriate, when temporary planning permissions are to be granted and it is desirable for the owner of the land to keep future occupiers informed of the details of the temporary permissions.

Reasons

1. The proposals for Shardlow Road were supported by the majority of people who returned questionnaires and attended the exhibitions.
2. The proposals for Alvaston District Centre received a broad level of support.
3. For the bypass extension the consultation exercise showed that:
 - doing nothing has little support
 - focussing on public transport measures alone is not a popular option.
4. The responses to the consultation exercise show that people want to see something done to resolve the issues of traffic congestion and environmental nuisance along London Road and in Alvaston District Centre.

5. Analysis of the feedback from the public exhibitions, meetings, questionnaires and correspondence suggest that a bypass is desirable to resolve the traffic problems along London Road.
6. Our technical investigations have concluded that the only viable solution to the traffic problems along London Road is to remove traffic from London Road by creating a new transport link in conjunction with the introduction of measures along London Road to ensure that traffic along this corridor is reduced and that the traffic reduction and environmental improvements are maintained over the long term.
7. Further investigations into potential routes for the bypass extension, taking into account the responses from the consultation exercise have shown that we are not able to devise a route for the extension which bypasses the length of London Road between Raynesway and Ascot Drive because:
 - a route through ASG / Onyx is unaffordable, especially so following the recent expansion of the ASG site
 - a route though (more of) the park would severely disrupt it and severely reduce its amenity value.
8. Of the remaining options only option D, based upon the local plan alignment, remains capable of addressing the transport problems in Alvaston without major negative environmental impacts.
9. The reasons for this choosing option D are as follows:
 - Options A + B are compromised by the requirement for additional space at the proposed new Wilmorton School.
 - Trying to avoid businesses such as ASG would require the demolition of an additional 12 houses.
 - Avoiding ASG and providing sufficient space for the new school would require a route to take significantly more parkland than the original option A or B.
 - The 'northern route' is not viable on either economic or environmental grounds.
 - Option C could lead to the closure of Alvaston Park Homes and re-homing of its residents.
 - Options E + F have similar issues to options A + B.

268/03 Relocation of the Register Office

The Council Cabinet considered a report from the Director of Corporate Services setting out a proposal to relocate the Register Office from Traffic Street as part of the Westfield Eagle Centre extension and detailing negotiations on compensation for the disturbance and costs of the move to the Council.

The Director of Corporate Services reported that a number of alternative sites had been investigated and assessed for suitability.

Options considered

A number of alternative city centre locations had been considered. The physical constraints of existing buildings and the lack of time that make new build impractical had limited the feasible alternatives.

Decision

- 1 To approve the principle of relocating the Register Office from Traffic Street and to inform the Registrar General accordingly.
- 2 To authorise the Director of Corporate Service, in consultation with the Cabinet Member for Performance Management, Economic Development and Housing, to conclude terms for compensation for the freehold of the Traffic Street premises with Westfield Shoppingtowns Ltd.

Reason

- 1 The proposals for the redevelopment and extension of the Eagle Shopping Centre include the site of the Register Office at Traffic Street.
- 2 Westfield would compensate the Council for the loss of the existing premises on an equivalent reinstatement basis.
- 3 As the Council was promoting the compulsory purchase order for the Eagle Centre redevelopment, it needed to agree terms for the Register Office separately.

269/03 Former Village School Site – Hastings Building

The Council Cabinet considered a report from the Director of Corporate Services setting out proposals to demolish the Hastings Building on the former Village School site following consultation with ward members on the proposal. The unoccupied building was suffering from vandalism and no suitable alternative use had been identified.

Options considered

Options for the use of the building suggested during the consultation process and beyond had been considered but found to be impractical. The report to the Council Cabinet on 28 October 2003 gave more detail of these.

Decision

To approve the demolition of the Hastings Building on the site of the former Village School.

Reasons

- 1 The unoccupied Hastings block, part of the former Village School complex, was suffering from increasing and extensive vandalism. Some of the vandalism and trespass could lead to those responsible being seriously injured.
- 2 The building required extensive repair and refurbishment. No sustainable use of the building had been identified since its closure in September 2001.
- 3 There were significant and increasing costs in maintaining the building in a safe and secure condition.

Budget and Policy Framework

270/03 Accommodation Strategy

The Council Cabinet considered a report from the Director of Corporate Services setting out the management summary findings and recommendations made by the consultants Donaldsons who were employed to carry out a review of the operational administrative building. A copy of the management summary was attached at Appendix 2 of the report.

The merits of the various options were considered and a value for money scoring provided for each of them. Paragraph 1.13 of the summary detailed three key findings:

- spending significant sums on maintaining the status quo would not represent value for money
- additional expenditure in reproviding Council House or St Mary's Gate would be modest, and could be justified in terms of qualitative improvements at weighing additional costs
- best value for money would be achieved through more ambitious options, seeking to relocate the majority of Headquarters' staff in more modern accommodation around a single location, ideally in the city centre.

Decision

To note the findings and recommendations of the review of operational office accommodation, and the proposed implementation plan comprising a more detailed feasibility study.

Performance Monitoring

271/03 Derby Homes' Performance Monitoring – Second Quarter 2003/04

The Council Cabinet considered a report from the Director of Policy which set out the performance of Derby Homes over the second quarter of 2003/04.

In order to strengthen the Council's ability to direct Derby Homes to tackle areas of under-performance, the Council specified the establishment of a contingency fund of £50k in the 2003/04 Derby Homes Delivery Plan. The ten key performance indicators used to determine the use of the contingency fund and the second quarter performance forecasts were detailed in Appendix 2 of the report.

The Director of Policy reported that the report should be amended as follows:

- paragraph 2.6 amended to delete the first sentence
- delete paragraph 2.7
- amend paragraph 2.8 to replace "do not" with "now" and add the words "reduces" before "discretion"

Decision

1. To note Derby Homes 2003/04 second quarter performance
2. To note the performance of Derby Homes on the contingency targets
3. To note the change in the use of indicators on lettings and discretionary offers.

Contract and Financial Procedure Matters

272/03 Council Tax Base for 2004/2005

The Council Cabinet considered a report from the Director of Finance setting out the requirement for the calculation of the Council Tax base for the city, as a key stage in the budget setting process which forms the basis for the Council Tax charge for the Council's tax payers for 2004/05. The tax base must be notified to Derbyshire Police Authority and Derbyshire Fire Authority by 31 January 2004 in order for them to set their precept for all the Council Tax payers in Derbyshire.

Appendix 2 of the report explained the statutory formulae which were used in the calculations and gave details of how the recommended tax base figure had been worked out.

Decision

To recommend Council to approve the Council Tax base for the year 2004/05 as 67,930.8 band D equivalent properties, in accordance with the calculations and estimates shown in Appendix 3 of the report, in accordance with the local authorities and (calculation of Council Tax base) (amendment) (England) Regulations 2003 (SI 12003/3012)

273/03 Financial and Contract Procedure Matters Report

The Council Cabinet considered a report from the Director of Finance setting out the following financial and contract procedure matters:

- Housing Capital Programme
- Warwick House
- Kingdom Hall
- Capital Scheme Commencement
- Fire Service Reserves
- E-Derby budget scheme allocations
- One-off addition to the Derby Homes Management for 2003/2003.

Decision

1. To seek approval for an addition to the 2003/2004 capital programme for capital work to Warwick House to create a new intermediate care wing at a cost of £135,000.
2. To seek approval for an addition to the 2003/2004 capital programme for a Sure Start Osmaston/Allenton scheme to refurbish Kingdom Hall at a cost of £250,000
3. To approve the commencement of capital schemes over £100,000 as detailed in section 3.2
4. To approve the retention of the Fire and Rescue Service's existing projected reserves by the service
5. To note the allocations from the E-Derby budget
6. To approve a one-off addition to the Derby Homes management fee 2003/2004 of £221,000
7. To approve an increase to the capital programme of up to £6m relating to the achievement of Decent Homes, and approves the revised capital programme for Housing attached as Appendix 2
8. To accept an offer of up to £6m Supplementary Credit Approval, SCA, to fund the increased expenditure.

274/03 Pride Park – Financial Provision Update

The Council Cabinet considered a report from the Director of Finance which provided a update of the Council's financial position.

Decision

1. To note the probable outturn position for 2003/04
2. To note the projected overall financial position for the Pride Park project.

275/03 Education Service Capital Projects – Phase 6 2003/04

The Council Cabinet considered a report from the Director of Education, setting out the proposed school capital schemes as shown in Appendix 2 of the report which were to address urgent condition and health and safety issues. Projects had been prioritised in accordance with the Asset Management Plan Local Policy Statement and Statement of Priorities as required for the Department for Education and Skills (DfES) funding streams.

Decision

1. To approve the commencement of the design and tendering process for the projects outlined in Appendix 2
2. To approve the schools access initiative projects outlined in Appendix 3
3. To approve the seed challenge funding projects outlined in Appendix 4
4. To approve revised figures for New Opportunities Funding (NOF 3) for PE and Sports projects outlined in Appendix 5
5. To approve consultation on the New Opportunities Funded Outdoor Adventure project proposed in Darley Abbey outlined in Appendix 5
6. To approve revised figures for previously approved schemes for Cavendish Close Infant School and Meadow Farm Primary as detailed under financial implications, paragraphs 1.5 and 1.6.
7. To approve the commencement of capital scheme over £100,000 as detailed in section 3.5.

276/03 Exclusion of the Press and Public

To exclude the press and public from the meeting during discussion of the following items on the grounds that it involves the likely disclosure of exempt information as

defined in Paragraph 9 of Part 1 of Schedule 12A of Section 100 (A) of the Local Government Act 1972.

In accordance with Access to Information Procedure Rule A136, Councillor Roberts remained in the meeting during consideration of the following exempt items.

Key Decision

277/03 Markets Lease Renewals

The Council Cabinet considered a report from the Director of Corporate Services setting out details of leases and quarterly tendencies within the Eagle Centre Market and Market Hall.

Councillor P Hickson declared a personal prejudicial interest in this item and left the meeting.

Decision

1. To authorise the Director of Corporate Services to serve notices, under the Landlord and Tenant Act 1954, on tenants within the Eagle Centre Market and Market Hall terminating their agreements on 31 July 2004 for the Eagle Centre Market and 31 August 2004 for the Market Hall. To offer new agreements to all tenants on the terms outlined within the Report and at the rental levels indicated.
2. To authorise the Director of Corporate Services, in consultation with the Cabinet Member for Corporate Policy, to approve any amendments to the Heads of Terms for the two agreements and to ring-fence part of the increased income for market development purposes.

277/03 Sale of Land at Pride Park

The Director of Corporate Services reported that the following highest offer received for plots 14b and 14e at Pride Park were as follows:

- Plot 14b - Volkswagen - £1,803,150
- Plot 14e - Ivy Grove Developments - £250,000

MINUTES END