

CABINET MEETING**Tuesday, 28th January, 2014**

Present:-

Councillor Burrows (Chair)

Councillors	Blank	McManus
	Gilby	Russell
	King	Serjeant
	Ludlow	

Non Voting	Brown	Huckle
Members	Hill	Martin Stone
	Hollingworth	

*Matters dealt with under Executive Powers

142 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS RELATING TO ITEMS ON THE AGENDA

No declarations were received.

143 APOLOGIES FOR ABSENCE

There were no apologies for absence.

144 MINUTES**RESOLVED –**

That the Minutes of the meeting of Cabinet held on 14 January, 2014 be approved as a correct record, and signed by the Chair.

145 FORWARD PLAN

The Forward Plan of key decisions for the four month period 1 February, 2014 to 31 May, 2014 was reported for information.

***RESOLVED –**

That the Forward Plan be noted.

146 RESPONSE TO HS2 PHASE 2 (J000)

The Head of Regeneration submitted a report setting out the Council's proposed response to the Government consultation on the high-speed rail project north of Birmingham (HS2 Phase 2).

On 28th January, 2013 the Government had announced the proposed route of HS2 Phase 2, part of which passed through the eastern part of the borough. The plans included provision of an Infrastructure Maintenance Depot on the site of the former Staveley Chemical Works, with a rail link to the HS2 mainline.

A formal consultation period had commenced on 17th July, 2013 and was to finish on 31st January, 2014. The Council had worked with other organisations such as the Sheffield City Region Local Enterprise Partnership, neighbouring local authorities, the Chesterfield Canal Partnership and other landowners, to identify shared issues and assess the likely impacts of HS2, in order to produce a co-ordinated and robust response.

A report on the HS2 proposals and emerging issues went before the Council's Overview and Performance Scrutiny Committee on 17th October, 2013. Scrutiny members' views had been addressed in the Council's proposed response to the consultation.

Details were given of the key points of the response, which could be summarised as follows:-

- recognition of the economic benefits, but, at the same time, substantial concerns over the potential negative impacts on the economy, environment, rail connectivity and health of residents;
- potential impact on current and proposed regeneration projects;
- impact on local wildlife sites;
- support for the location of the Infrastructure Maintenance Depot; but significant concerns over the potential impact on proposals for the wider regeneration of the Staveley and Rother Valley Corridor.

The response made recommendations where possible for potential changes to the proposals to mitigate the negative impacts.

Specialists Volterra, ARUP and URS had been commissioned to assess the potential impacts of the Infrastructure Maintenance Depot proposals on the regeneration of the Staveley Corridor. Their findings would be incorporated into the final version of the Council's response.

Councillors Ludlow and McManus asked that their votes be recorded against the recommendations made.

***RESOLVED –**

(1) That the recommended response, amended as appropriate following receipt of completed specialist reports on the proposed Infrastructure Maintenance Depot, be approved for submission to HS2 before the closing date of 31st January, 2014.

(2) That the Head of Regeneration, in consultation with the Deputy Leader and Executive Member for Planning, be authorised to make any necessary amendments.

REASONS FOR DECISION

1. To ensure that the views of CBC are taken into account in progressing proposals for the High Speed Rail Line between Birmingham and Leeds.
2. To allow for further information coming forward from ongoing assessment of the potential impacts of HS2.

**147 OVERVIEW AND PERFORMANCE SCRUTINY FORUM -
RECOMMENDATIONS ON GOVERNMENT CONSULTATION ON HS2
PROPOSALS**

The Scrutiny Officer submitted a report setting out the recommendations made by the Overview and Performance Scrutiny Committee regarding the Council's response to the HS2 consultation.

***RESOLVED –**

That the Overview and Performance Scrutiny Forum be informed that the Cabinet took account of the Forum's concerns, including those relating to the negative impact on residents and economic regeneration already being experienced by Chesterfield, when considering and finalising the Council's response to the Government's consultation on the proposed route of HS2 Phase 2.

REASON FOR DECISION

To ensure that the views of Scrutiny Members are considered as part of the Council's response to the Government's consultation on HS2.

148 BARROW HILL ENVIRONMENTAL IMPROVEMENTS (H000)

The Housing Service Manager – Business Planning and Strategy submitted a report seeking approval to appoint consultants to develop and manage delivery of a programme of environmental improvements at the London Boroughs Estate, Barrow Hill.

In 2011, as part of the North Derbyshire and Bassetlaw Housing Market Area, funding had been secured from the Homes and Communities Agency to undertake masterplanning work within the Borough.

Consultants URS Scott Wilson had been appointed to carry out a study to identify works required to improve the housing stock in Barrow Hill. Following consultation with residents, a series of costed options had been developed and presented to Cabinet in April 2012.

A total budget of £1.5 million had been approved within the Housing Capital Programmes for 2013/14 and 2014/15 to invest in the Neighbourhood Action Plan at Barrow Hill. £300,000 of this was required to replace external staircases on the estate, leaving £1.2 million to invest in the improvements identified by URS Scott Wilson. As the cost of the recommended improvements totalled around £2 million, the consultants appointed to undertake the project would be tasked with identifying other options for raising capital.

***RESOLVED –**

(1) That the appointment of consultants, through an open tender process, to undertake a resident consultation programme on, and project manage delivery of, a series of environmental improvements to the London Boroughs Estate be approved.

(2) That the costs associated with this appointment be met from the existing Housing Revenue Account Survey and Consultancy budgets.

(3) That a budget of up to £1,200,000 from the Housing Revenue Account Capital Programme, to be invested in environmental improvements on the London Boroughs Estate, be provisionally approved.

(4) That a further report on the programme of environmental improvements agreed with local residents be submitted to Cabinet for approval prior to the commencement of works.

REASON FOR DECISION

To support the delivery of the Housing Capital Programme and the Corporate Aim 'that Chesterfield is to be a place where everyone has fair access to a decent and affordable home'.

149 HOUSING REVENUE ACCOUNT AND RENT REVIEW (H000)

In accordance with the Local Government and Housing Act 1989, the Head of Housing and Head of Finance submitted a report setting out proposed increases in Council house rent and service charge levels for 2014/15, and seeking approval for the budget estimates for the Housing Revenue Account (HRA) in 2014/15.

Members were advised that failure to increase Council rents in accordance with national social rents policy could put at risk the Council's ability to finance future capital investment in the housing stock to the required or desired standard, and to repay debt accrued in becoming a self-financing housing landlord.

Maintaining a healthy level of HRA Working Balance was particularly important as under self-financing all financial risk had been transferred to the Council from Central Government, and financial capacity was required

to meet unexpected costs, for example rises in inflation or loss of stock through right to buy.

The report also proposed a schedule of priority growth requests.

Councillor Russell asked that his vote against the recommendations be recorded.

***RESOLVED –**

(1) That for 2014/15 individual rents be set based on the current National Social Rent (rent restructuring) Policy, giving an average real rent increase of 6.31% with effect from 1st April 2014.

(2) That where a property is let to a new prospective tenant in 2014/15, the rent level be increased to the target rent for that property (except where a current secure tenant transfers from an existing Council tenancy).

(3) That for 2015/16 onwards individual rents be set based on the National Social Rent Policy of CPI plus 1% (subject to confirmation by DCLG), and where a property is re-let from 2015/16 onwards (and where it is not already at target rent), the rent level be increased to the target rent for that property, irrespective of the tenure of the new prospective tenant.

(4) That charges for heating tickets be raised by £2.00 to £22.16 so that the CHP district heating scheme moves towards reducing the forecast deficit.

(5) That the following revised levels of charge be agreed:-

- a) Heating service charges (Sheltered Schemes) – no increase.
- b) Garage rents – an increase of 5% from £5.20 to £5.45 per week.
- c) Garage Sites – an increase of 5% from £37.00 to £39.00 per annum (Shale); from £47.00 to £49.00 per annum (Asphalt); from £52.00 to £54.00 per annum (other).
- d) Tenants Metered Water Charges – no increase.

- e) Garden Assistance Scheme – an increase of 10% to the following weekly charges; grass cutting and hedges from £3.25 to £3.60; grass only from £2.30 to £2.55; hedges only from £0.95 to £1.05.
- f) Sheltered Scheme Service Charge – an increase of 5% from £5.07 to £5.32, in response to the agreed changes passed on from Derbyshire County Council.
- g) Careline – an increase of 52p per week (17%) from £2.48 to £2.90.
- h) Charges in respect of Community Rooms – no increase.
- i) Charges in respect of Communal Staircase Cleaning – an increase of 5% from £1.50 to £1.58 per week.

(6) That the 'Growth Items', as set out at Annexe 6 to Appendix A to the report, be approved.

(7) That the 2014/15 Housing Revenue Account budget, as set out at Annexe 1 to Appendix A to the report, be approved.

REASONS FOR DECISION

1. To enable the Council to set the level of Council house rents in accordance with Government guidelines and to set service charges for 2014/15.
2. To continue with the financial strategy contained in the Housing Revenue Account Business Plan and self financing debt settlement arrangements.
3. To deliver the key project within the Corporate Plan 'Develop and maintain a sustainable business plan for our housing stock, including investigating the potential for extending the stock.