

**CABINET****Tuesday, 16th December, 2014**

Present:-

Councillor Burrows (Chair)

Councillors	Blank	Ludlow
	Gilby	Russell
	King	Serjeant

Non Voting	Hill	Martin Stone
Members	Hollingworth	

\*Matters dealt with under Executive Powers

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

No declarations of interest were received.

**134 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Brown, Huckle and McManus.

**135 MINUTES****RESOLVED –**

That the minutes of the meeting of Cabinet held on 2 December 2014 be approved as a correct record and signed by the Chair.

**136 FORWARD PLAN**

The Forward Plan for the four month period 1 January to 30 April, 2015 was reported for information.

**\* RESOLVED –**

That the Forward Plan be noted.

**137**     **LEADER AND EXECUTIVE MEMBER FOR REGENERATION  
REVENUE BUDGET 2014/15 - 2017/18 (R000)**

The Chief Finance Officer reported on the draft Revenue Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**138**     **DEPUTY LEADER AND EXECUTIVE MEMBER FOR PLANNING  
REVENUE BUDGET 2014/15 -2017/18 (J000)**

The Chief Finance Officer reported on the draft Revenue Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**139**     **EXECUTIVE MEMBER FOR CUSTOMERS AND COMMUNITIES  
REVENUE BUDGET 2014/15 -2017/18 (S000)**

The Chief Finance Officer reported on the draft Revenue Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**140 EXECUTIVE MEMBER FOR ENVIRONMENT REVENUE BUDGET 2014/15 -2017/18 (E000)**

The Chief Finance Officer reported on the draft Revenue Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**141 EXECUTIVE MEMBER FOR GOVERNANCE AND ORGANISATIONAL DEVELOPMENT REVENUE BUDGET 2014/15 -2017/18 (B000)**

The Chief Finance Officer reported on the draft Revenue Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**142 EXECUTIVE MEMBER FOR HOUSING GENERAL FUND BUDGET 2014/15 -2017/18 (H000)**

The Chief Executive, Chief Finance Officer and Housing Service Manager (Business Planning and Strategy) reported on the draft Housing General Fund Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**143 EXECUTIVE MEMBER FOR LEISURE, CULTURE AND TOURISM REVENUE BUDGET 2014/15 -2017/18 (L000)**

The Chief Finance Officer reported on the draft Revenue Budget outturn for 2014/15 and explained significant variances from the original budget.

Details of the draft budget for 2015/16 were also provided.

**\*RESOLVED -**

- (1) That the probable outturn for the current financial year be noted.
- (2) That the draft estimates for 2015/16 and future years be noted.

**REASON FOR DECISION**

To enable the Council to set a balanced budget for 2015/16.

**144 GENERAL FUND REVENUE BUDGET SUMMARY (R000)**

The Chief Executive and Chief Finance Officer reported on the draft General Fund Revenue Budget Outturn for 2014/15 and explained significant variances from the original budget. An update was also provided on the development of the General Fund Revenue Budget for 2015/16, and for future years.

The report also outlined the actions being taken to address the forecast budget deficits.

**\*RESOLVED -**

- (1) That the updated budget projections for 2014/15 and later years, as detailed in Appendix A to the report, be noted.
- (2) That work to refine the draft estimates and to identify further budget saving proposals be continued.

**REASON FOR DECISION**

To keep Members informed on the development of the budget proposals for 2015/16 and to provide an update on the medium term financial forecasts.

**145 PROPOSED OPEN MARKET RECONFIGURATION PROJECT (T000)**

The Visitor and Cultural Services Manager submitted a report seeking approval for funding to appoint a consultant to analyse and evaluate the current configuration of the open market and present a number of re-development options.

The report outlined the issues that currently inhibit the ability of the open market to attract more traders and shoppers. The short-term strategies that have been used in to address these issues were described.

The importance of the open market to Chesterfield was acknowledged.

The views of the market traders, expressed through the Markets Consultative Committee, were reported. The market traders had agreed that changes were required, subject to the character of the market being retained.

Further consultation with the market traders as well as Members and local residents would be carried out as part of the re-development process.

The financial implications were outlined, in particular, the need for the open market to be financially sustainable. The appointed consultants would be required to provide estimated costs for all options proposed.

The alternative of leaving the markets unchanged without exploring possible reconfiguration options was considered. This was not recommended as failing to address the market's current challenges could result in a further decrease in the number of market traders and risk the market becoming unviable.

**\*RESOLVED –**

- (1) That it be approved in principle that the Market Place environment and facilities need to be upgraded if the open air market is to continue to be an important shopping destination for Chesterfield.
- (2) That it be recommended to Full Council that £15,000 be allocated from the Service Improvement Reserve, to pay for a consultant to undertake a feasibility study and provide options with estimated costs for the redesign and upgrade of the Market Place.
- (3) That after the necessary consultation, a report on the consultant's proposals be presented to Cabinet for consideration, with suggestions on how the preferred option might be funded.

## REASON FOR DECISIONS

To help secure a sustainable future for Chesterfield's outdoor market.

### 146 **LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC**

#### **RESOLVED –**

That under Regulation 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972 – as they contained information relating to financial and business affairs.

### 147 **NORTHERN GATEWAY (R000)**

Further to Cabinet Minute No. 71 (2014/15), a report was submitted by the Development and Growth Manager on progress with the Northern Gateway scheme.

It was recommended that the Council enter into a competitive dialogue process to secure a new development partner for the Northern Gateway Scheme. The Council's relationship with a previous partner had ceased, however, there were considered to be viable alternative schemes and continued developer interest in the site.

The report considered the alternative of stopping the re-development of the Northern Gateway site in the short to medium term, however this was not considered the best option in terms of ensuring the continued viability of Chesterfield town centre and progressing the regeneration of one of the town's key gateway sites.

#### **\*RESOLVED –**

- (1) That approval be given to proceed with a further competitive dialogue process to secure a development partner for the Northern Gateway scheme.

- (2) That it be recommended to Full Council that a provisional sum of £100,000 be allocated from the Service Improvement Reserve to finance the progress of the Northern Gateway scheme.

## **REASON FOR DECISIONS**

To enable the delivery of the Northern Gateway site as a key element of the Chesterfield Town Centre Masterplan and to maintain the vitality and viability of the town centre by strengthening its role as a key visitor destination.

### **148 PROPOSED ACQUISITION OF INVESTMENT PROPERTY IN CHESTERFIELD (R000)**

The Head of Kier submitted a report seeking approval for the proposed acquisition of the Council House, Saltergate (current North East Derbyshire District Council offices) for the purposes of an investment office block.

## **RESOLVED -**

That it be recommended to Full Council

- (1) to approve the acquisition of the Council House, Saltergate from North East Derbyshire District Council; the land and property to be acquired shown edged in red on the plan attached to the report.
- (2) that the property be held as an investment property within the General Fund and potentially for regeneration purposes.
- (3) that an options paper on the future use of the site be presented to Cabinet within the next three months.
- (4) that a budget of £250,000 towards upgrade works be approved.
- (5) that the Procurement and Contract Law Manager and Chief Finance Officer be granted delegated approval to agree late amendments to the contract for purchase.



- (6) that the purchase of the property be subject to Kier undertaking a condition survey on behalf of Chesterfield Borough Council as part of the due diligence process leading to acquisition.
- (7) that the acquisition of the property be funded by a mix of prudential borrowing and capital receipts only.

### **REASONS FOR DECISIONS**

The acquisition and subsequent letting of the property will generate a rental income for the General Fund.

Additionally the Council will have control over the long term future of a prominent town centre site and building.