

MINUTES OF SPECIAL COUNCIL

5 FEBRUARY 2019

At a Special Meeting of the Rugby Borough Council held on 5 February 2019.

PRESENT:

The Mayor (Councillor T Mahoney), Councillors Mrs A'Barrow, Mrs Avis, Bearne, Brader, Mrs Bragg, Brown, Butlin, Cade, Mrs Crane, Cranham, Douglas, Miss Dumbleton, Ms Edwards, Mrs Garcia, Gillias, Keeling, Leigh Hunt, Miss Lawrence, Lewis, Lowe, McQueen, Mistry, Mrs New, Mrs O'Rourke, Pacey-Day, Mrs Parker, Picker, Poole, Ms Robbins, Roberts, Mrs Roberts, Roodhouse, Mrs Roodhouse, Sandison, Mrs Simpson-Vince, Srivastava, Stokes and Mrs Timms.

50. APOLOGIES FOR ABSENCE

Apologies for absence from the meeting were received from Councillors Mrs Nash, Shera and Ms Watson-Merret.

51. MINUTES

The minutes of the meeting held on 13 December 2018 were approved and signed by the Mayor.

52. DECLARATIONS OF INTEREST

Item 1(a) of Part 2 – Voluntary Redundancies – Councillor McQueen (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of a relative being an employee of the Council in one of the teams referred to in the report).

Councillor McQueen left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

53. MAYOR'S ANNOUNCEMENTS

The Mayor had no announcements.

54. REPORTS OF OFFICERS

(a) Draft Housing Revenue Account Capital and Revenue Budgets for 2019/20

Council considered the report of the Head of Corporate Resources and Chief Financial Officer and the Head of Communities and Homes (Part 1 – agenda item 5(a) concerning the draft Housing Revenue Account capital and revenue budgets for 2019/20.

RESOLVED THAT –

- (1) the proposed revenue and capital budget estimates for 2019/20 at Appendices A and B inclusive of a 1% reduction in rents be approved;
- (2) service charges be amended as outlined in the report; and
- (3) following the abolition of the statutory HRA Limit on Indebtedness (“debt cap”) a local indicator of £110m is agreed for the period 2019-2023.

(b) Rounds Gardens – potential repair or regeneration

Council considered the report of the Executive Director (Part 1 – agenda item 5(b) concerning the potential repair or regeneration of Rounds Gardens.

RESOLVED THAT –

- (1) the new build option at a cost of up to £28m to provide a minimum of 221 affordable homes on the Rounds Gardens site be approved;

This recommendation is made due to:

- The high-rise blocks are nearing the end of their design life (60 years) and require significant investment to prolong their useful life
 - Their poor structural condition and known risks of progressive collapse in a shock event such as a serious fire or explosion.
 - The refurbishment options have been revised upwards to £30m against a regeneration cost of £28m
 - The refurbishment of the blocks does not resolve all the issues such as old fashioned and inefficient layouts
 - Risk associated with future legislation regarding high-rise blocks refurbishment / management adding cost
 - Uncertainty regarding the value of undertaking further investigation, if no definitive conclusions could be reached following it
 - Recladding the structural repairs will be necessary and tenant / public appetite for such systems may be in question;
- (2) the decanting of all three blocks at Rounds Gardens be completed by 31 March 2022;
 - (3) the demolition and new build development be undertaken in a phased manner;
 - (4) the Head of Communities and Homes be given delegated authority to administer a compensation package of up to £10,000 per eligible household;
 - (5) the guarantor/indemnity reserve of £160,000 established to mitigate potential losses arising from the increase in private sector allocations in respect of Biart Place be extended to cover Rounds Gardens as well;

- (6) the implementation of a points scoring system, to prioritise decant moves from Rounds Gardens as outlined in section 13 of this report, be approved;
- (7) negotiations progress with adjacent land-owners to assist with additional land assembly to permit a wider developable footprint;
- (8) negotiations progress with the licensees of telecoms equipment on the roofs of the blocks to terminate their lease;
- (9) negotiations progress with leaseholders to purchase their freehold interest;
- (10) work progresses to formulate a new build development scheme for the consideration of Council; and
- (11) supplementary budgets be approved in respect of:
 - (a) £1.65m for the decanting of qualifying tenants living in both the high-rise blocks and the low-level sheltered properties. This assumes a maximum take-up of the £10,000 per eligible household as outlined in table 8 of this report, to be met from HRA capital resources;
 - (b) £150,000 for the appointment of an additional project manager for a fixed term 3-year contract to support delivery of the project; and
 - (c) an initial budget of £1.65m for design team and legal costs/fees to take the project to receipt of tenders.

(c) Public Spaces Protection Orders – new and revised orders

Council considered the report of the Executive Director (Part 1 – agenda item 5(c) concerning new and revised Public Spaces Protection Orders.

As part of the discussion, Councillor Mrs Parker moved and Councillor Stokes seconded that recommendation (2) of the report be amended to read, “following consultation, the proposed PSPO for cycling in the pedestrianised area not be approved and the report be referred back to officers for further work and a report be brought back to Cabinet.”

The Mayor put the amendment to the vote and declared it carried.

RESOLVED THAT –

- (1) the Public Space Protection Orders as published in Appendix C for dog controls, intoxicating substances and Newbold Quarry be approved;
- (2) following consultation, the proposed PSPO for cycling in the pedestrianised area not be approved and the report be referred back to officers for further work and a report be brought back to Cabinet; and
- (3) all revised PSPOs and the new PSPO be reviewed and dated to expire after 3 years.

55. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

RESOLVED THAT - under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involved the likely disclosure of information defined in paragraph 2 of Schedule 12A of the Act.

56. PRIVATE REPORT OF OFFICERS

Cabinet considered the private report of the Head of Corporate Resources and Chief Financial Officer (Part 2 – agenda item 1(a) concerning proposed voluntary redundancies.

RESOLVED THAT –

- (1) the three requests for voluntary redundancy identified above be approved;
- (2) the cost of this proposal be met from 2018/19 current year service savings and;
- (3) delegated authority be given to the Chief Financial Officer to vary this cost based on actual date of departure for each officer and subject to the overall costs not exceeding the total savings for 2018/19.

MAYOR