



CABINET
DECISION NOTICE

Publication Date: 6th September 2019

At a meeting of the Cabinet held on 4th September 2019 the following matters were discussed. The decisions of Cabinet are set out below each item along with reasons for the decision and other options considered.

PRESENT: Councillor Fenty (in the Chair)
Councillors Cracknell, Procter, Shepherd, Shreeve and S. Swinburn.

DN.34 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Jackson and Lindley for this meeting.

DN.35 **DECLARATIONS OF INTEREST**

There were no declarations of interest made with regard to any items on the agenda for this meeting.

DN.36 **MINUTES**

The minutes of the Cabinet meeting on 7th August 2019 were agreed as a correct record.

DN.37

THE FINANCE STRATEGY 2020-2030

Cabinet received a report from the Portfolio Holder for Finance and Resources presenting the Finance Strategy 2020-2030 for approval.

RESOLVED –

- (1) That the Financial Strategy and the approach to long term financial sustainability set out in Appendix 1 of the report now submitted, be approved.**
- (2) That authority be delegated to the Director of Resources and Governance, in consultation with the Portfolio Holder for Finance and Resources, to implement the Strategy.**

REASON FOR DECISION – The Council aspires to long term financial sustainability in order to adapt to the changing local government environment and live within its means. A clear and consistent strategy is required to support achievement of this aim, which underpins successful achievement of the Council's two strategic priorities – Stronger Economies and Stronger Communities.

OTHER OPTIONS CONSIDERED – The absence of a finance strategy would significantly impact on the Council's ability to achieve longer term sustainability.

DN.38

DISPOSAL OF PROPERTY AT LESS THAN BEST CONSIDERATION – LEASE DISPOSAL OF HAVERSTOE PARK PAVILION

Cabinet received a report from the Portfolio Holder for Regeneration, Skills and Housing seeking authority to dispose by way of a lease the subject named site.

RESOLVED –

- (1) That the principle of a full, repairing and insuring lease of the subject site for a term of 125 years at a peppercorn rent (£1 per annum if demanded) to WANO-WANO, Community Interest Company (the “Group”), be approved.**
- (2) That authority be delegated to the Director of Resources and Governance in consultation with the Portfolio Holder for Regeneration, Skills and Housing to settle all heads of terms and ensure that all necessary actions are carried out in order to complete the lease disposal.**
- (3) That authority be delegated to the Chief Legal and Monitoring Officer to complete and execute all requisite legal**

documentation in relation to the matters outlined above in consultation with the Portfolio Holder for Regeneration, Skills and Housing.

REASON FOR DECISION – A proposal has been received by WANO-WANO which has been considered as part of the Council's approach to Community Asset Transfer (CAT). The proposal has been agreed in principle which could result in the transfer of the subject site to the Group by virtue of a 125 year full, repairing and insuring lease. The lease would enable the asset to transfer to the Group on the basis that their proposal is sustainable and viable over the term, including the obligations to manage and operate the premises, as outlined through a detailed Business Case.

OTHER OPTIONS CONSIDERED –

To do nothing would see the asset continue to be under-utilised and would not allow the Group to create a Community Hub. The condition of the building would continue to deteriorate attracting Anti-Social Behaviour and all the repair and maintenance obligations and cost would rest with the Council. This would result in a negative impact to both the Group and community. The Group have presented a robust Business Case which demonstrates extensive social return on investment which requires a longer term lease in support of the proposal and result in a use of the site. It is not considered a viable option to continue to manage the site as is currently as the Council risk unnecessary and negative publicity as well as potentially being wholly liable for the site, together with all future associated expenditure including any missed opportunity of investment into or expansion of the potential use and activities.

The freehold disposal of the site has not been considered at this time. A leasehold arrangement is more relevant given the wider Park and ensures the Council retains an element of control. This is in respect of mitigating risk in maintaining the condition of the building and in the event the proposal is no longer viable which impacts on the on-going use of the building. This would enable the Council to take action to seek alternative use of the site and prevent any unauthorised uses, which a freehold disposal would remove.