

Notice of Meeting

Council

A Meeting of the Test Valley Borough Council will be held on

Date: Wednesday, 12 April 2017

Time: 16:00

Venue: Crosfield Hall (Romsey), Broadwater Road, Romsey, Hampshire,
SO51 8GL

when your attendance is required to consider the business set out in the agenda.



Head of Legal and Democratic Services

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council,
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PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Council

Wednesday, 12 April 2017

AGENDA

- 1 Prayers
- 2 Apologies
- 3 Public Participation
- 4 Declarations of Interest
- 5 To approve the minutes of the meeting of the Council held on 24 February 2017
- 6 Mayor's Announcements
- 7 To receive and adopt reports 4 - 5
To receive and, where necessary, adopt reports of Committees
- 8 Questions on resolved items - Rule 11.1
- 9 Questions under Rule 11.2
- 10 Notice of Motion - Rule 12
- 11 Property Purchase under Head of Estates Delegation 6 - 8
To receive information related to property purchases approved by the Head of Estates with a Member Panel
- 12 Exclusion of the Public 9 - 9
The following reports are confidential
- 13 Property Purchase under Head of Estates Delegation
 - Information relating to the financial or business affairs of any particular person (including the authority holding that information);

14 Estates Property Matters

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

ITEM 7 To receive and, where necessary, adopt the following reports of Committees

To receive and, where necessary, adopt the following reports of Committees:

(Some reports may involve the disclosure of exempt information. If the Council wishes to debate them, for each individual case the Council will need to adopt a suitable motion).

7.1 To receive the minutes of the following meetings:

- 7.1.1 Cabinet – 15 February 2017
- 7.1.2 Northern Area Planning Committee – 16 February 2017
- 7.1.3 Southern Area Planning – 21 February 2017
- 7.1.4 Overview and Scrutiny Committee – 22 February 2017
- 7.1.5 Northern Area Planning Committee – 9 March 2017
- 7.1.6 Southern Area Planning Committee – 14 March 2017
- 7.1.7 Cabinet – 15 March 2017
- 7.1.8 Planning Control Committee – 21 March 2017
- 7.1.9 Overview and Scrutiny Committee – 22 March 2017
- 7.1.10 Northern Area Planning Committee – 30 March 2017
- 7.1.11 Southern Area Planning Committee – 4 April 2017
- 7.1.12 Planning Control Committee – 11 April 2017

(Note: in relation to 7.1.10, 7.1.11 and 7.1.12 these minutes are not included in the minute book and will be presented at the next Council meeting but members are able to ask questions on resolved items.)

- 7.2 **To adopt recommendations from the following:**
- 7.2.1 Northern Area Planning Committee – 30 March 2017
Recommendations to follow (if any)
- 7.2.2 Southern Area Planning Committee – 4 April 2017
Recommendations to follow (if any)
- 7.2.3 Planning Control Committee – 11 April 2017
Recommendations to follow (if any)

ITEM 11 Property Purchase under Head of Estates Delegation

Report of the Economic Portfolio Holder

Recommended:

- 1. That the decision to purchase the properties identified in the Confidential Annex be noted.**
- 2. That, following completion of the purchases, the budget for property investments be re-established in the Council's Capital Programme at £3M, with the additional sum to be financed from the Capital Receipts Reserve.**

SUMMARY:

- In November 2015, Council approved a delegated authority to the Head of Estates, in consultation with a Member Panel, to purchase property investments (where the timing of the normal Council approval process would reduce the Council's ability to complete the purchase).
- The Head of Estates, after consulting the Panel, has recently exercised his authority to progress the purchase of three properties in Andover.
- In accordance with the original approval, this report is presented to update Council on the details of the purchase.

1 Introduction

- 1.1 The Council's Medium Term Financial Strategy (MTFS) sets the aim of working to a position where the Council is not dependent on the government's revenue support grant.
- 1.2 The workstream known as Project Enterprise has been established to progress this element of the MTFS.

2 Background

- 2.1 In recognition of the fast pace of the local property market, Council approved a delegated authority to the Head of Estates, in consultation with a cross-party Member panel, to purchase property investments from a pre-approved capital budget. A sum of £3M was approved for this purpose.
- 2.2 The panel consists of Cllrs Carr, Giddings, Hurst, Stallard and Ward.

- 2.3 The panel was established as a means of enabling approval of property investments where the timing of the traditional Council approval process would reduce the Council's ability to complete the purchase. The reasons for the use of the Panel in this case are set out in section 5 of the Confidential Annex.
- 2.4 A requirement of setting up the panel was that the details of any property approvals would be reported to the next Council meeting. The panel has recently considered a report recommending the purchase of three houses in Andover. The purpose of this report is to update Council on that decision.

3 Corporate Objectives and Priorities

- 3.1 Project Enterprise has been established to support the objectives of the MTFs, by increasing the Council's income in order to reduce its reliance on government support. The income generated from the investments approved by the Member Panel will work towards achieving this objective.
- 3.2 The properties considered by this report will also help to deliver the Corporate Plan objective of, Live where the supply of homes reflects local needs.

4 The Properties

- 4.1 The properties that the Panel approved are three former Council-owned houses in Andover. A copy of the report that was sent to the Member panel is attached as a Confidential Annex.
- 4.2 All five Councillors on the Panel approved the purchase.
- 4.3 The property surveys and conveyancing work required to complete the purchases are currently underway. Once the purchases are complete, it is expected that the Council will lease them to Valley Housing Ltd, (the Council's 100%-owned property management company) for future management and letting.

5 Risk Management

- 5.1 An evaluation of the risks associated with the matters in this report indicate that further risk assessment is not needed because the issues covered do not represent significant risks or have previously been considered by Councillors.
- 5.2 The risks associated with the purchases are explained in section 7 of the Confidential Annex.

6 Resource Implications

- 6.1 The business case for the purchase is shown in more detail in section 3 of the Confidential Annex.

- 6.2 The amount approved to complete the purchase is £572,400 and will be financed from a pre-approved budget of £3M in the Council's Capital Programme.
- 6.3 Once completed, it is expected that the amount remaining in the Capital Programme budget will reduce to £2.43M.
- 6.4 It is recommended that this budget be re-established at £3M after the completion of the purchase, with the additional amount to be financed from the Capital Receipts Reserve.

7 Legal Implications

- 7.1 The legal work required to complete the purchase of the properties is underway.

8 Conclusion and reasons for recommendation

- 8.1 The Head of Estates has exercised his delegated authority to progress the purchase of three houses after consultation with the cross-party Member panel established for that purpose.

<u>Background Papers (Local Government Act 1972 Section 100D)</u>			
<u>Confidentiality</u>			
It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.			
No of Annexes:	1 confidential annex	File Ref:	
(Portfolio: Economic) Councillor Giddings			
Officer:	Acting Head of Revenues (Local Taxation) & Project Enterprise	Ext:	8540
Report to:	Council	Date:	12 April 2017

