

STRATEGY AND EXTERNAL RELATIONS

A record of decisions made by the Executive Member with responsibility for Strategy and External Relations on:-

WEDNESDAY, 31ST MARCH, 2010

following consideration of the matters detailed below in the presence of:-

Councillor Morris	Executive Member for Strategy and External Relations
Councillor J. Walsh	Major Opposition Spokesperson
Councillor Hayes	Minor Opposition Spokesperson
Mr. S. Arnfield	Director Corporate Resources
Mr. A. Eastwood	Director of Chief Executive's Department
Mr. K. Davies	Director of Development and Regeneration
Mr. D. Mee	Estate and Property Manager
Mr. A. Jennings	Democratic Services Manager

50. MONITORING OF EXECUTIVE MEMBER DECISIONS

The Director of Chief Executive's Department submitted a report which monitored the progress of decisions within the portfolio of the Executive Member for Strategy and External Relations.

The Executive Member for Strategy and External Relations NOTED the progress of the decisions taken and agreed that an update on 30 Mawdsley Street be provided at the next meeting.

51. HORWICH PARKWAY – EXTENSION TO STATION CAR PARK

The Director of Corporate Resources submitted a report that proposed the grant of a lease for the extension of the existing car park at Horwich Parkway Station to create a further 94 spaces.

The cost of provision of the car park infrastructure would be paid by GMPTE from the Accelerated Transport Programme and the proposals met the requirements of Policy A14 of the Unitary Development Plan, in that the Council was promoting park and ride as a means to reducing the number of private car trips.

Furthermore, the necessity to achieve best consideration from the disposal did not apply as the Council was seeking to improve the environmental wellbeing of the Borough. The Local Government Act 1972: General Disposal Consent 2003 gave the Council the appropriate powers to grant such leases in these circumstances.

The lease was subject to the necessary planning permission.

The Executive Member AGREED –

(i) the disposal of Council owned land at less than market value to Greater Manchester Passenger Transport Executive, subject to the necessary planning approval, and that the Director of Chief Executive's be authorised to complete the necessary legal documentation; and

(ii) that the purpose for which the land is to be disposed of at an undervalue is likely to contribute to the promotion or improvement of the environmental wellbeing of the Borough as set out in the General Disposal Consent (England) 2003.

52. HORWICH ST MARY'S FOOTBALL CLUB – SCHOLES BANK

The Director of Corporate Resources submitted a report that advised the Executive Member of objections received to the proposed disposal of public open space pursuant to the grant of a lease of land to Horwich St Mary's Football Club.

The report advised that the issues raised in the letters of objection could generally be construed as relating to planning matters and dealt with as part of the planning application, although the Executive Member was requested to give due consideration to them in accordance with the disposal of Public Open Space procedure.

The Executive Member AGREED – (i) the proposed letting of the land, edged black on the plan appended to the report, to Horwich St Mary's Football Club on the previously agreed terms, subject to the necessary planning approvals; and NOTED

(ii) the objections received in accordance with the provisions of Section 123 (1) (2A) of the Local Government Act 1972.

CONFIDENTIAL ITEMS

The background papers and reports in relation to the following items were considered confidential as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 and that it be deemed that, in all the circumstances of the case, the public interest in their exemption outweighs the public interest in their disclosure.

53. LEASE MANAGEMENT SERVICE – RENEWAL OF BROMWICH STREET LEASES

The Director of Development and Regeneration submitted a report that sought the Executive Member's approval for the proposed renewal of six leases to properties on Bromwich Street, including the new rental terms and the length of lease.

The lease management scheme portfolio consisted of 45 properties, including 30 units in 6 blocks on Bromwich Street providing short and long term accommodation.

The Executive Member for Housing, Neighbourhoods and Regeneration had approved the continuation of the lease management scheme in the Bromwich Street area at his meeting on 30th March, 2010.

The Executive Member AGREED the proposed renewal of the six leases including the new rental terms as now detailed.

54. INDUSTRIAL ESTATES REVIEW

The Director of Development and Regeneration submitted a report that presented the findings and conclusions from the strategic and value for money reviews of the Council's industrial estates as the first phase of a two part review.

A joint Corporate Resources and Development and Regeneration project group had been undertaking the review of the Council's industrial property portfolio within the context of the value for money programme with the following aims:-

- to ensure that the portfolio continued to deliver the Council's twin community strategy priorities of improving prosperity and narrowing the gap in favour of disadvantaged neighbourhoods and communities;

- to determine the function of the assets in the local business accommodation market and the Council's role in delivering this service; and
- to improve the financial performance of the estate to maximise income and asset value whilst also achieving financial efficiencies in line with corporate objectives.

The report analysed the performance of the Council's seven small industrial estates against a range of strategic, operational and performance based criteria. It concluded that the estates were performing well as investment assets, with further prospects for improvement. A number of performance management improvements were required to achieve this and they were identified in the report. A revision to the budget income target was also advised.

The Executive Member NOTED the findings of the strategic and value for money review of the Council's industrial estates and APPROVED the performance improvement programme and the retention of the industrial estates as corporate investment assets.

55. 14 BRACKLEY STREET FARNWORTH

The Director of Corporate Resources submitted a report that reminded the Executive Member of the use of the emergency powers procedure to progress the acquisition of a lease of 14 Brackley Street, Farnworth to provide a work shop to provide employment and training advice in the locality.

The Executive Member NOTED the report.

56. 18 CROMPTON ROAD STONECLOUGH

The Director of Corporate Resources submitted a report that sought the Executive Member's authority for the disposal of 18 Crompton Road, Stoneclough to assist The Sycamore Project in the delivery of their Youth Activities Programme and the

physical and social regeneration of the area.

The report reminded the Executive Member that Zac's Sycamore Project had been working in Farnworth for over eight years offering a wide ranging programme and it was proposed that a lease of the property at below market value would assist the Project in their existing and proposed work and enable them to both have a base in the area.

Under the General Disposal Consent (England) 2003, authority was given to the Local Authority to the disposal of land where it considered that the purpose for which the land was to be disposed was contributing to the achievement of any one or more of the following objectives in respect of the whole or any part of it's area, or of all or any persons resident or present in it's area.

- a) The promotion or improvement of economic well-being.
- b) The promotion or improvement of social well-being.
- c) The promotion or improvement of environmental well-being

and the difference between the unrestricted value of the land to be disposed of and the consideration for the disposal did not exceed £2m.

The report indicated that Bolton at Home were to consult nearby residents in sheltered accommodation regarding the proposal.

The Executive Member AGREED – the disposal (subject to the necessary planning permission) of the Council owned land and buildings to The Sycamore Project/Zac's Bar by way of a 25 year full repairing and insuring lease at a peppercorn rent for the first five years (thereafter subject to review) at less than the best consideration that could possibly be achieved on the basis that the purpose for

which land is to be disposed of at an undervalue is likely to contribute to the promotion or improvement of the environmental wellbeing of the Borough as set out in the General Disposal Consent (England) 2003 and that the Directors of Corporate Resources and Chief Executive's be authorised to finalise the terms of the disposal and draft the necessary documentation.

57. URGENT ITEM AUCTION OF PROPERTY ON DEANE ROAD

In accordance with the Local Authority's Executive Arrangements and Access to Information Regulations 2000, the Chairman of the Corporate Issues Scrutiny Committee had agreed that the following item was urgent and could not reasonably await consideration until the next meeting of the Executive Member.

The Director of Corporate Resources submitted a report which proposed the sale of a property on Deane Road by auction.

The Executive Member AGREED to the sale of the property by auction and that the Director of the Chief Executive's Department be authorised to complete the necessary documentation and that, if the property is not disposed of via the auction process, the Director of Corporate Resources be authorised to expedite the matter, along the lines now discussed, using the emergency powers procedure.