



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	8
Title	Property Investment Strategy		
Report Of	Cabinet Member for Regeneration and Economy (Councillor Paul James) and Cabinet Member for Performance and Resources (Councillor David Norman)		
Report Author	Jon Topping, Head of Finance		
Wards Affected	All Wards	Key Decision	Yes

DECISION:

RESOLVED:

- (1) That the Property Investment Strategy, as set out in this report, be approved.
- (2) That the setting up of a Property Investment Board in line with the Terms of Reference as set out in Appendix B be approved.
- (3) That Authority be delegated to the Council Solicitor to negotiate and conclude such documents deemed necessary or desirable to reflect the heads of terms negotiated by the S151 Officer and Head of Place to enable the completion of each acquisition.

RECOMMEND TO COUNCIL:

- (1) That Authority be delegated to the S151 Officer in consultation with the Cabinet Member for Performance and Resources to:
 - a) Amend the capital programme to create a Property Investment fund of £80m in order to acquire new investment property;
 - b) Borrow as required to fund investment property purchases; and
 - c) Amend the Treasury Management Strategy and Prudential Indicators as necessary to reflect the Council's borrowing requirement.
- (2) Subject to the approval of recommendation 1, the following delegations be approved to proceed with the acquisition of assets, subject to the acquisitions meeting the parameters of the Property Investment Strategy:
 - a) Asset purchases of up to £15m to be approved by the S151 Officer in consultation with the Property Investment Board.
 - b) Asset purchases in excess of £15m be referred to the Cabinet.

REASON FOR DECISION:

A Property Investment Strategy is recommended to give a framework in which investment decisions can be made. The approval of this strategy will allow the Council to benefit from historically low borrowing rates in order to provide a net return on each investment the Council decides to make. This income will help to deliver a range of priorities and objectives set out in the adopted Council Plan.

ALTERNATIVE OPTIONS CONSIDERED:

The Council will also consider the opportunity of non-direct property investment through managed funds such as CCLA. These funds aim to provide investors with a high level of income and long-term capital appreciation. They are not however classed as capital expenditure and therefore cannot be financed from external borrowing.

The Council could decide against further property investment and rely on other sources of income and savings to meet the budget deficit of the Council. It is not clear whether such a plan will be sufficient to meet the financial requirements of the council.

OTHER RELEVANT MATTERS CONCERNING THE DECISION:

None

CONFLICTS OF INTEREST (including any dispensations granted):

None

SCRUTINY (including details of call-in procedure where applicable):

This decision will come into force at the expiry of 5 working days from the date of the publication of the decision.

Call-in Deadline: 28 June 2017

CONFIRMED AS A TRUE RECORD:

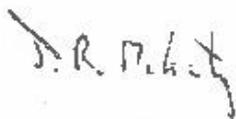
We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012 and is a true and accurate record of that decision:

Decision Maker:

Councillor Paul James
Leader of the Council

**Date:** 21 June 2017**Proper Officer:**

Jon McGinty
Managing Director

**Date:** 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	9
Title	Gloucester Museums Membership		
Report Of	Cabinet Member for Culture and Leisure (Councillor Lise Noakes)		
Report Author	Lucy Chilton, Visitor Experience Manager		
Wards Affected	All Wards	Key Decision	No
DECISION:			
RESOLVED:			
That the current Gloucester City Museum membership price be increased and the benefits package revised as set out in paragraph 3.13.			
REASON FOR DECISION:			
To increase the sustainability of the Museums service and continue to provide an accessible, engaging and exciting experience for visitors and residents, opportunities for income generation need to be maximised.			
ALTERNATIVE OPTIONS CONSIDERED:			
Given the existing limitations on income generation and the unsustainable list of benefits offered under the existing scheme, no change is not considered to be a viable solution.			
Reversion to day tickets only would be a backward step which would reduce income and minimise the potential benefits of recent investment in point-of-sale systems which maximise opportunities for membership services, sales and marketing.			
OTHER RELEVANT MATTERS CONCERNING THE DECISION:			
None			
CONFLICTS OF INTEREST (including any dispensations granted):			
None			
SCRUTINY (including details of call-in procedure where applicable):			
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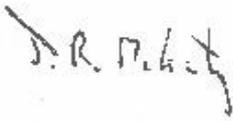
Councillor Paul James
Leader of the Council



Date: 21 June 2017

Proper Officer:

Jon McGinty
Managing Director



Date: 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	10
Title	Voluntary Sector and Community Development Funding and Activities for 2017/18		
Report Of	Cabinet Member for Communities and Neighbourhoods (Councillor Jennie Watkins)		
Report Author	Anne Brinkhoff, Corporate Director		
Wards Affected	All Wards	Key Decision	Yes
DECISION: RESOLVED:			
<p>(1) That the proposed allocation and use of the VCS grants and activities budget for the 2017/18 financial year as outlined in paragraph 3.3 be approved.</p> <p>(2) That Authority be delegated to the Corporate Director, in consultation with the Cabinet Member for Communities and Neighbourhoods to enter into agreements or other documentation as considered appropriate on terms approved by the Council's Solicitor.</p>			
REASON FOR DECISION:			
Community grants offer support to a wide number and range of groups that have a positive impact on the well-being of residents within their neighbourhoods.			
ALTERNATIVE OPTIONS CONSIDERED:			
<p>Consideration could be given to cease offering grants altogether. However, some groups would not be able to meet and or grow community social action and the council recognises the value grants offer to the voluntary and community sector and the social action this helps to generate.</p> <p>Grant funding is an investment into communities. These financial investments support associations which reduce social isolation, encourage physical activity and other outcomes. Consideration should be given to aligning the Community Grants with commissioning that also seeks to achieve these outcomes in partnership with Gloucestershire County Council and other partners.</p>			
OTHER RELEVANT MATTERS CONCERNING THE DECISION:			
None			
CONFLICTS OF INTEREST (including any dispensations granted):			
None			

SCRUTINY (including details of call-in procedure where applicable):

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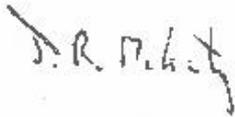
Councillor Paul James
Leader of the Council



Date: 21 June 2017

Proper Officer:

Jon McGinty
Managing Director



Date: 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	11
Title	Regeneration at Kings Quarter		
Report Of	Cabinet Member for Regeneration and Economy (Councillor Paul James)		
Report Author	Philip Ardley, Asset Management Consultant		
Wards Affected	Westgate	Key Decision	Yes
DECISION:			
RESOLVED:			
That it be noted that the progress made with the Kings Quarter regeneration and, in particular,			
(1) The Stanhope Development Agreement for Kings Quarter has now been formally terminated and the transfer with copyright for all the agreed documents completed.			
(2) Our Consultants LDA Design and Jones Lang LaSalle are on target to produce a Business Plan for the Kings Quarter regeneration for consideration by Cabinet at their meeting on 13th September 2017.			
REASON FOR DECISION:			
To achieve a final closure on the Stanhope Development Agreement with a legally binding termination and to note further progress for Kings Quarter regeneration.			
ALTERNATIVE OPTIONS CONSIDERED:			
Non-applicable.			
OTHER RELEVANT MATTERS CONCERNING THE DECISION:			
None			
CONFLICTS OF INTEREST (including any dispensations granted):			
None			
SCRUTINY (including details of call-in procedure where applicable):			
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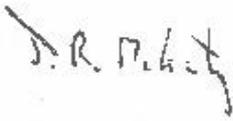
Councillor Paul James
Leader of the Council



Date: 21 June 2017

Proper Officer:

Jon McGinty
Managing Director



Date: 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	12
Title	Railway Station Growth Deal 3 Application Review		
Report Of	Cabinet Member for Regeneration and Economy (Councillor Paul James)		
Report Author	Anthony Hodge, Head of Place		
Wards Affected	All Wards	Key Decision	No

DECISION:

RESOLVED:

That authority be delegated to the Head of Place, in consultation with the Cabinet Member for Regeneration & Economy, to continue to seek funding and submit appropriate bids to deliver improvements around the railway station and its links into the City Centre.

REASON FOR DECISION:

To continue to pursue and secure investment to improve the environment in and around the railway station.

ALTERNATIVE OPTIONS CONSIDERED:

The options considered included:

- 1) Not to submit a bid: this would not have delivered any regeneration benefits
- 2) Submit the original bid without incorporating the comments of the LEP: this is likely to have radically reduced the impact of the project and consequently its potential success
- 3) Submit an enhanced bid that responds to comments made: this was deemed the most appropriate way forward that responded to concerns and prepared a bid that had the maximum opportunity to deliver the growth potential.

OTHER RELEVANT MATTERS CONCERNING THE DECISION:

None

CONFLICTS OF INTEREST (including any dispensations granted):

None

SCRUTINY (including details of call-in procedure where applicable):

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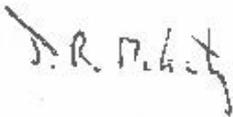
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Date: 21 June 2017

Proper Officer:

Jon McGinty
Managing Director



Date: 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	13
Title	Policy Options to improve the conditions of privately rented properties		
Report Of	Cabinet Member for Housing and Planning (Councillor Colin Organ)		
Report Author	Julie Wight, Private Sector Housing Manager		
Wards Affected	All Wards	Key Decision	No
DECISION: RESOLVED:			
<p>(1) A further report be brought to Cabinet towards the end of 2018 recommending whether or not additional HMO licensing should be implemented in Gloucester and recommending the implementation of other policy options detailed in this report.</p> <p>(2) A policy for the implementation of fixed penalty notices for housing act offences be developed within the next six months.</p> <p>(3) The investigation for the case for a discretionary licensing scheme is postponed until 2018 which will be after the extended mandatory HMO licensing scheme has been implemented.</p> <p>(4) A policy for the implementation of fixed penalty notices be agreed with the relevant Cabinet Member within the next six months.</p>			
REASON FOR DECISION:			
<p>As the Government are about to extend mandatory licensing, it is recommended that any plans to investigate the case for discretionary licensing scheme are postponed until the extended mandatory scheme has been implemented and we are clear on how the changes will affect Gloucester. The extended scheme may cover all the HMO's that are a cause for concern and consequently, the introduction of a discretionary scheme at this stage may result in unnecessary expense and work.</p> <p>The ability to issue fixed penalty notices will provide an expedient method to ensure landlords comply with legislation relating to rented accommodation</p>			
ALTERNATIVE OPTIONS CONSIDERED:			
<p>Gloucester currently has a voluntary accreditation scheme for student accommodation. A scheme to cover all private rented properties, called Fit to Rent, was implemented in 2010 and although it was free to landlords, it did not attract many landlords and therefore an extension of the existing scheme as an option, can be discounted as an alternative to a licensing scheme.</p>			

The Council can choose not to implement the new provisions in the Housing and Planning Act 2016, however, it will then lose the opportunity to recover the income from fixed penalty notices and the ability to impose the additional restrictions on the very worst landlords. Therefore, this option is not recommended.

OTHER RELEVANT MATTERS CONCERNING THE DECISION:

None

CONFLICTS OF INTEREST (including any dispensations granted):

None

SCRUTINY (including details of call-in procedure where applicable):

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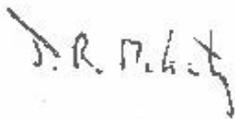
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Leader of the Council



Date: 21 June 2017

Proper Officer:

Jon McGinty
Managing Director



Date: 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	14
Title	Treasury Management Update - Annual Report 2016/17		
Report Of	Cabinet Member for Performance and Resources (Councillor David Norman)		
Report Author	Jon Topping, Head of Finance		
Wards Affected	All Wards	Key Decision	No

DECISION:

RESOLVED:

That the contents of the report be noted.

REASON FOR DECISION:

Non-applicable.

ALTERNATIVE OPTIONS CONSIDERED:

Non-applicable.

OTHER RELEVANT MATTERS CONCERNING THE DECISION:

None

CONFLICTS OF INTEREST (including any dispensations granted):

None

SCRUTINY (including details of call-in procedure where applicable):

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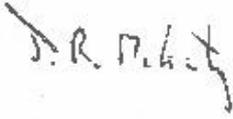
Decision Maker:

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Leader of the Council

Date: 21 June 2017

Proper Officer:
Jon McGinty
Managing Director

Date: 21 June 2017

A handwritten signature in black ink, appearing to read "J. R. McGinty", is written over the printed name of the officer.



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	15
Title	Financial Outturn 2016/17		
Report Of	Cabinet Member for Performance and Resources (Councillor David Norman MBE)		
Report Author	Jon Topping, Head of Finance		
Wards Affected	All Wards	Key Decision	No

DECISION:

RESOLVED:

1. It be noted that:
 - i) The savings achieved in year total £590k
 - ii) The year-end position for the financial year 2016/17 is to increase the Council's General Fund balance by £20k
 - iii) The General Fund balance has increased from £1.635m to £1.655m at the end of 2016/17.
 - iv) That this change in the General Fund balance is after a transfer to earmarked reserves of £692k
 - v) That the business rates pool has returned a surplus of £329k to the City Council.
2. The transfers to and from earmarked reserves as below and detailed in section 8 of this report be approved.

REASON FOR DECISION:

It is a good practice for members to be regularly informed of the current financial position of the Council. This report is intended to make members any of any significant issues in relation to financial standing and any actions that officers are taking in response to identified variances.

ALTERNATIVE OPTIONS CONSIDERED:

When consider how to reduce budgetary pressure or make savings officers explore a wide range of options.

OTHER RELEVANT MATTERS CONCERNING THE DECISION:

None

CONFLICTS OF INTEREST (including any dispensations granted):

None

SCRUTINY (including details of call-in procedure where applicable):

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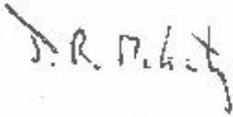
Councillor Paul James
Leader of the Council



Date: 21 June 2017

Proper Officer:

Jon McGinty
Managing Director



Date: 21 June 2017



DECISION RECORD

Gloucester City Council

Publication Date

22 June 2017

Decision Of	Cabinet		
Date of Decision	21 June 2017	Item No.	16
Title	Accommodation Review		
Report Of	Cabinet Member for Performance and Resources (Councillor David Norman)		
Report Author	Jonathan Lund, Corporate Director		
Wards Affected	All Wards	Key Decision	No

DECISION:

RESOLVED:

- (1) That the relocation of the City Council from its existing office accommodation in the Herbert, Kimberly and Philpott Warehouses, Gloucester Docks be supported;
- (2) That the Corporate Director be authorised to commence formal discussions with the County Council to agree terms for the City Council to occupy available accommodation in Shire Hall;
- (3) Potential partial location into City Council owned premises at Westgate Street also be supported;
- (4) The top floor of North Warehouse be retained for Civic and Meetings purposes;
- (5) It be noted that further reports on the potential disposal of the vacated HKP Warehouses will follow in due course.

REASON FOR DECISION:

There are a number of significant factors against remaining in one or all of the existing docks warehouses. These include running, maintenance and repair costs and the costs of downsizing and relocating infrastructure to one warehouse. There are also substantial opportunity costs arising from the potential to generate a capital receipt or revenue stream, the potential to avoid major infrastructure costs and the potential to promote an alternative use of the HKP site which supports the Council's strategic objectives

There are also a number of options for the future. Short term relocation to Shire Hall would avoid HKP related infrastructure costs and allow the City Council to use available county council office space, ICT infrastructure and other facilities management services that would come with serviced Shire Hall accommodation. Shared use of Shire Hall meeting rooms and Council Chamber might also allow the Council to negotiate the release of the top floor of North Warehouse to Regus if it wished. Alternatively, retention of the top floor of North Warehouse for civic and meetings purposes would allow the Council to retain a Civic identity which is distinct from the County Council.

The City Council could choose to couple this option with occupation of the property in Westgate Street, to provide a visible and symbolic presence in the City Centre for the Place group of services. Alternatively it could be considered that accommodation in Shire Hall would be sufficiently city centre based and would avoid the risk of a return to siloed working that Together Gloucester has been designed to remove.

Finally, relocation out of HKP and into available accommodation in 2018 would also allow the Council the time to consider whether to promote the regeneration of the Kings Quarter through investment in a new civic centre or public service hub in the longer term.

ALTERNATIVE OPTIONS CONSIDERED:

In order to try to mitigate the costs of relocating to a single warehouse, maximise either capital receipts, revenue income or both and support further economic and social regeneration the Council has explored a number of alternative accommodation options, these include

Vacate HKP and relocate to North Warehouse, where the Council holds the freehold and where the Civic Suite is currently located. This was discounted on the basis that breaking the existing Regus lease would be problematic and potentially costly and would not serve the economic and business support objectives of the Council. Allowing the lease to come to the end of its term would mean the Council trading water in HKP for 5/6 year.

Relocate to Kings House. This option would require a scheme to design and refurbish a City Council owned property at Kings House. This option was discounted on the basis that there would be significant refurbishment and running costs and it would limit future options for the potential redevelopment of that site. Redevelopment timescales would also prevent an early exit from HKP.

Relocate to new build on Gloucestershire County Council estate. This would require a negotiation to occupy new build accommodation on the site currently occupied by Quayside House or elsewhere at Blackfriars in partnership with County. This option was discounted on the basis that there would be significant development risk and uncertainty associated with a potentially complex design, planning and building project and timescales would prevent an early exit from HKP

Gloucester Language Immersion Centre (GLIC). This County Council owned building has struggled to find a sustainable use since the closure of the language immersion centre. The potential to use the building as a location for the City Council has been explored with the County Council but discounted because the obligations arising from the grant funding which supported its construction mean that an alternative use by the City Council would be expensive. The County Council has plans to maintain a use for the building which is compliant with the original funding grant.

Relocate to existing and vacant office accommodation in Gloucester. The Council owns, leases or could acquire an interest in existing office accommodation to meet its needs. This option is not ideal because the likelihood is that space of sufficient size to accommodate the whole organisation is unlikely to become available at a time and within a budget to make it tenable. However, the Council owns property at Westgate Street, close to Shire Hall, which could be vacant in Spring 2018. The property would

require some refurbishment to make it suitable, but it could offer a visible city centre location for the Council's Place Team (City Growth and Delivery and City Improvement and Environment Teams) and allow an early partial decant from HKP.

Relocate with Gloucestershire County Council. Sufficient space is likely to be available from early 2018, pepper-potted around the Shire Hall estate. The County Council is supportive of this proposal and is open to a negotiation in respect of costs. Relocation to Shire Hall would overcome a number of logistical and infrastructure issues and remove the need for many of the ICT projects that would be necessary in other locations. It would facilitate an early departure from HKP and could allow the release of the top floor of North Warehouse in time if we chose to share meeting and Council Chamber facilities at Shire Hall.

Relocate to new build on Kings Quarter site. This option would require the Council to promote and develop new build accommodation at Kings Quarter. The benefits of this option would be purpose built flexible-use accommodation, potentially providing a wider public service hub and acting as an anchor/pioneer development in the regeneration of Kings Quarter. A number of partner agencies have expressed early willingness to be involved in discussions about the potential for a hub in this location. However, such a proposal comes with development risk and requires a longer timescale which would delay an early departure from HKP.

OTHER RELEVANT MATTERS CONCERNING THE DECISION:

None

CONFLICTS OF INTEREST (including any dispensations granted):

None

SCRUTINY (including details of call-in procedure where applicable):

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Call-in Deadline: 28 June 2017

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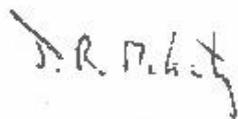
Decision Maker:
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Date: 21 June 2017



Proper Officer:
Jon McGinty
Managing Director

Date: 21 June 2017



CALL-IN PROCEDURE

Call-in should only be used in exceptional circumstances, such as where Members have evidence which suggests that the Cabinet did not take the decision in accordance with the principles set out in Article 13 (Decision Making) of the Council's Constitution.

Call-in of a decision must be requested within five working days of the publication of an executive decision. The request must be communicated in writing to the Corporate Director of Resources by at least five Members of the Council.

Implementation of a decision that has been called-in is suspended until such time as it has been considered by the Overview & Scrutiny Committee and re-considered by the Cabinet in light of the Overview & Scrutiny Committee's conclusions and any recommendations.

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If you have any queries about the content of Decision Records please contact:

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01452 396125