

**Record of
Executive
Decisions
published
09/Nov/2012**



Elaine Waugh
Head of Law and Governance

Civic Centre
Sunderland

9 November 2012

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet

Appropriate Scrutiny Committee:
Scrutiny Committee

Date decision in force:

07/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To note the comments of the Scrutiny Committee and to approve the budget consultation strategy and framework.

Reasons for decision:

To comply with the constitutional requirements taking account of central government guidance.

Alternative options considered and rejected:

There are no alternative options recommended.

Title and author(s) of written report:

Response from Scrutiny Committee - 11 October 2012 - Proposals for Budget Consultation 2013/2014

Contact Officer:

Sonia Tognarelli

Extension:

561 1851

Email:

Sonia.Tognarelli@sunderland.gov.uk

Is this a key decision: No

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

07/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To note the comments of the Scrutiny Committee and to request the Council to approve the proposed transfer of funds.

Reasons for decision:

To respond to variations in expenditure and income which have arisen in 2012/2013 and enable effective budgetary control to be exercised.

Alternative options considered and rejected:

No alternative options are proposed.

Title and author(s) of written report:

Response from Management Scrutiny Committee - 11 October 2012 - Revenue Budget
Second Review 2012/2013

Contact Officer:

Sonia Tognarelli

Extension:

561 1851

Email:

Sonia.Tognarelli@sunderland.gov.uk

Is this a key decision: No

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

07/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To note the comments of the Scrutiny Committee and to recommend to the Council to: - (i) approve the proposed Budget Planning Framework summarised at Section 11 of the report which will guide the preparation of the Revenue Budget for 2013/2014, and (ii) note that the full Medium Term Financial Strategy 2013/2014 to 2015/2016 will be presented to Cabinet in February.

Reasons for decision:

Adoption of the Budget Planning Framework forms an essential part of the process of the preparation and compilation of the Revenue Budget for 2013/2014.

Alternative options considered and rejected:

There are no alternative options recommended.

Title and author(s) of written report:

Response from Scrutiny Committee - 11 October 2012 - Budget Planning Framework 2013/2014 and Medium Term Financial Strategy 2013/2014 - 2015/2016

Contact Officer:

Sonia Tognarelli

Extension:

561 1851

Email:

sonia.tognarelli@sunderland.gov.uk

Is this a key decision: No

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To authorise the Executive Director of Commercial and Corporate Services to procure 5 construction related Frameworks that will replace the existing arrangements that expire on the 31st May 2013. The new Frameworks will be in place from April 1st 2013 up to and including 31st May 2017.

Reasons for decision:

The new framework agreements will provide the skills and capacity to continue current civic building maintenance work, respond to peaks in demand, and to retain existing business and compete for new business opportunities.

Alternative options considered and rejected:

The alternative option is to not enter into the framework arrangements. This will result in an under-capacity in the service to deliver existing and planned commitments the consequence of which will be an unacceptable risk to the delivery of the service.

Title and author(s) of written report:

Procurement of Framework Arrangements for Construction Services

Contact Officer:

Colin Clark

Extension:

561 1502

Email:

colin.clark@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:
19/Nov/2012

Date of decision:
07/Nov/2012

Full description of decision:

To: - a) note and consider the process and consultation undertaken to shape and influence the commissioning of youth activities and activities for younger children; b) agree that these services can be procured for a period of two years from April 2013; c) Agree to receive a further report in March 2013 on the outcomes of this process.

Reasons for decision:

Existing contracts have already been extended by 12 months to end of March 2013 on the understanding that there would be a full re-commissioning of contracts from April 2013. In addition, the new contracts will be based upon new specifications focusing on outcomes for children and young people and extending existing contracts would not allow this important improvement to be made

Alternative options considered and rejected:

The alternative option would be to further extend current contracts. However this will not provide the most effective method of delivering this service as it would not take into account the focus upon outcomes, the views of elected members and young people or the current needs assessment.

Title and author(s) of written report:

Commissioning of Youth Activities and Activities for younger children from April 2013 - report of the Executive Director Children's Services

Contact Officer:

Beverley Scanlon

Extension:

561 1965

Email:

beverley.scanlon@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To agree to the disposal of the Council's freehold interest in 2.47 acres (1 hectare) of land at the former Newcastle Road Baths site to Esh Developments Limited, for residential development, and otherwise on terms to be agreed by the Deputy Chief Executive.

Reasons for decision:

To enable the provision of new residential development and to obtain a capital receipt in respect of surplus land that is not required for operational purposes.

Alternative options considered and rejected:

The alternative options are: - (i) To accept one of the lower offers that has been received. This option would not satisfy the Council's duty to obtain Best Consideration for the land (ii) To not dispose of the site. This would leave the Council with the ongoing maintenance liability of land that is no longer required for operational purposes. Both options have been considered and are not recommended.

Title and author(s) of written report:

Disposal of land at the former Newcastle Road Baths site, Newcastle Road, Sunderland - Report of the Deputy Chief Executive

Contact Officer:

Colin Clark

Extension:

561 1502

Email:

colin.clark@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To agree to the disposal of the Council's freehold interest in 2.47 acres (1 hectare) of land at the former Newcastle Road Baths site for the initial gross offer stated in the report to Esh Developments Limited, for residential development, and otherwise on terms to be agreed by the Deputy Chief Executive.

Reasons for decision:

To enable the provision of new residential development and to obtain a capital receipt in respect of surplus land that is not required for operational purposes.

Alternative options considered and rejected:

The alternative options are: - (i) To accept one of the lower offers that has been received. This option would not satisfy the Council's duty to obtain Best Consideration for the land (ii) To not dispose of the site. This would leave the Council with the ongoing maintenance liability of land that is no longer required for operational purposes. Both options have been considered and are not recommended.

Title and author(s) of written report:

Disposal of land at the former Newcastle Road Baths site, Newcastle Road, Sunderland - Report of the Report of the Deputy Chief Executive

Contact Officer:

Colin Clark

Extension:

561 1502

Email:

colin.clark@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: Yes

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To agree to delegate authority to the Deputy Chief Executive in consultation with the Leader and Cabinet Secretary to agree terms for the disposal of the freehold interest in land and premises at Unit 3 Rainton Bridge South, Houghton le Spring, Sunderland to Connor Solutions Limited.

Reasons for decision:

The Lease of Unit 3 Rainton Bridge South dated 21 August 2001 from the Council to Connor Solutions Limited contains a tenant's, option to purchase the Council's freehold interest in the premises and expansion land adjacent to the same. The Tenant is to exercise this option in accordance with the terms of the Lease.

Alternative options considered and rejected:

Given the contractual obligations under the terms of the lease, there are no alternative options.

Title and author(s) of written report:

Disposal of land and premises at Unit 3 Rainton Bridge South, Houghton le Spring, Sunderland - Report of the Deputy Chief Executive

Contact Officer:

Colin Clark

Extension:

561 1502

Email:

colin.clark@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To: a) Agree to the amendments of the Council's Housing Financial Assistance Policy (policies FAP 12 and FAP 15) as set out in this report. b) Receive and note the empty property projects progress report c) Approve an Empty Homes Cluster Project funded £472,105.15 from Homes and Communities Agency Clusters of Empty Homes Fund and £472,105.15 from Council New Homes Bonus funding.

Reasons for decision:

Implementing the Council's Empty Property projects, in line with the revisions set out within the amended Housing Financial Assistance Policy, will provide the Council with the opportunity to reduce the wasted resource of empty properties in the City through assisting owners to bring them back into use and increase the opportunity to secure optimum New Homes Bonus funding.

Alternative options considered and rejected:

The Council could leave the Housing Financial Assistance Policy as it is but this would not allow the Executive Director of Health, Housing and Adult Services to utilise the Homes and Communities Agency (HCA) funding or New Homes Bonus Funding in a manner flexible enough to encourage the acquisition and/or refurbishment and return to use of empty properties. In turn the New Homes Bonus payments, rewarded for returning empty properties back into use, would not be perpetuated in future years. Residents from the Council's Housing Register would not be rehoused as quickly. This course of action, therefore, is not recommended.

Title and author(s) of written report:

Empty Homes Cluster Project and Amendments to the Council's Housing Financial Assistance Policy in relation to Empty Properties - Report of the Executive Director of Health, Housing and Adult Services

Contact Officer:

Neil Revely

Extension:

561 8947

Email:

neil.revely@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

• To agree that the Low Carbon Energy project proceeds as explained in this report • To agree that the Council is applicant and accountable body for the project and acts as project manager • To agree that the Council enters into partnership and contract delivery arrangements with the project partners (the Registered Social Landlord and the Distribution Network Operator) and sub-contractors where appropriate • To agree that the Council procures a supplier or consortium of specialist training services for the targeted Small and Medium Sized Enterprises SMEs currently estimated at between £250,000-£300,000 • To agree to the procurement of other appropriate services, including external project evaluation, energy audit and community consultation work

Reasons for decision:

As the project involves the management of external funding of more than £250,000. Approval is also required for the project management, procurement and partnership arrangements.

Alternative options considered and rejected:

Four alternative options have been considered as follows: Do nothing - This option has been rejected as it does not contribute to local carbon reduction targets, business development opportunities or the deployment of renewable energy innovations to achieve savings in energy bills for some local householders. Reduce the scale of the project - This option has been rejected because of its more limited contribution to reducing carbon emission levels and its inability to adequately develop the capacity and skills of local SMEs. Increase the scale of the project - This option is rejected due to the unavailability of the additional match funding that would be required. An alternative delivery model - This option is rejected as this delivery method would not be able to deliver the combination of outputs, research, training and deployment activities that the project proposes.

Title and author(s) of written report:

European Regional Development Fund (ERDF) project – Low Carbon Social Housing Pilot - Report of the Executive Director of Commercial and Corporate Services and the Executive Director of Health, Housing and Adult Services

Contact Officer:

Neil Revely

Extension:

561 8947

Email:

neil.revely@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To: a) agree to the recommendations from a recent review of the private landlord accreditation scheme that will seek to update the scheme in keeping with legislative changes; make the scheme 'fit for purpose' and meet relevant strategic aims and objectives and b) agree to amending the delegated decision framework to allow an efficient and consistent approach with regard to the enforcement of the accreditation scheme.

Reasons for decision:

Implementing the recommendations from the review of the private landlord accreditation scheme will provide the Council with the opportunity to look at innovative and proactive ways to improve the standards of accommodation and management approaches within the private-rented sector across the City. It will also allow for a more strategic approach to be taken with regard to the role of the private-rented sector and provide for a central set of standards that are enhanced for different tenant niche markets and in line with other partners requirements, such as the University standards which are particular for students. The review of the private landlord accreditation scheme takes into account, within its recommendations, the new area-based team structure and allows for a more tailored approach within each locality in relation to the private-rented sector.

Alternative options considered and rejected:

To continue with the existing accreditation scheme – • loose partnership working arrangements not clearly linked to strategic aims & objectives • does not reflect tenant niche markets • one size fits all approach which results in diluted achievements • does not reflect the recent growth of private-rented sector in terms of the types of landlords entering the market. Therefore, the continuation of the current accreditation scheme is not recommended. To work within a central framework of standards for the private-rented sector & allow for enhanced standards depending on the market allows for greater partnership working & strategic achievement as well as continuing improvement within the private-rented sector. The role of the private-rented sector in the provision of accommodation has & continues to increase, with no signs of slowing down, therefore a strategic and effective response must be taken; to do nothing could result in a mass of problems & financial consequences.

Title and author(s) of written report:

Sunderland Voluntary Private Landlord Accreditation Review Report - Report of the Executive Director of Health, Housing and Adult Services

Contact Officer:

Neil Revely

Extension:

561 8947

Email:

neil.revely@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

Councillor Gofton declared a Disclosable Pecuniary Interest in item 11 'Sunderland Voluntary Private Landlord Review Report' as she was an accredited private landlord. Councillor Gofton withdrew from the room during the consideration of the report.

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet **Appropriate Scrutiny Committee:**
Scrutiny Committee

Date decision in force:

07/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To agree: I. The development of a new Framework Agreement; II. The expenditure of the SFA funding in excess of £1 million over the next 2 years.

Reasons for decision:

Adoption of the Framework approach is recommended in accordance with EC Directives. A current Framework Agreement is in operation, with an expiry date of 30th November 2012. The new Framework Agreement is required in order to continue the work of Tyne & Wear Care Alliance beyond that date.

Alternative options considered and rejected:

Extend the existing Framework Agreement.

Title and author(s) of written report:

Tyne & Wear Care Alliance Training Provider Procurement - Report of the Executive Director of Health, Housing and Adult Services

Contact Officer:

Neil Revely

Extension:

561 8947

Email:

neil.revely@sunderland.gov.uk

Is this a key decision: No

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None

Record of Executive Decisions Published: 09/Nov/2012

Decision Taker: Cabinet

Appropriate Scrutiny Committee:
Scrutiny Committee

Date decision in force:

19/Nov/2012

Date of decision:

07/Nov/2012

Full description of decision:

To note the comments of the Scrutiny Committee and request the Council to approve the inclusion of the additional scheme for 2012/2013 costing over £250,000 as set out in the Appendix to the report.

Reasons for decision:

To respond to variations in the Capital Programme which have arisen since the 2012/2013 First Capital Programme Review was approved to enable effective budgetary control to be exercised.

Alternative options considered and rejected:

No alternative options are proposed.

Title and author(s) of written report:

Response from Scrutiny Committee - 11 October 2012 - Capital Programme Second Review 2012/2013 (including Treasury Management)

Contact Officer:

Sonia Tognarelli

Extension:

561 1851

Email:

Sonia.Tognarelli@sunderland.gov.uk

Is this a key decision: No

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None