

ASSETS AND INVESTMENT COMMITTEE: MINUTES

Date: Friday 24th June 2016

Time: 10.00am – 11.40am

Present: Councillors Bullen, Dent, Harford, Hickford, Jenkins and Sales

Apologies: None

8. DECLARATIONS OF INTEREST

There were no declarations of interest.

9. MINUTES OF ASSETS AND INVESTMENT COMMITTEE HELD 27TH MAY 2016 AND ACTION LOG

The Committee resolved to approve the minutes and note the Action Log of the Assets and Investment Committee on 27th May 2016.

Members noted that the new company (the housing development vehicle) had been registered at Companies House with the name “Cambridgeshire Housing Investment Company”.

10. COMMITTEE REVENUE AND CAPITAL BUDGETS 2016-17

Members received a report setting out the revenue and capital budgets that would now fall under the responsibility of the Assets and Investment Committee. The relevant budgets were currently in the process of being disaggregated from other committees, primarily the General Purposes Committee. The report also set out the monitoring arrangements of those budgets.

Catherine Kimmet from the LGSS Property Services Team provided an overview of the activities and costs that were funded from within the property budgets. She explained how there were two major budget lines (i) Building Maintenance (water hygiene, gas systems, electrical systems, asbestos, minor repairs and planned maintenance) and (ii) County Offices (cleaning, security, utilities, business rates, rents and service charges).

In response to Member questions, she confirmed that buildings, asbestos and water hygiene were compliant, there were minor matters to be resolved

regarding fire marshals, and some pressure in relation to property budgets. A strategic review of Property Services was taking place which should clarify some issues and make everything much more robust.

In response to a Member question, it was clarified that the building maintenance carried out was only that required by legislation, and did not extend to actions such as redecoration to preserve their value. The strategic review would ensure that there was a rolling assessment of the state of the Council's buildings.

The Committee noted that the list of capital budgets included in the appendix would be constructed in a more logical order as the Assets & Investment Committee's budgets were brought together, and acronyms would also be spelt out.

It was resolved unanimously to note the report.

11. REVIEW OF INVESTMENT REVIEW GROUP PLANNING PROTOCOLS

Members were advised that in September 2015, when the Committee's predecessor, the Investment Review group (IRG) was established, it agreed a protocol to provide guidance to officers as to the Council's approach to negotiating planning consents and Section 106 agreements for sites being brought forward for development. This fitted in with the shareholder's responsibilities to help shape commercial discussions that would take place with the Housing Development Vehicle, especially around affordable housing. The protocol sets out in simple terms the general approach to be taken when negotiating planning consent for County Council land.

Arising from the report, Members agreed that paragraph 3.6 of the protocol should be reworded to say "Each site will be considered on a case by case basis, including consultation with the Local CCC Member, *Parish/Town Council(s) and community, when appropriate*, and any potential areas..." . It was clarified that discussions with Parish/Town Councils and community consultations would usually take place after the discussions with the Local Member.

It was resolved to:

1. Review the existing protocol;
2. Confirm its continuing application;
3. Add additional text to para 3.6 of the report at Appendix 1, following the words 'CCC Member', to read "...and the Parish/Town Council and community at the appropriate time,.....".

12. COMMITTEE AGENDA PLAN

The Committee noted the agenda plan.

It was noted that there would be a report on Energy Investment at the July meeting, and that the August meeting would be cancelled if there was no business.

13. EXCLUSION OF PRESS AND PUBLIC

To resolve that the press and public be excluded from the meeting during the consideration of the following report on the grounds that it is likely to involve the disclosure of exempt information under paragraphs 3 & 5 of Schedule 12A of the Local Government Act 1972 as it refers to information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

14. RED TILE AND NEW BARN FARMS, WARBOYS – OUTSTANDING RENT ARREARS

The Committee received a report seeking approval for initiating forfeiture proceeding to terminate the Farm Business Tenancy at Red Tile Farm, Warboys, on the grounds of non-payment of rent, if the tenant did not surrender the holding voluntarily with immediate effect.

It was resolved unanimously to:

Implement forfeiture proceedings to terminate the current Farm Business Tenancy agreement.

15. FARCET FARMS

A report was presented about an opportunity to purchase three lots of agricultural land that was on the market, with varying degrees of fit in relation to neighbouring County Farm property in Farcet.

It was resolved unanimously to consider express an interest to the selling agents to purchase:

- a) 14.32ha (35.39 acres) within Lot 3 for no more than £8,000 per acre.

16. WISBECH CASTLE UPDATE

The Chairman advised Members that this issue had been considered by the Investment Review group some months previously, at which point that Group had asked officers to come back with different options.

The Committee agreed to defer the report.

17. LOOKED AFTER CHILDREN IN RESIDENTIAL PROPERTIES

A report was presented advising the Committee of proposals to lease a number of vacant county Council residential properties to Service Providers to help meet vulnerable “Looked After Children” and disabled children’s requirements.

It was resolved:

- a) that vacant properties in the report are refurbished where necessary to the required, habitable standard;
- b) that the properties are leased by Cambridgeshire County Council to the service providers at a market rent, for a minimum 6 month period;
- c) that the Council retains the right to terminate the agreement after six months, on an agreed written notice period.

18. PROGRAMME HIGHLIGHT REPORT

A report was presented identifying progress and issues with sites.

The Chairman thanked officers for the report, and commented that the Committee was happy for officers to progress schemes, keeping the Local Members and Parish/Town Councils involved as necessary, and bringing sites back to the Committee as appropriate.

It was resolved to note the report.