

STRATEGY AND RESOURCES COMMITTEE

28 September 2015 at 7.30 pm

MEMBERS: Councillor Ruth Dombey (Chair), Councillor Simon Wales (Vice-Chair) and Councillors Richard Clifton, Tim Crowley, Neil Garratt, Marlene Heron, David Hicks, Jayne McCoy, Wendy Mathys, Steve Penneck, Colin Stears and Jill Whitehead

22. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors David Bartolucci, Richard Broadbent and Marian Radford. Councillor Nighat Piracha attended as a substitute member for Councillor Bartolucci.

23. DECLARATIONS OF INTEREST

There were no declarations of interest.

24. MINUTES

Resolved

That the minutes of the meeting held on 29 June 2015 were agreed as a correct record and signed by the Chair.

25. ANY ITEMS THE CHAIR DEEMS URGENT

The Chair gave a statement relating to the administration's position not to support the development of a new secondary school within Rosehill Park. Cllr Garratt made a statement and asked questions on behalf of the opposition group to which the Chair responded.

26. PERFORMANCE AND FINANCE REPORT, FIRST PERIOD 2015/16

The Committee considered the performance and finance report for the first period of 2015/16.

Resolved

1. That the progress against Corporate Plan priorities be noted.
2. That the forecast net revenue overspend of £1.260m against an agreed net revenue budget of £148.4m be noted along with the actions being taken to bring expenditure back into line.
3. That the net underspend on the capital programme of £506k be noted.
4. That the proposed amendments to the capital programme summarised in Appendix B be agreed
5. That the principles outlined for the new performance management framework and the role of the Commissioning Board be endorsed.

27. PEOPLE PLAN

The Committee considered a report proposing the implementation of the People Plan.

Resolved

1. That the committee acknowledge the progress made by both sides in arriving at an agreement in principle.
2. That the elements of the People Plan, as now agreed in principle with Employee Side, be implemented, subject to a positive union ballot and confirmation of a collective agreement.
3. That implementation should be with effect from 1 April 2016 for those employees in scope working directly for the Council. Implementation for those in scope working in maintained schools and colleges will be September 2016, subject to local governance ratification.
4. That, if the union ballot is not positive, it be agreed that management is mandated to take action to implement the People Plan as early as possible through alternative contractual variation mechanisms. The content of which would be at the discretion of the Council.

28. HR SHARED SERVICE - PROPOSED APPROACH

The Committee considered a report seeking agreement to the approach for developing and implementing a new HR Shared Service between London Borough of Sutton and the Royal Borough of Kingston upon Thames

Resolved

1. That the arrangements for decoupling the current HR Shared Service with LB Merton be noted.
2. That the proposed HR Shared Service with Kingston be progressed on the basis of the approach as set out in the report.
3. That it be agreed that Kingston is the employing authority for the new HR shared service, subject to a detailed proposal being reported to the Committee in December.

29. GOVERNANCE REVIEW

The Committee considered a report detailing changes to the constitution to ensure greater constitutional robustness in terms of decision making.

Resolved

1. That Council is recommended to agree the amended article 7 (Committees) of the constitution attached at Appendix A noting the principles of thresholds of decisions reserved to standing committees.

2. That Council is recommended to agree the revised Section 3, Responsibility for Functions Part 3 attached at Appendix B.
3. That it be noted that urgency procedures will be used to cover interim delegations required as part of shared services as set out at paragraph 4.7.
4. That Council is recommended to agree the amended article 6 (Scrutiny Committees) of the constitution attached at Appendix C.
5. That Council is recommended to agree the amended Section 4 Part 4C (Procedures for dealing with matters at Scrutiny Committee) attached at Appendix D.
6. That Council is recommended to agree amendments to the Budget and Policy Framework (para 27 of Section 4 - Rules of Procedure, Part 4 - Procedures for Dealing with Matters at Committee of the Constitution) as set out at paragraph 4.6.
7. That Council is recommended to delegate authority to the Monitoring Officer to make any consequential amendments to the Constitution arising from the report.

30. AMENDMENTS TO THE CONTRACT STANDING ORDERS

The Committee considered a report proposing changes to Contract Standing Orders following the revised Public Contract Regulations 2015 and the inclusion of a Commissioning Board as an advisory forum for Officers.

Resolved

That the amendments to Contract Standing Orders (CSO) be agreed including:

- The increase in the contract value threshold of £150,000, up to which an exemption from tendering may be sought, to that of the application at which the EU regulations for non-Schedule 3 services apply, i.e. from £150,000 to £172,514 (the value of which is subject to change every 2 years as published by the European Commission)
- The inclusion of the Commissioning Board as an advisory forum to officers on the correct application of the Council's commissioning cycle, before contracts are tendered and contracts are awarded. It will apply when the value of a contract is £172,514 or above.
- Other general changes to accommodate the new regulations and to take account of organisational changes since the existing CSO's were last published.

31. POLLING DISTRICT AND POLLING PLACE REVIEW

The Committee considered a report proposing changes to 5 polling places.

Resolved

That the following changes be approved:

1. Polling District CA
Change of location from Cheam Park Farm Infants School, Molesey Drive, North Cheam, SM3 9UU to St Oswald's Church, Brocks Drive, North Cheam, SM3 9UW
2. Polling District LC

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Change of location from Victor Seymour Infants School, Denmark Road, Carshalton, SM5 2JE to Strawberry Lodge Conference Centre, Strawberry Lane, Carshalton, SM5 2NQ

3. Polling District NB
Change of location from Stanley Park Junior School, Stanley Park Road, Carshalton, SM5 3JL to The Church of the Good Shepherd, Queen Mary's Avenue, Carshalton, SM5 4NP
4. Polling District NC
Change of location from Oaks Park Cafe, Oaks Park, Croydon Lane, Banstead, SM7 3BA to Oaks Golf Club, Woodmansterne Road, Carshalton, SM5 4AN
5. Polling District PB
Change of location from Wallington Public Hall, 3 Stafford Road, Wallington, SM6 9AQ to Holmwood Hall, Wallington United Reformed Church, Holmwood Gardens, Wallington, SM6 0EU

32. CORPORATE ASSET MANAGEMENT STRATEGY GOVERNANCE AND PORTFOLIO MANAGEMENT ARRANGEMENTS FOR THE INVESTMENT PROPERTY PORTFOLIO

The Committee considered a report recommending the Corporate Asset Management Strategy 2015-2019 including proposals for an Investment Property Portfolio. Members requested that any use of delegated authority to the Chief Executive to authorise the acquisition of commercial property up to £5million be reported back to the Strategy and Resources Committee.

Resolved

1. That the portfolio management and governance proposals set out in the report and accompanying policy be agreed.
2. That the Statement of Ethical Investment in Property to guide the growth and management of the portfolio be agreed
3. That the Council commit to the aim of increasing the gross revenue income from property investment by £1.6m by 2019.
4. That it be agreed that all new acquisitions are to achieve a minimum of 2% return net of borrowing and other costs associated with the acquisition.
5. That authority be delegated to the Chief Executive to authorise acquisition of commercial property up to a value of £5m, where the property has been assessed and recommended for purchase in line with the policy for governance and portfolio management with any decisions taken under this authority reported back to the Strategy and Resources Committee.
6. That the disposal of the following properties be agreed either by private treaty or through auction with the reserve price at auction set at the values indicated in the exempt Appendix B:
 - i. Building at 7/7a High Street, Cheam
 - ii. Building at 9/9a High Street, Cheam
 - iii. Building at 11 Lower Road, Sutton

- iv. Land adjacent to Manor Chambers, Throwley Way, Sutton
- v. Land at Bank Mews, Sutton Court Road, Sutton
- vi. Land at North End Tavern, Cheam Common Road, Cheam, subject to further discussions with ward councillors
- vii. Land rear of 105 Stafford Road, Wallington.

33. ASSET MANAGEMENT REPORT - OPTIONS FOR THE FUTURE USE OF THE STONECOURT OFFICE COMPLEX AND THE OLD RECTORY,

The Committee considered a report setting out proposals for the future use of the Stonecourt office complex and the Old Rectory.

Resolved

- 1. That the Stonecourt Offices, Carshalton be declared surplus to Council requirements.
- 2. That the preferred option for the future use of the Stonecourt offices is disposal on the open market
- 3. That following consultation of local groups and stakeholders, officers be authorised to offer the building for disposal on the open market
- 4. That the Old Rectory, Carshalton is declared surplus to Council requirements.
- 5. That the preferred options to be taken forward simultaneously for the Old Rectory are conversion to a Community Visual Arts Centre as proposed by the Friends Group and disposal on a long lease for a mixed residential/commercial use.
- 6. That the option of disposal for a mixed residential/commercial use is to be progressed if the viability of the Community Visual Arts Centre is not established by March 2016.

34. BUILDINGS UTILISATION FRAMEWORK - OPTIONS FOR FUTURE USE OF WALLINGTON PUBLIC HALL

The Committee considered a report recommending the future use of Wallington Public Hall and car park.

Resolved

- 1. That Wallington Hall and rear car park be declared surplus to Council requirements subject to the retention of 40 parking spaces to meet current and future demand.
- 2. That the preferred option for the future use of the Wallington Town Hall and Car park is redeveloping the site for residential use by the Council's Development Company.

35. THE LODGE - HEADS OF TERMS FOR TRANSFER TO ECOLOCAL

The Committee considered a report setting out the final proposals submitted by Ecolocal for the transfer use of the Lodge building in Carshalton from the Council.

Resolved

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1. That Ecolocal is granted a 125-year lease for a mixed-use redevelopment of the Lodge building, Carshalton.
2. That the Council use its power under Circular 06/03: Local Government Act 1972 – General Disposals Consent 2003, to accept the offer of a lease premium totalling £600,000 which is less than best consideration, on the basis that the disposal helps in securing economic, social and environmental well-being of the community.
3. That the Strategic Director for Resources be authorised to complete negotiations with Ecolocal for the lease as set out in the Heads of Terms in this report and direct the Head of Shared Legal Services to draw up the necessary legal documentation for the development works to the building and to exchange and complete on the lease.

36. ASSET MANAGEMENT REPORT - ACQUISITION OF PART OF MILE ROAD FOR PROPOSED POCKET PARK

The Committee considered a report relating to the acquisition of part of Mile Road for a pocket park.

Resolved

That the Executive Head of Asset Planning, Management and Capital Delivery be authorised, in consultation with the Head of The South London Legal Partnership, to complete the legal agreements for the purchase of that part of Mile Road in Hackbridge from Thames Water for a nominal sum (as shown edged on the Plan in Appendix A of the report).

The meeting ended at 9.20 pm

Chair:
Date: