

Agenda

Meeting of : The Cabinet
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Wednesday 28 March 2007
Commencing at : 5.00 pm

1 **Apologies:**

To receive any apologies for absence.

2 **Declarations of Interest:**

3 **To Receive Minutes of Last Meeting:**

To receive minutes of last meeting and to receive updates on the decisions from the respective Portfolio Holders.

4 **Public Question/Statement Time:**

To receive public questions/statements at this meeting.

Please note that in accordance with the Council's Constitution a question/statement may only be asked /made if written notice has been given to the Head of Democratic Services by midday on the working day before the meeting.

5 **Forward Plan (Agenda):**

To consider the Leader's proposed 4 month Forward Plan for the period 1 April 2007 – 31 July 2007 (copy attached) which will become operational from 1 April 2007.

6. **Call-in Decisions:**

To consider any Scrutiny Panel Call-in's of decisions taken at last meeting.

7. **Land at Downton Road - Proposed Swap of Community Land:**

To consider the attached joint report of the Principal Planning Officer (Forward Planning) and Property Manager Legal and Property. The Planning and Economic Development Scrutiny Panel which met on 19 March 2007 noted the report.

Cabinet Member for Planning and Economic Development

Recommended – to approve the land swap as shown on the attached plan to the report with Westbury and instruct Officers accordingly, once a request to vary the original Section 106 has been received from the applicant that a report be taken back to City Area (planning) committee recommending that the Section 106 agreement be amended.



Awarded in:
Housing Services
Waste and Recycling Services



8. [Concept Statement: Highbury and Fisherton Manor School Sites:](#)

[Appendix 1](#) [Appendix 2](#) [Appendix 3](#) [Appendix 4](#)

To consider the attached report from the Planning Officer.

Cabinet Member for Planning and Economic Development.

Recommended – to accept the proposed changes as set out in the report and in the revised Concept Statement attached to the report and adopt the Concept Statement as a material consideration in the determination of future planning applications on the site.

9. [Local Housing Needs and Market Study 2006:](#)

To consider the report of the Head of Strategic Housing.

Cabinet Member for Community and Housing

Recommended – to note

- (1) The findings and recommendations of the Local Housing Needs and Housing Market Study 2006 by David Couttie Associates subject to any final comments being addressed and giving delegated authority to the Head of Strategic Housing to sign-off the research.
- (2) The study provides a sound evidence base for the formulation of policy through the LDF process and revisions to the Housing Strategy.
- (3) The study recognises that to satisfy the affordable housing need in the district that an overall target for affordable housing of up to 50% on suitable sites should be considered. The overall target of 50% includes both housing for social rent (60%) and Shared Ownership Home Buy (40%). These conclusions will be taken forward through the processing of producing the LDF Core Strategy.
- (4) The study concludes that in order to deliver additional affordable housing units the lowest threshold considered viable should be promoted and lower thresholds in rural towns and local centres should be considered.
- (5) To progressing the actions as detailed in paragraph 6.1 (1 to 6).

10. [Proposed Introduction of a Void Letting Standard and End of Tenancy Incentive Scheme:](#)

To consider the attached report of the Acting Housing Manager Area 1.

Cabinet Member for Community and Housing

Recommended – to approve the introduction of a Void Lettings Standard and End of Tenancy Incentive Scheme as outlined in 4 of the report.

11. [Salisbury Vision - Proposed Redevelopment of the Maltings and Central Car Park:](#)

To consider the attached report of the Head of Forward Planning and Transportation.

Cabinet Members for Planning and Economic Development and Resources

Recommended: to

- (1) Authorise the appointment of a specialist consultant to carry out a feasibility study of the proposed redevelopment of the Maltings and Central car park, and possible associated projects, and to make recommendations about the appointment of a developer partner.
- (2) Authorise officers to carry out preliminary work on the identification of any constraints affecting the site;
- (3) Authorise an immediate review of the Council's car parking strategy, with a view to achieving (i) the sustainable distribution of an appropriate number of car parking spaces to serve Salisbury in the future and (ii) the maintenance of the Council's revenue position;
- (4) Authorise the establishment of a budget of £90,000 to cover the cost of engaging appropriate specialist consultants.

12. **Recruitment of Head of the Salisbury Vision Project:**

To consider the attached joint report of the Policy Director, Pam Fox and Head of Marketing, Economic Development and Tourism.

Cabinet Member for Planning and Economic Development

Recommended – to

- (1) approve the establishment of the post of Head of the Salisbury Vision Project, as outlined in paragraph 2.6;
- (2) Approve the additional funding of £67,000 from the LABGI grant as outlined in 3.3; and
- (3) Subject to (1) and (2) above being approved, receive a report back at a future Cabinet meeting reviewing the success of, and future requirement for, the post.

13. **Interim Planned Maintenance Programme:**

To consider the attached report of the Head of Housing Management.

Cabinet Member for Community and Housing

Recommended – to approve

- (1) The interim planned maintenance programme as outlined in appendix 1 be approved.
- (2) that the work to kitchens, bathrooms and external doors be given to our partnership contractor, Mitie, on the same terms and conditions as work allocated as part of the 2006-07 programme

14. **Bemerton Heath Neighbourhood Centre Big Lottery Fund Application:**

To consider the attached joint report of the Heads of Housing Management and Community Initiatives.

Cabinet Member for Community and Housing

Recommended – to agree one of the options in 5 of the report.

15. **Land Disposal at Chatham Close Salisbury for Affordable Housing:**

To consider the report of the Head of Strategic Housing Services.

Cabinet Member for Community and Housing

Recommended – to approve:

- (1) The disposal of the site as identified on the attached plan to Signpost Housing Association conditional on the construction and delivery of the Community Resource centre by December 2009.
- (2) That the Head of Strategic Housing in consultation with the Head of Legal and Property be authorized to negotiate with the proposed tenants to agree stepped rents to achieve market rents based on community use valuations for users of the new centre over a three year period.
- (3) That the Head of Legal and Property be authorized to enter into negotiation to lease the premises to prospective tenants.

16. **Business Rate Write-Offs:**

To consider the attached report of the Head of Revenue and Benefits.

Cabinet Member for Resources

Recommended – to write off the amounts shown on the attached schedule for the reasons indicated and due to the fact that the council is a non-preferred creditor

17. Environment and Transport Overview and Scrutiny Panel:

To receive the recommendation from the Environment and Transport Overview and Scrutiny Panel meeting held on 5 March 2007, arising from the Scrutiny Review on School Transport.

Cabinet Member for Environment and Transport

Recommended to Cabinet: that the government be asked whether it planned to extend the concessionary scheme for those over 60 to schoolchildren.

18. Any Urgent Business Requiring a Decision:

19. Exempt Information:

In view of the confidential or sensitive nature of the matters to be considered, the Cabinet will consider excluding the press and public from the meeting during consideration of agenda item 20 on the ground(s) that it (they) may involve the likely disclosure of 'exempt information' as defined in Part 1 of Schedule 12A inserted into the Local Government Act 1972 by the Local Government (Access to Information) Act 1985 and that the public interest against disclosing the information outweighs the public interest in favour of disclosure as explained below:

Paragraph 7 namely: Information relating to the financial or business affairs of any particular person (other than the authority)

Summary of Exempt Matters



Housing Rent Write-Off

David Crook
Acting Chief Executive
20 March 2007