



## Epping Forest District Council

### DECISIONS

<b>Committee:</b>	<b>CABINET</b>
<b>Date of Meeting:</b>	<b>Monday, 7 March 2011</b>

<b>Date of Publication:</b>	<b>15 March 2011</b>
<b>Call-In Expiry:</b>	<b>21 March 2011</b>

This document lists the decisions that have been taken by the Cabinet at its meeting held on Monday, 7 March 2011, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

Gary Woodhall  
Democratic Services Officer  
Office of the Chief Executive

Tel: 01992 564470  
Email: [gwoodhall@eppingforestdc.gov.uk](mailto:gwoodhall@eppingforestdc.gov.uk)

### **Call-In Procedure**

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: [www.eppingforestdc.gov.uk/local\\_democracy](http://www.eppingforestdc.gov.uk/local_democracy)

Decision No:
-----------------

### **3. MINUTES**

#### **Decision:**

- (1) That the minutes of the meeting held on 31 January 2011 be taken as read and signed by the Chairman as a correct record.

## **7. PLANNING FOR REAL EXERCISE - LEADER LODGE, NORTH WEALD**

### **Decision:**

- (1) That a "Planning for Real" exercise be undertaken by Hastoe Housing Association in relation to the Council-owned building and associated land at Leader Lodge in North Weald, in order to consider a range of options for the future use of the site and to help determine an appropriate and viable approach for the future;
- (2) That residents in the vicinity of Leader Lodge, Ward Members and representatives of North Weald Bassett Parish Council be invited to take part in the Planning for Real Exercise;
- (3) That the outcome of the Planning for Real exercise be reported to a future meeting of the Cabinet to determine the future use of the land including, if appropriate, the detailed arrangements for any development, including: the mix, tenure, rent levels, land transfer arrangements (e.g. terms of any freehold/leasehold transfers), residual land value of the scheme (on an "open book" basis) and the use of any resultant capital receipt; and
- (4) That a commitment be given to Hastoe Housing Association, in advance of the Planning for Real exercise, that if the outcome of the exercise resulted in a proposal for the development of the site for affordable housing then the land would be transferred to Hastoe HA - at a sum to be agreed by the Cabinet when it received its further report – to undertake the proposed development, at its own risk.

## **8. AFFORDABLE HOUSING DEVELOPMENT - FORMER RED CROSS HALL SITE, WALTHAM ABBEY**

### **Decision:**

- (1) That the land to the rear and side of Roundhills Shops in Waltham Abbey (shown delineated in black on the attached Appendix to the report) - comprising the land previously leased to the Red Cross for the provision of a hall, seven Council-owned garages and associated vacant land – be developed by the Council for the provision of affordable rented housing, in partnership with one of the Council's Preferred Housing Association Partners;
- (2) That the Housing Portfolio Holder be authorised to select one of the Council's Preferred Housing Association Partners to undertake the development following a tender process, based on the indicative provision of 4 X 3 bedroomed houses and 3 x 1 bedroomed flats at affordable rents and:
  - (a) the proposed amounts to be paid to the Council by the housing associations; and
  - (b) any other material considerations considered appropriate by the Housing Portfolio Holder;

- (3) That the selected Preferred Housing Association Partner be required to:
- (a) evaluate the indicative proposal and assess whether or not more affordable properties could be provided on the site, subject to the capital receipt received by the Council being no lower than the selected Housing Association's tendered sum; and
  - (b) submit a detailed planning application for the proposed scheme at its own cost and risk;
- (4) That, subject to the receipt of planning permission and the selected housing association undertaking the approved development, the selected housing association be granted a 125 year lease for the land for the agreed sum, with the Council receiving nomination rights in accordance with the District-wide Nominations Agreement;
- (5) That any capital receipt arising from the transfer be retained as a usable capital receipt for use in the future, and not be ring-fenced to facilitate the provision of affordable housing on another site; and
- (6) That if the selected tender results in a negative valuation, with grant required to make the proposed development viable:
- (a) the selected housing association be required to seek grant funding from the Homes and Communities Agency (HCA); and
  - (b) if the HCA does not provide grant funding, a report be submitted to a future meeting of the Cabinet to agree the way forward, including the possible provision of grant by the Council.

**9. LOCAL DEVELOPMENT FRAMEWORK CABINET COMMITTEE - 7 FEBRUARY 2011**

**Decision:**

Adoption of the West Essex Local Investment Plan

- (1) That the draft West Essex Local Investment Plan be recommended to the Cabinet for adoption by the Council, subject to:
- (a) an exchange of letters taking place between the Chief Executives of all three local authorities by 31 July 2011, following formal resolutions by the relevant executive bodies of each local authority, confirming that each District Council gives a commitment that it would not seek to instigate a boundary change in respect of any areas where new housing was developed close to its boundary, other than through mutual agreement, together with the reasons;
  - (b) the proposed exchange of letters further stating that, if a boundary review was instigated by a third party, the affected Councils would work together to ensure the proposed changes were not to the detriment of either Council, particularly in relation to the New Homes

Bonus and nomination rights to affordable housing;

(c) reference being made to the current capacity of the Central Line and the potential constraints this could place upon development within the District;

(d) reference being made to the proposals for community use within the Development Brief for the St John's Road area in Epping; and

(e) reference being made to the West Essex Alliance of District Councils;

(2) That the Council be recommended by the Cabinet to make such a commitment and resolution as outlined in recommendation 1(a) above when it adopts the West Essex Plan at its meeting on 29 March 2011; and

(3) That authority be delegated to the Acting Chief Executive to agree the final version of the Plan, in consultation with the Leader of the Council.

#### **10. ADOPTION OF THE WEST ESSEX LOCAL INVESTMENT PLAN**

##### **Decision:**

(1) That a recommendation be made to Council that the West Essex Local Investment Plan (LIP) be adopted, subject to an exchange of letters taking place between the Chief Executives of all three local authorities, following formal resolutions by the relevant executive bodies of each local authority, confirming that:

(a) each district council gives a commitment that it would not seek to instigate a boundary change in respect of any areas where new housing was developed close to its boundary, other than through mutual agreement together with the reasons; and

(b) if a boundary change was instigated by a third party, the affected councils would work together to ensure that any proposed changes were not to the detriment of either council, particularly in relation to the New Homes Bonus and nomination rights to affordable housing;

(2) That a further recommendation be made to Council that it makes a formal resolution itself to give the commitment referred to in Recommendation (1), at the same time as it agrees to adopt the LIP; and

(3) That the Acting Chief Executive be authorised to agree the final version of the LIP, in consultation with the Leader of the Council.

## **11. ON-STREET DECRIMINALISED PARKING ENFORCEMENT**

### **Decision:**

- (1) That the following be recommended to the Council for approval:
  - (a) That the Northern Essex Parking Partnership be joined by the Council with effect from 1 April 2011;
  - (b) That the Cabinet Member with responsibility for parking matters be nominated as the Partnership Board Member for the District and that the appointment of a deputy be made by the Leader at a later date;
  - (c) That the off street parking operation be retained outside of the proposed Partnership and delivered through the existing contract with Vinci Park;
  - (d) That negotiations be commenced with Vinci Park to enable the permitted two year extension of the contract from September 2012 to August 2014 with respect to off street operations only; and
  - (e) That all surpluses generated through on street enforcement activity within the District from 1 April 2011 would pass to the new Parking Partnership be noted.

## **12. INTRODUCTION OF CREDIT CARD PAYMENTS**

### **Decision:**

- (1) That credit cards be introduced as a payment method for all payments to the Council;
- (2) That a surcharge of 1.6% be applied to payments by credit card to cover the cost of the transaction; and
- (3) That the cost of implementing a credit card surcharge module across all card payment channels in the sum of £11,010 be approved.

## **13. LIMES FARM HALL REDEVELOPMENT - AWARD OF TENDER**

### **Decision:**

- (1) That Contract Standing Order C18a be waived in respect to a variation of £8,656.00 to the original tender submission price on behalf of Beardwell Construction Ltd; and
- (2) That the award of the building contract for Limes Farm Community Facility redevelopment and extension to Beardwell Construction Ltd in the sum of £897,065.00 be approved, on the basis of this tender providing best value for money.

#### **14. PEST CONTROL CONTRACT**

**Decision:**

- (1) That a pest control treatment service be provided through either a normal service contract or an alternative approach such as "a preferred contractor" service sharing with another Council or the re-provision of an in-house service when the existing contract ends on 30 June 2011;
- (2) That a charge be imposed for all treatments in the future, including treatments for rats and cockroaches currently provided free of charge;
- (3) That, following Santia being placed in administration, the acquisition of the business by Rentokil plc be noted;
- (4) That the existing contract be novated to Rentokil plc for the remaining contract period;
- (5) That Contract Standing Orders be waived in order to enable a short term contract with Santia/Rentokil (or another provider if necessary) beyond June 2011, and if necessary with differing terms to the existing contract, to facilitate the completion of a EU procurement exercise;
- (6) That Contract Standing Orders C3(4) and C4 be waived until 30 June 2011 in order to allow, subject to continued satisfactory performance, orders to be placed for pest control services on a monthly basis with Rentokil plc on the same terms as the current contract; and
- (7) That a further report be submitted to a future meeting of the Cabinet on the outcome of the procurement exercise along with options for the setting of fees and concessions and any matters arising from the administration of Santia.

