

## COUNCIL – 17<sup>th</sup> DECEMBER 2015

### RECOMMENDATIONS OF THE EXECUTIVE

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#### **MARKETFIELD WAY: CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING CINEMA, A1, A2 AND A3 RETAIL, TOGETHER WITH 153 RESIDENTIAL FLATS AND UNDERCROFT CAR PARKING**

The Executive Member for Property and Regeneration, Councillor Mrs N.J. Bramhall, presented a report to the Executive on the latest position with regard to the development of Marketfield Way, Redhill which formed part of the regeneration proposals for the area. This report built on the work that had been reported to the Executive in February 2015 that authorised the viability studies undertaken.

The project included the construction of a Cinema, 10 retail units (A1, A2 and A3) together with 153 residential flats and undercroft car parking as part of the regeneration proposals. The development was complex and had required negotiations with multiple parties to establish its viability.

The Executive Member indicated that the proposed scheme represented a significant investment in the Borough one that would provide a lasting positive change in Redhill and for the surrounding area. It was also envisaged that the development would result in new revenue income sources for the Council which would assist it to manage the current budget pressures.

It was noted that the scheme required significant further design development, although sufficient work had been undertaken to progress the scheme to the Planning application stage and to develop the further capital investment required.

The Council had received offers from cinema operators, food and beverage operators, and retailers complying with Planning use class orders A1 and A2. Offers had also been received from Private Rented Sector operators. Details of the companies that had made offers together with updated financial details for the project, including the capital budget, required to make a full Planning Application were presented in the confidential part of the Executive's agenda.

The Executive was also requested to consider amending the Scheme of Delegation to provide the S151 Officer with the flexibility to respond to changes in market conditions that 'increased' the capital spend on a scheme in a cost neutral way, so that the Council could act without delay in those circumstances.

#### **RECOMMENDED that:**

- (i) the Capital Programme be amended to resource the anticipated costs to Planning (completion of Stage 2), as set out in the exempt report in Part 2 of the Executive's agenda;**

(ii) **the Scheme of Delegation be amended as follows: the S151 Officer be authorised to amend the Capital Programme to increase capital spend on a development scheme, subject to the following conditions:**

- **consultation with the Leader, Deputy Leader, Executive Member for Finance and Executive Member for Property & Regeneration;**
- **the net impact of any development scheme cost (compared to the estimated income) is neutral or positive;**
- **a report being provided to the following Council meeting explaining the reason for the amendment; and**
- **the increase in capital spend does not exceed 10% of the development scheme value approved within the capital programme.**

**RESOLVED** that:

- (i) the completion of Stage 1 of the Marketfield Way project and the confirmation of the scheme's viability be noted;
- (ii) the Head of Property be authorised to progress Stage 2 of the Marketfield Way project, in accordance with the strategy set out in the Executive report dated 26 February 2015; and
- (iii) the Marketfield Way project be progressed in accordance with the updated financial parameters set out in the exempt report in Part 2 of the Executive's agenda.

**Reasons for decision:**

To progress the Marketfield Way scheme to Stage 2 in conjunction with agreement for leases and leases with the tenants, culminating in the submission of the Planning Application.

With regard to recommendation (ii), current prevailing market conditions meant that it was not uncommon for both the costs and income associated with a property scheme to show an increase, with a net effect that was either neutral or beneficial to the developer. Where the Council was the developer, it could introduce delays and potentially lead to financial loss to seek Executive and Council approval to amend the Capital Programme in each of these situations.

**Alternative options:**

To not progress the development but seek a funder to do so or do nothing.

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PROPOSAL TO ENTER INTO A JOINT VENTURE**

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The Executive Member for Property and Regeneration, Councillor Mrs N.J. Bramhall reported to the Executive on a significant opportunity for the Council to work in partnership with the private and public sectors to bring forward a scheme in the south of the Borough to provide employment opportunities in the area.

The report asked the Executive to consider entering into a Joint Venture (subject to oversight and conditions with suitable partners) to bring forward the development. As part of the joint initiative it was proposed that the Council would make a capital investment into the Joint Venture that would bring forward a Planning Application for the development (Planning Use Class B1 offices and associated uses) to support a leading business park. It was proposed that the Council would be an active participant in the project which if successful could provide significant social, economic and environmental benefits.

The Executive Member emphasised the complexity of the proposal and indicated that some of the key ingredients were currently confidential pending the completion of ongoing negotiations. This included the viability study; proposed heads of terms for a joint venture; financial and land ownership details; and details/terms for the potential Joint Venture Partners. These confidential documents were provided to the Executive in the Exempt part of its agenda.

The Executive were informed of the key stages to manage the project that included the initial viability; development of a site master plan; agreement with occupiers of the land; seeking planning permission (and associated consultation); obtaining construction tenders and construction of the development (which was likely to be phased).

**RECOMMENDED that the Head of Finance be authorised to make the necessary amendment to the Council's capital plan to fund stage 1 and stage 2 costs.**

**RESOLVED** that:

- (i) the Head of Property be authorised, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration to finalise and agree terms and enter into binding legal agreements with landowners to form Joint Venture Limited Liability Partnerships (LLP) or Companies (New Co) to bring forward for Planning and subsequently development the Employment land in Horley on the land as shown at Annex 1 to the Executive's report, and subject to the key stage sign off set out in the Executive's report;

(ii) the Chief Executive and Head of Property be appointed the Council's representatives to the LLP/New Co, and in accordance with the delegations herein to give all necessary instructions to the LLP/New Co to progress development of the employment land, subject to key stage sign off set out in the Executive's report;

(iii) the Head of Finance be authorised, in consultation with the Head of Property and the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to make the necessary arrangements to finance stage 1 and stage 2 costs, as set out in Annex 4 (in the Exempt part of the Executive's agenda), through the Limited Liability Partnership or Company, subject to suitable security arrangements being made within the LLP/Company for the funding, and subject to the key stage sign off set out in the Executive's report;

(iv) the Head of Finance be authorised to provide management accounting services to the Joint Venture vehicle and to make suitable arrangements for statutory accounting and reporting requirements;

(v) the Head of Property be authorised, as the Council appointed representative, in consultation with the Head of Finance, Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to permit the LLP/New Co to make the necessary consultancy and contractor appointments to progress the project and submit a Planning Application, subject to the approved budget as set out in Annex 4 (in the Exempt part of the Executive's agenda);

(vi) the Head of Property be authorised, as the Council's representative to the property vehicle, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to instruct the LLP/New Co to enter into necessary agreements with the Council and other public sector organisations to bring forward development on the Horley Employment Land;

(vii) the Head of Property be authorised as the Council's representative to the property vehicle, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to instruct the LLP/New Co to negotiate, agree and enter into Agreement for Leases and Leases with commercial organisations for pre lets subject to the key stage sign off set out in the Executive's report;

(viii) the Head of Property be authorised, as the Council's representative to the property vehicle, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to instruct the LLP/New Co to acquire land by Private Treaty. A list of site owners was set out at Annex 5 (in the Exempt part of the Executive's agenda), and is subject to key stage sign off set out in the Executive's report;

(ix) the Head of Property be authorised, as the Council's representative to the property vehicle, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to authorise the LLP/New Co to enter into an indemnity with the Council with regard to CPO costs incurred in land assembly for the development of the Employment Land in Horley;

(x) the Head of Property be authorised, as the Council's representative to the property vehicle, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to instruct the LLP/New Co to appoint the necessary Consultants and Contractors to prepare the necessary documentation to obtain competitive construction tenders, subject to key stage sign off set out in the Executive's report; and

(xi) the Head of Property be authorised, as the Council's representative to the property vehicle, in consultation with the Leader of the Council, Deputy Leader of the Council, Executive Member for Finance and Executive Member for Property and Regeneration, to instruct the LLP/New Co to agree and sign construction contracts subject to key stage sign off set out in the Executive's report.

**Reasons for decision:**

To progress the Council's Five Year Plan (2015-2020) that identified a number of objectives for the Council, including 'to create new jobs for our residents' benefit and to ensure there was a resilient, vibrant economy'. This would be achieved through a number of measures including promoting the Borough as a place to do business, securing resources to maintain and improve business related infrastructure, and working with partners and businesses to ensure that benefits of wider economic growth were enjoyed in the Borough.

In line with Policy CS5 of the Council's adopted Core Strategy (2014) which confirms that the Council would promote and support continued sustainable economic prosperity and regeneration in the Borough. This would include planning for a range of types and sizes of employment premises to cater for the needs of established, growing and start-up businesses; and ensuring sufficient flexibility to meet their changing needs and attract new businesses.

**Alternative options:**

Do nothing and allow market forces alone to determine whether the land is developed in support of our local prosperity aspirations.

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**LAVENDER SANDPIT, COCKSHOT HILL, REIGATE: FEASIBILITY OF POTENTIAL RESIDENTIAL DEVELOPMENT AND CREATION OF NATURE RESERVE**

Councillor Mrs N.J. Bramhall, Executive Member for Property and Regeneration presented a report on proposals to undertake a feasibility study into developing one third of the site of Lavender Sandpit, Reigate for housing purposes and the creation of a nature reserve/green open space on the remaining two thirds of the site.

It was noted that Lavender Sandpit was a former sand quarry. The site was currently fenced off as it had been subject to incursion and currently there was no significant public access to the site. The site was designated as Urban Open land; a Regionally Important Geological site for good exposure of the Hythe beds and was a Site of Nature Conservation Importance due to its invertebrate interest.

Preliminary informal studies indicated that a small residential development to the south of the site could be investigated and that if this proved to be viable it could assist to fund public improvements on the site including the creation of a nature reserve and a 10 year site management plan to cover the ecological and geological interests.

The Executive was therefore requested to support the provision of the capital resources required to enable the first tranche of feasibility/viability studies.

**RECOMMENDED that the Capital programme be revised to provide the funding of up to £40,000 for the feasibility surveys.**

**RESOLVED** that the Head of Property Services be authorised, in consultation with the Executive Member for Property and Regeneration, to make the necessary consultant appointments to carry out feasibility studies, not exceeding the budget of £40,000, to assess the possibility of a small residential development on part of the site, with the creation of green open space on the remainder of the site.

**Reasons for decision:**

To undertake the feasibility studies to establish if it was possible to create a small residential development on the southern third of the site, which would unlock the potential of the entire site (currently disused, fenced off and subject to incursion).

The funds from the sale of any residential development would help finance a 10 year management plan to enhance the semi-natural habitats and the creation of footpaths and a nature reserve.

**Alternative option:**

None.

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**EARLSWOOD DEPOT ANNUAL REPORT AND  
ACCOMMODATION**

The Deputy Leader and Executive Member for Parks and Recycling, Councillor A.J. Kay, informed the Executive of the excellent progress that had been made at Earlswood Depot over the last year and put forward proposals to refurbish the office accommodation at the Depot.

The Deputy Leader reminded the Executive of the changes that had been introduced at the Depot in September 2014, which had better integrated the Depot with the Town Hall and had led to operational efficiencies and improved performance.

As part of this review the office accommodation at the Depot had been identified to be underused. Councillor Kay indicated that this provided an opportunity, if the offices were refurbished to bring them up to date, to consolidate the space, create potential rental income for the Council, and save on rates and service charges. It was noted that, although the payback on the investment would take over 10 years if one floor was let, this standard of refurbishment would provide staff working hard to drive key income generation initiatives with a fit for purpose working environment.

The Executive considered that the contribution that the Depot based services were making to the Council's aim to be more commercial and financially self-sufficient, alone warranted this investment. Although more basic refurbishment options had been costed and considered as part of the feasibility study, these were rejected as they would not achieve the space efficiencies to allow for the opportunity of renting out a floor, due to the reliance on re-using existing furniture, nor upgrade the accommodation to the good standard of that elsewhere on the Depot site and at the Town Hall.

To achieve this refurbishment the Executive was requested to recommend a capital investment of £370,000 (including contingency funding) so that the improvements as outlined in the report could be progressed.

**RECOMMENDED that the capital funding of £370,000 be approved for the refurbishment of the office accommodation at the Earlswood Depot (set out at Option b in paragraph 53 of the report) and the Head of Finance be authorised to update the Capital Programme accordingly.**

**RESOLVED** that:

- (i) the very good progress made in services based at the Earlswood Depot over the past year, including the efficiencies achieved and increasingly commercial approach to services set out in the report be noted; and
- (ii) subject to Council approval of capital funding, the Head of Recycling and Cleansing, in consultation with the Deputy Leader of the Council, be authorised to:
  - a) implement the changes to the office accommodation at the Earlswood Depot as set out in the report; and
  - b) procure the necessary goods and services in order to implement the changes.

**Reasons for decision:**

To provide an update on the excellent progress made at the Earlswood Depot following the management changes introduced in September 2014, and to enable the Council to rationalise its occupation of the office accommodation at the Depot. This would potentially realise on-going revenue savings and provide an appropriate business-like environment for running commercial services for business customers and residents, and a better quality working environment for staff.

**Alternative options:**

- Do nothing; or
- Recommend to Council that capital funding was made available for more basic refurbishment of the Depot office accommodation.



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## **COUNCIL TAX REDUCTION SCHEME FOR 2016/17**

As the Executive Member for Housing & Welfare had had to give apologies for the meeting, the Leader of the Council, Councillor V.W. Broad, informed the Executive that the Welfare Reform Act required local authorities to introduce a local reduction scheme each year to replace Council Tax Benefit. The scheme affected residents of working age and receiving benefits, or on low levels of income or earnings. The initial scheme established in 2013/14 was continued into 2015/16 and the proposal was to extend it for a fourth year.

The Executive noted that the government funded around 90% of the Council Tax Support cost, with the remainder shared between the Council, Surrey County Council and Surrey Police.

It was noted that the Council had committed to providing support to those who need it, but believed that most residents should make a contribution towards their Council Tax and for using services within the borough. Important elements of the scheme were to ensure that residents did not lose out on support when they entered work and to ensure that disabled residents or those providing care were protected from any reduction in the support they received.

The scheme included a cost of living increase for households in line with those increases applied to the National Housing Benefit scheme.

It was noted that discretionary funding had been allocated to provide further protection for those residents who faced severe financial hardship.

It was also recognised that there would be instances where households were genuinely unable to pay their Council Tax, and these households would be able to receive a further discretionary reduction in their Council Tax under the legislation.

**RECOMMENDED that the local Council Tax Reduction Scheme for 2016/17, as outlined in the report, be adopted.**

**RESOLVED** that the Council Tax Reduction Scheme, being recommended, be noted as a version of the Scheme introduced in 2013/14 with some changes to reflect increases in the cost of living in line with other benefits and allowances.

### **Reasons for decision:**

The initial local scheme was introduced from 2013/14 and had been effective in reducing the level of support awarded whilst ensuring that those residents who were most vulnerable were not penalised unfairly.

Those residents who were disabled or provided care for other disabled people were exempt from any reductions in their support compared to the former national scheme, and would receive maximum support based on the Council Tax Benefit scheme which was abolished in 2013.

Council Tax collection rates from residents receiving support had been positive, and processes were in place to recover arrears from residents who choose not to pay.

**Alternative option:**

- To further reduce the level of support; or
- To adopt the criteria of the former Council Tax Benefit scheme and increase the level of support payable.

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**HALF YEARLY TREASURY MANAGEMENT REPORT FOR 2015/16**

The Executive received a report on treasury management performance for the first half of the financial year. The report covered treasury management performance up to Period 6, which showed that the overall projected outturn was a small under-recovery against the budget.

The report also provided an update on the Investment Strategy, Borrowing Strategy, and Cash Management Strategy. The Executive noted that no changes were proposed to any of these strategies.

It was noted that from the Prudential Indicators that the Capital Programme and the Capital Financing requirement had been updated to take account of carry forwards and other proposed changes (the details of which were set out in the report under the Service and Financial Planning 2016/17 item, above; and the Borrowing Limits were unchanged from when the current Strategy had been adopted earlier in the year.

The Executive also received an update on the Economic Conditions and Expected Movements in Interest Rates provided by the Council's advisors, Capita Asset Services.

**RECOMMENDED that the Treasury Management Performance for the year to date and the prudential indicators be noted.**

**Reasons for decision:**

To comply with the requirements of the regulatory framework for treasury management and meet the Council's reporting requirements.

**Alternative option:**

Accept the report, but ask Officers to provide more detail on some specific issues contained in the report.

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**DEVELOPMENT OPTIONS FOR 16-46 CROMWELL ROAD, REDHILL**

Councillor Mrs N.J. Bramhall, Executive Member for Property and Regeneration reported to the Executive on proposals for the partial redevelopment of 16-46 Cromwell Road Redhill.

The Executive recalled that this site, along with adjacent ownerships, had previously been explored for development of a food store. However, it was noted that it was now unlikely that a comprehensive development of the site would be possible as there was no current food store interest and one of the adjacent owners was pursuing a separate scheme.

As a result the Council had been considering the future of this asset and how, as a key regeneration opportunity site, it could contribute to the revitalisation of this part of Redhill town centre. It was noted that the current development was no longer fit for purpose, with poorly modified shop units and split level flats that represented a poor use of space and of the building footprint.

To make a significant improvement to this area it was proposed to refurbish and extend the property, providing better space inside the shops with a more attractive and uniform frontage, and converting and extending the upper floors to create 24 two-bedroom flats as shown on indicative floor plans included in the report.

It was proposed that the flats would be sold to produce a capital receipt and the shops would be let and retained to provide a revenue stream for the Council arising from the rental income. The financial implications of these proposals were presented in the Part 2, exempt part of the agenda.

**RECOMMENDED that the Head of Finance be authorised, in consultation with the Head of Property, Leader of the Council, Deputy Leader and Executive Members for Property and Regeneration and Finance, to make the necessary arrangements to finance the project from reserves subject to key stage sign off set out in this report and to include the costs of the project within the Capital Programme as detailed in the Exempt part of the agenda.**

**RESOLVED** that:

- (i) the Head of Property be authorised, in consultation with the
- Head of Finance
  - Leader of the Council
  - Deputy Leader of the Council
  - Executive Member for Property and Regeneration; and
  - Executive Member for Finance

to make the necessary consultancy and contractor appointments to progress and submit a Planning Application for the development of 16-46 Cromwell Road, Redhill, in accordance with the budget envelope set out in the exempt report in Part 2 of the agenda;

- (ii) the Head of Property be authorised, in consultation with the Leader of the Council, Deputy Leader and Executive Members for Property and Regeneration and Finance to market the development of 16-46 Cromwell Road, Redhill and negotiate, agree and enter into Agreement for Leases and Leases with commercial, public or other organisations subject to the key stage sign off set out in the report;

(iii) the Head of Property be authorised, in consultation with the Leader of the Council, Deputy Leader and Executive Members for Property and Regeneration and Finance to make arrangements to terminate existing leases within 16-46 Cromwell Road, Redhill, under existing Landlord and Tenant Law to facilitate the redevelopment of this site;

(iv) the Head of Property be authorised, in consultation with the Leader of the Council, Deputy Leader and Executive Members for Property and Regeneration and Finance to appoint the necessary Consultants and construction Contractors for the redevelopment of 16-46 Cromwell Road, Redhill, to prepare the necessary documentation and to obtain competitive construction tenders, subject to key stage sign off set out in the report;

(v) the Head of Property be authorised, in consultation with the Leader of the Council, Deputy Leader and Executive Members for Property and Regeneration and Finance to finalise, agree and sign construction contracts subject to key stage sign off set out in the report; and

(vi) the Head of Property be authorised, in consultation with the Leader of the Council, Deputy Leader and Executive Members for Property and Regeneration and Finance to market and sell long leasehold interests on the residential flats subject to key stage sign off set out in this report.

**Reasons for decision:**

As comprehensive redevelopment of the larger Cromwell Road site for a foodstore was unlikely, options had been considered for the future of the asset.

The recommended option maximised the usage of the site, represented the best return on capital employed, increased the income from the asset and increased the value of the residual asset.

**Alternative options:**

- Sell the entire refurbished property as an investment;
- Retain both the shops and flats as an income producing investment;
- Refurbish the existing property;
- Dispose of the property in its current condition and subject to existing tenancies; or
- Do nothing.

**Minute/ Page No. ICT INVESTMENT PROGRAMME**

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The Leader of the Council, Councillor V.W. Broad reported to the Executive on the outcome of work that had been undertaken over recent months to review the Council's ICT infrastructure. The review had identified the need for the Council to invest in this infrastructure to ensure the efficient and effective delivery of the Council's services.

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The report set out the background to recent service decisions and plans which had not come to fruition and had resulted in the Council therefore commissioning a strategic ICT review to fully inform any ICT investment to be recommended. The summary results of that review were presented to the Executive which identified the need to invest in all areas of the Council's ICT infrastructure as detailed in the report.

The Leader emphasised that the provision of efficient and effective ICT was critical to the delivery of all of the Council's services as technology was used in every part of the organisation, as well as by residents accessing services and information. In order for the Council's ICT infrastructure to support these services, it was recognised that regular investment was required.

The Leader therefore recommended additions to the capital programme to support the immediate investment programme, as well as regular ICT investment. The financial details were provided in the exempt part of the agenda.

**RECOMMENDED that the Head of Finance be authorised to amend the Capital Programme to fund the ICT Investment Programme and rolling ICT investment, as set out in the exempt information in Annexes 4, 5 and 6 at Part 2 of the Agenda.**

**RESOLVED** that:

- (i) the outcomes of the recent ICT review, as set out in Annex 1 of the report, be noted;
- (ii) the ICT Investment Programme, as set out in Annexes 2 and 3 of the report, be noted; and
- (iii) Foresight be appointed to oversee the delivery of the ICT Investment Programme under exemption (n) to the Contract Procedure Rules.

**Reasons for decision:**

ICT is critical to the efficient and effective delivery of all Council services. A review has been undertaken which identified a number of areas where the Council should invest in this critical infrastructure to support service delivery.

Failure to invest promptly will impact on the delivery of Council services and increase the risk of service failure, financial costs, legal challenge or reputational damage.

**Alternative options:**

- Request further information regarding the recent ICT review;
- Request that a further procurement exercise be undertaken;
- Amend the recommendation to Council, reducing the capital funding; or
- Reject the recommendations and seek further information regarding the ICT Investment Programme.

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**NEIGHBOURHOOD IMPROVEMENT FUND**

The Leader of the Council, Councillor V.W. Broad referred to an announcement that he made earlier in the year with proposals to introduce a new grant funding scheme to enable ward Councillors to support community projects. The Leader introduced his detailed proposals for the introduction of this scheme which would provide £190,000 to be drawn from the New Homes Bonus to establish a new Neighbourhood Improvement Fund.

The Fund would provide £10,000 per ward to support small community projects. It would involve a simple application process, led by Ward Councillors, and offered an opportunity for smaller community based organisations and community led projects to secure funding.

Ward Councillors would be central to this proposal to allow them to agree the proposals needed for their ward working together and engaging their local communities to identify proposals and deliver improvements in their wards.

It was noted that there would be minimal criteria that the Community & Special Projects Group would utilise to consider and support the application process.

Following Member questions the Leader indicated that he was open to adjoining Ward Councillors discussing joint projects if that was what was needed for their area and that he had not set a time limitation on when the project bids needed to be submitted to allow greater flexibility to Councillors in considering this new initiative.

**RECOMMENDED that the S151 Officer be authorised to transfer £190,000 from New Homes Bonus into a new special revenue budget for the Neighbourhood Improvement Fund.**

**RESOLVED** that:

- (i) the Head of Health & Wellbeing be authorised, in consultation with the Leader of the Council, to approve grants up to £10,000 from the Neighbourhood Improvement Fund; and
- (ii) the Head of Health & Wellbeing be authorised to establish an application process, including appropriate checks and criteria, to support the allocation of funding from the Neighbourhood Improvement Fund.

**Reasons for decision:**

The establishment of a Neighbourhood Improvement Fund would support small community projects. The use of New Homes Bonus is in line with the Government's guidance to fund community infrastructure.

**Alternative options:**

- (i) Approve the recommendations to establish a Neighbourhood Improvement Fund, but with a different level of funding, or with funding provided from a different sources; or
- (ii) Refuse the recommendations.