



EXECUTIVE

BURNLEY TOWN HALL

Tuesday, 1st November 2016 at 6.30 pm

PRESENT

MEMBERS

Councillors Mark Townsend (in the Chair), Bea Foster, Sue Graham, John Harbour, Wajid Khan and Lian Pate.

OFFICERS

Pam Smith	-	Chief Executive
Paul Gatrell	-	Head of Housing and Development Control
David Donlan	-	Accountancy Division Manager
Eric Dickinson	-	Democracy Officer

52. Minutes

The Minutes of the Meeting held on the 20th September 2016 were confirmed as a correct record and signed by the Chair.

53. Minutes of Individual Decisions

The Minutes of the following individual decisions made since the last meeting were noted;

Minute 2 - Closure of Car Park at Mitre Street, Burnley

Minute 3 - Streetscene Re-structure

54. Additional Items of Business and Order of the Agenda

Purpose To seek a change in the guarantor to the Council's outsourcing provider, as a Private item.

Reason for Decision The reason for urgency is to make the decision in a timely manner before circumstances might change.

Decision In accordance with the provisions of Section 100 (B) (4) (b) of the Local Government Act 1972 the Chair decided that the item should be considered in view of the special circumstances outlined and that it should be considered as a Private item, and therefore an item was required to

immediately precede it relating to Exclusion of the Public.

55. Public Question Time

John Rowe addressed the meeting under the Right To Speak policy on the item relating to Council Tax Support Consultation.

56. Council Tax Support Consultation

Purpose To confirm Burnley Borough Council's Support scheme for council for the financial year 2017/18.

Members responded to the Right To Speak from John Rowe.

Reason for Decision The option of updating the scheme to reflect changes incorporated into the national housing benefit scheme was considered and rejected because:

The changes do not reflect the policy objectives of the council; the impact of the changes would be felt most strongly by young, working families

Although the changes would apply to relatively few claimants the impact on those affected would be financially significant.

Decision That the Executive recommend to Full Council that the scheme for 2017/18 remains unchanged from 2016/17 and that a fundamental review of the scheme is carried out during 2017.

57. Empty Homes – Compulsory Purchase Orders

Purpose To seek approval for a range of interventions within the Empty Homes Programme.

Reason for Decision **Compulsory Purchase Orders**

1. The owners of these properties have been contacted and have either not responded at all or have given no reasonable proposals for renovating the property or bringing it back into housing use.
2. These properties are long term vacant properties, being empty, in one case, for 17 years. Others have been vacant for between three and eleven years. Without intervention by the Council through acquisition by agreement or CPO the property may remain vacant, continue to deteriorate, attract anti-social behaviour, fly-tipping and arson, all of which cause fear in local residents, resulting in a declining neighbourhood.
3. Several of the properties are on Branch Road and these are long term vacant properties opposite or adjacent to new build properties and bringing them back in to use will support this new development.

Contractors

4. Through the Vacant Property Initiative and Empty Homes Programme over 120 properties have been acquired, refurbished and re-sold or re let, bringing those properties back into use and providing high quality accommodation.
5. Currently, we use Constructionline to put together a list of contractors that we can use for our refurbishments. These are generally smaller contractors from the local area. The number of smaller contractors that are signing up for Constructionline, and that are renewing their subscriptions, is decreasing.
6. Only the larger companies are now renewing and these types of companies have no interest in smaller renovation projects for us. In order to bring in more local companies we need to be more flexible as to who we can invite to tender and continue to receive the most competitive prices.

Encouraging Landlords

7. The Council wants to support responsible landlords to make further investments in the selective licensing areas. One way we can do this is to pay the fee for Selective Licencing if:
 - a. They purchase an empty property in the designation areas which has been vacant for a minimum of 12 months prior to the landlord purchasing it and
 - b. The property is refurbished to the accreditation standard within 6 months of the landlord purchasing the property.

Environmental schemes

8. The completed Environmental schemes we have so far done with Brennand Street, Dickson Street and Accrington Road have proved popular with local residents and we now want to include Branch Road in to the scheme. This scheme improves the appearance of blocks and assists in attracting people and investment into an area.
9. Inclusion in the scheme is deemed necessary to bolster support for the development of new housing opposite these blocks. The blocks in the scheme would be: 23-61 Branch Road (including 62 Parliament St and 55 Springfield Road), 63-95a Branch Road (including 98 Springfield Road and 49 Brunswick Street), 97-123 Branch Road and 122-124 Branch Road (Burnley Wood Conservative Club).

Calico Homes

10. The increase in numbers of properties leased through Calico Homes will aid in bringing some of the CPO properties in this report back in to use on Branch Road, where we may have difficulty selling several properties at once. Leasing properties to Calico also increases the revenue generated and brought back in to the council.

Decision (1) That it be approved in pursuance of the powers obtained under Section 17 of the Housing Act 1985 (as amended) to make the following compulsory purchase orders for the purpose of renovation and/or re-sale by the most appropriate method:

The Burnley (20 Paulhan Street Burnley) Compulsory Purchase Order 2016

The Burnley (28 Godiva Street Burnley) Compulsory Purchase Order 2016

The Burnley (1 Rennie Street Burnley) Compulsory Purchase Order 2016

The Burnley (119 Branch Road Burnley) Compulsory Purchase Order 2016

The Burnley (39 Branch Road Burnley) Compulsory Purchase Order 2016

The Burnley (41 Branch Road Burnley) Compulsory Purchase Order 2016

The Burnley (61 Branch Road Burnley) Compulsory Purchase Order 2016

The Burnley (97 Branch Road Burnley) Compulsory Purchase Order 2016

The Burnley (12 Jubilee Street Briercliffe Burnley) Compulsory Purchase Order 2016

(2) That the Head of Governance Law Property & Regulation be authorised to agree terms for the acquisition of the properties, to acquire the properties in this report by agreement as an alternative to compulsory purchase in accordance with the terms of delegation;

(3) That the Head of Governance, Law, Property & Regulation be authorised to make minor amendments, modifications or deletions to the CPO schedule of interests and map, should this be necessary, and to finalise the making and submission of the CPO, including promoting the Council's case at public inquiry, if necessary;

(4) Subject to confirmation by the Secretary of State to authorise the Head of Governance, Law, Property & Regulation to secure full title to and possession of the CPO land as appropriate by:

- a. Serving notice of confirmation of the CPO on all interested parties
- b. Serving notice of intention to execute a General Vesting Declaration
- c. Executing the General Vesting Declaration
- d. Serving Notices to Treat and/or Entry as appropriate
- e. Acquiring land and interests by agreement if possible;

- (5) That the tendering of any renovation works be authorised in accordance with SOC 15 and 16 and that power be delegated to accept the tender to the Head of Housing and Development Control;
- (6) That the use of the Select List method be authorised in procuring contractors to work on the Empty Homes Programme;
- (7) That it be approved that the proceeds from the sale of the properties is recycled back into the Empty Homes Programme for further acquisitions and renovations;
- (8) That the Head of Housing and Development Control be authorised to include blocks on Branch Road in an environmental scheme as carried out on Brennand St and Accrington Road;
- (9) That the payment of Selective Licensing fees be authorised for long term vacant properties that have been brought back in to use in the designated areas;
- (10) That widening the scope of the interest free loans be approved to include the three new Selective Licensing areas of Ingham and Lawrence, Leyland Road and Burnley Wood with Healey Wood; and
- (11) That the increase in the number of properties we can lease to Calico Homes from 23 to 30 be approved.

<p>58. Business Growth Program – Introduction of Business</p>
--

- | | |
|---------------------|--|
| Purpose | For members to consider and approve the provision of business loans within the Council's Business Growth Programme. |
| Reason for Decision | Introducing business loans within the scope of the Business Growth Programme will enhance the range of support the Council has to offer to support businesses with their investments and growth plans, and generate new jobs in the borough. |
| Decision | <ol style="list-style-type: none"> (1) That the use of funding be approved in the Business Growth Programme to include the potential to offer business loans in support of their planned growth investments; (2) That, as amended, authority be delegated to the Director of Resources (or in their absence the Deputy section 151 Officer) in consultation with the Head of Service for Regeneration & Planning Policy to agree the parameters including lending criteria, due diligence, interest rates and default processes; (3) That authority be delegated to the Head of Regeneration & Planning Policy to agree the terms of the Service Level Agreement with Lancashire County Council (Lancashire County Developments Ltd) i.e. Option 2; and |

- (4) That the Head of Governance, Law, Property & Regulation be granted delegated authority to execute all documents necessary to give effect to the above decision.

59. Treasury Management Mid Term Report

- Purpose** To report treasury management activity for the period 01/04/16 to 30/09/16.
- Reason for Decision** To inform members of the treasury management activity in the first half of 2016/17 and to fulfil statutory and regulatory requirements.
- Decision** (1) That the Treasury Management activities undertaken during the period 1st April to 30th September 2016 be noted; and
- (2) That Full Council be recommended to endorse the mid-year update on Treasury Management Strategy for 2016/17 in compliance with the requirements of the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management.

60. Exclusion of the Public

- Purpose** To consider when it may be relevant to exclude the public from the meeting, and clarify the order of the agenda.
- Reason for Decision** Minute Number 61 contains exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).
- Decision** That the public be excluded from the meeting before discussion takes place on the item relating to Minute 61 since in view of the nature of the business to be transacted, if the public were present there would be a disclosure to them of exempt information within the meaning of Part VA of the Local Government Act 1972.

61. Parent Company Guarantee Transfer

- Purpose** To seek a change in the guarantor to the Council's outsourcing provider
- Reason for Decision** It is considered appropriate to substitute the guarantor following the recent acquisition of the outsourcing provider and the new guarantor provides stronger financial security
- Decision** That the Head of Governance, Law, Property and Regulation be authorised to execute the appropriate agreements to substitute the guarantor