

THE EXECUTIVE

Minutes of the meeting held on 20 October 2014

- PRESENT:** Councillor Ieuan Williams (Chair)
Councillor J Arwel Roberts (Vice-Chair)
- Councillors R Dew, K P Hughes, A M Jones, H E Jones and Alwyn Rowlands
- IN ATTENDANCE:** Chief Executive,
Deputy Chief Executive,
Corporate Director of Sustainable Development,
Corporate Director of Community,
Corporate Director of Lifelong Learning,
Interim Head of Function (Resources) & Section 151 Officer (for Items 6 & 14),
Interim Head of Democratic Services (for Item 5),
Head of Adults Services (for Item 16),
Head of Housing Services (for Item 7),
Financial Systems Manager (DG) (for Item 7),
Strategic Transformation Manager, Adult Social Care (for Item 16),
Procurement Officer (SR) (for Item 14),
Corporate Programme Manager (DE) (for Item 10),
Project Officer (GBH) (for Item 10),
Solicitor (TR) (for Item 8),
Committee Officer (MEH).
- ALSO PRESENT:** Councillors Ann Griffith, John Griffith, T. Victor Hughes, Llinos M. Huws, R.L.I. Jones, R. Meirion Jones, Bob Parry OBE.
- APOLOGIES:** None

1 DECLARATION OF INTEREST

No declaration of interest received.

2 URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

None to declare.

3 MINUTES

It was resolved that the minutes of the previous meeting of the Executive held on 8th September, 2014 be confirmed as a true record.

4 MINUTES FOR INFORMATION

RESOLVED to note the contents of the draft minutes of the meeting of the Corporate Parenting Panel held on 8th September, 2014.

5 THE EXECUTIVE'S FORWARD WORK PROGRAMME

The report of the Interim Head of Democratic Services incorporating the Executive's Forward Work Programme for the period November 2014 to June 2015 was presented for approval.

The Interim Head of Democratic Services stated that 4 extra items have been presented by the Finance Department for consideration at the 3rd November 2014 meeting :-

Budget Monitoring Report 2014/15 – 2nd Quarter – Revenue
Budget Monitoring Report 2014/15 – 2nd Quarter – Capital
2015-16 Revenue Budget Proposals
Reserves and Balances

It was resolved to confirm the updated Forward Work Programme for the period November, 2014 to April, 2015.

6 BUDGET 2015-16

Submitted – a report by the Interim Head of Function (Resources) and Section 151 in relation to the above.

The Welsh Government provisional settlement has now been received with Anglesey receiving of reduction of 3.9%. The Authority is currently working to a budget shortfall in 2015/16 of £7.659m and over three years a budget shortfall of £16.6m. In September each of the Service Departments were provided with a savings target of 10% based upon the gross budgets calculation.

RESOLVED to note and adopt the report.

7 RENT DE-POOLING AND SERVICE CHARGES

Submitted – a report by the Head of Housing Services in relation to the above.

The Financial Systems Manager reported that the Minister for Housing and Regeneration decided that the new rent policy would be implemented by Registered Social Landlords from April 2014 and for Local Authorities from April 2015. Where a social landlord pools rents and service charges, as in the case in Anglesey, they are now required to start the process of disaggregating service charges from rent and to start this with effect from April 2015.

The formula for annual rent increases has been set by the WG for the next four financial years commencing in 2015/16. The Council's current rent levels are significantly below the intended policy target rents, harmonisation will require that council housing rents which currently fall well below the policy target rents will be subject to this formula rent increase.

It was further noted that like many local authorities, the Council has included the cost of providing services to shared or communal areas in the rent that all tenants pay, irrespective of whether all tenants benefit from the services being provided. De-pooling involves separating out these costs and charging them as a service charge.

RESOLVED :-

- **To approve the revised Rent Policy for Social Housing;**
- **To approve the policy rents for 2014/15 as outlined paragraph 2.3 of the report, to be used as the basis for calculating policy rents for 2015/16;**
- **To approve for the purpose of de-pooling that the current rent levels be retained;**
- **In order to increase the move towards achievement of policy rent levels, it was approved that these levels be applied to any property becoming void and then re-let, effective from 1st April, 2015;**
- **That the de-pooling exercise takes place with effect from April, 2015;**
- **That service charges be applied to leaseholders and freeholders of former Council properties sold under the Right to Buy in accordance with the terms of the transfer;**
- **That formal consultation of 6 weeks be carried out with tenants and leaseholders;**
- **That an update report be presented to the Executive in February 2015 on proposed rent increases for 2015/16.**

8 NEWRY BEACH VILLAGE GREEN APPLICATION

Submitted – the report of the Head of Environment and Technical Services in respect of an application received from the Waterfront Action Group to register land at Newry Beach, Holyhead as a Town or Village Green under Section 15 of the Commons Act 2006.

RESOLVED that the County Council will not lodge an objection to the application.

9 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED to adopt the following :-

“Under Section 100(A)(4) of the Local Government Act 1972, to exclude the press and public from the meeting during discussion on the following item on the grounds that it may involve the disclosure of exempt information as defined in Schedule 12A of the said Act and in the attached Public Interest Test.”

10 SMARTER WORKING PROJECT

Submitted – the report of the Deputy Chief Executive in relation to the above.

The Portfolio Holder (Performance Transformation) stated that the smarter working project is delivered as a range of savings which is outlined within the report. Based on advice received by the Section 151 Officer, savings are unlikely to materialise by adopting a piecemeal approach. A number of the aspects within the report have been ideas put forward by staff and management can now work to modernise facilities, service delivery and working practices within the Council.

The Corporate Programme Manager reported that over the two year period the project will release savings of up to £700k. Capital receipts will be used to contribute to capital investment linked to the project which will lead to improvements within the authority.

A copy of the decision and recommendation of the Corporate Scrutiny Committee held on 15th October, 2014 was circulated at the meeting.

Councillor Bob Parry OBE stated that whilst he appreciated that elements of the Smarter Working project are acceptable he specified that spending over £1m on the Headquarters would not be acceptable to the residents of the Island when the Authority considers increasing the Council Tax by up to 5%. He considered that the project should be deferred until the issue of local government reorganisation is clearer.

The Deputy Chief Executive responded that the Smarter Working project is an ‘invest to save’ project. She considered that through modernising the way in which the Council works and enhancing the use of technology and managing assets is paramount to the future of the Authority.

Members of the Executive were in agreement that the Authority needs to modernise the way it works. The revenue savings will enable the Authority to serve its residents in a more effective way and to bring in capital receipts. The authority needs to move forward in enhancing its services and be a modernised Council. It was agreed that update reports on the project should be afforded to the Executive on a quarterly basis. It was further agreed that the costings of proposals within the report should be reviewed.

RESOLVED :-

- That the Smarter Working project be approved as set out within the report, subject to the allocation of capital and revenue resources;
- That the costing of the recommended proposals within the report should be reviewed;
- That the Executive mandates and instructs the sale of the vacated assets in scope as soon as is practicable;
- That update reports be submitted to the Transformation Board, Corporate Scrutiny Committee and the Executive on the process of the Smarter Working project.
- To arrange a Seminar for all Members to inform on the details of the project.

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12 SELLING LAND AT BRYN DU

Submitted – a report by the Head of Environment and Technical Services in relation to a request been received to purchase land at Bryn Du, Ty Croes. It was noted that an Executive Committee decision is required as the land is within the Ward of the Portfolio Member.

RESOLVED to dispose the land at Bryn Du as noted within the report.

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14 PROCUREMENT IMPROVEMENT PROGRAMME

Submitted – a report by the Head of Function (Resources) and Section 151 Officer in relation a business case offered to support the potential for Cashable Savings as a by-product of the proposed Procurement Improvement Programme.

It was noted that by investing in this project, the potential return of financial savings will be greater for the Authority together with the Project Manager being able to identify further savings initiative through procurement exercises.

Members of the Executive considered that the Council's procurement process should support local companies, as far as it is possible, to enhance the local economy; consideration should be given to arranging a Seminar by local companies for Members. It was further noted that the Officers should consult with Bangor University who has expertise within the procurement field.

Members of the Executive further requested the Officers to investigate the possibility of discounted mobile phone provision for employees of the Authority.

RESOLVED

- **To agree the invest to save project, with an investment of £96k over 2 years.**
- **To ensure that new procurement practice looks to maximise Council spend in the local economy where possible.**
- **To investigate using the expertise of Bangor University.**

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16 EXTRA CARE OPTIONS IN AMLWCH AND LLANGEFNI

Submitted – a report by the Head of Adult Services in relation to the above.

He noted that Extra Care provides an improved quality of life, improved health and life expectancy service.

Following the decision of the Executive in July 2014 that Extra Care be developed in Amlwch and Llangefni, work has been undertaken to provide a recommendation on the land sites to be used and work on the financial model has also progressed.

Members of the Executive requested the Officers to investigate the suitability of the Shire Hall, Llangefni as a prospective site for Extra Care facilities.

RESOLVED :-

- **To agree in principle, for the Council owned sites of Maes Mona, Amlwch and a part of the Hen Ysgol y Graig site (Llangefni) to be used (sold or as an asset transfer as a part of the scheme) as a part of the Council's contribution to the development of Extra Care and that Officers can now commence with appropriate procurement for a build partner.**
- **Prior to implementing the above that detailed consideration will continue to be given to suitability of Shire Hall as a prospective site for Extra Care in Llangefni, and should this seem suitable the Executive will be advised accordingly.**
- **Required levels of financial investment will be considered through the Capital Strategy.**
- **That an update report be submitted to the Executive in due course.**

The meeting concluded at 11.05 am

**COUNCILLOR IEUAN WILLIAMS
CHAIR**