

Notice of Meeting

Executive

Thursday 4 May 2017 at 5.00pm

at Shaw House, Church Road, Newbury

Date of despatch of Agenda: Tuesday 25 April 2017

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on (01635) 519462

e-mail: executivecycle@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk



WestBerkshire
C O U N C I L

To:	Councillors Dominic Boeck, Anthony Chadley, Jeanette Clifford, Hilary Cole, Lynne Doherty, Marcus Franks, James Fredrickson, Graham Jones and Rick Jones
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Agenda

Part I

Pages

1. **Apologies for Absence**

To receive apologies for inability to attend the meeting (if any).

2. **Minutes**

7 - 10

To approve as a correct record the Minutes of the meeting of the Committee held on 30 March 2017.

3. **Declarations of Interest**

To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).

4. **Public Questions**

Members of the Executive to answer questions submitted by members of the public in accordance with the Executive Procedure Rules contained in the Council's Constitution.

(a) **Question submitted by Mr Peter Norman to the Portfolio Holder for Community Resilience and Partnerships**

"Does the Council accept that poor air quality as a result of road pollution is a major killer in this country and a significant factor in the rise of respiratory diseases in our youngsters?"

(b) **Question submitted by Mr Peter Norman to the Portfolio Holder for Planning, Housing and Leisure Centres**

"Given the go ahead to build 401 homes in North Newbury because of the ongoing issues with the delivery of Sandleford, is it time for the Council to re-appraise its housing strategy before it finds all three of the shortlisted strategic housing sites built upon and Newbury left with no green spaces?"

(c) **Question submitted by Mr Peter Norman to the Portfolio Holder for Planning, Housing and Leisure Centres**

"Is the Council aware that other local authorities have taken direct control of delivering housing projects on their own land, and in the case of Norwich this has resulted in 60% of the housing delivered being not only affordable but the housing built is passive housing with very low running costs and low carbon footprint?"



(d) **Question submitted by Mr Peter Norman to the Acting Leader of the Council and Portfolio Holder for Health and Wellbeing**

“Does the Council agree with me that a key long term aim in creating sustainable future and good health in our youngsters is to encourage them to walk and take active exercise?”

(e) **Question submitted by Mr Peter Norman to the Portfolio Holder for Culture and Environment**

“Is the Council aware that neighbouring Councils have a far higher recycling rate than West Berkshire and if so what lessons can be learnt from them?”

(f) **Question submitted by Ms Judith Bunting to the Portfolio Holder for Planning, Housing and Leisure Centres**

“As the Council’s adopted Core Strategy requires the protection and enhancement of green infrastructure and cultural facilities in West Berkshire, including named outdoor sporting facilities, what investment is planned to safeguard and enhance the protected community green infrastructure and cultural facility at Newbury Football Ground in Faraday Road?”

5. Petitions

Councillors or Members of the public may present any petition which they have received. These will normally be referred to the appropriate Committee without discussion.

Items as timetabled in the Forward Plan

	Pages
6. Better Care Fund 2017/19 (EX3218) (CSP: P&S) Purpose: The Better Care Fund (BCF) is a government initiative established to fast track integration with Health and Social Care. The West Berkshire Health and Wellbeing Board’s Locality Integration Board has developed a draft plan based on the Department of Health’s 2017-19 Integration and BCF policy framework, however the national guidance has not yet been published. Advice from the Better Care Team is that all localities will need to submit plans to NHS England by 16th May 2017. In order to avoid any delay in the submission of the plan this report seeks the Executive’s approval for the draft BCF plan for 2017/19, subject to the Head of Adult Social Care, in consultation with the Chairman and Vice-Chairman of the Health and Wellbeing Board, ensuring the plan aligns with the BCF National Guidance once it is published.	11 - 14



7. **Children and Family Services: Adopt Thames Valley - The Development of a Regional Adoption Agency (EX3285)** 15 - 16
(CSP: MEC, MEC1)
Purpose: To approve plans for West Berkshire Council to join and progress developments as a Regional Adoption Agency as part of a shared service hosted by Oxfordshire County Council with a wider base group of partner authorities. This report provides an overview of plans to set up a Regional Adoption Agency (RAA) across the Thames Valley region. It sets out the legislative framework, potential benefits for children and families and describes the planned timetable for setting up the RAA.
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8. **Draft Airports National Policy Statement (EX3280)** 17 - 20
(CSP: SLE, SLE2)
Purpose: To outline to the Executive the purpose and contents of the Draft Airports National Policy Statement and to establish West Berkshire Council's response to the Government's current consultation.
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9. **Merchant House, Newbury (EX3299)** 21 - 24
Purpose: To promote the purchase of the freehold of Merchant House, Oxford Road, Newbury, RG14 1PA.
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10. **Members' Questions**
Members of the Executive to answer questions submitted by Councillors in accordance with the Executive Procedure Rules contained in the Council's Constitution.
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- (a) **Question to be answered by the Portfolio Holder for Children and Young People submitted by Councillor Mollie Lock**
"How many schools have accessed the Emotional Health Academy since its commencement and how many children does that total?"
-
- (b) **Question to be answered by the Acting Leader of the Council submitted by Councillor Lee Dillon**
"When will the outstanding data for the Q3 performance report get published, i.e. request for Q3 figures for affordable housing?"
-
- (c) **Question to be answered by the Portfolio Holder for Community Resilience and Partnerships submitted by Councillor Billy Drummond**
"When does the Joint Public Protection Partnership aim to have the Public Protection Community Fund launched by?"
-
- (d) **Question to be answered by the Portfolio Holder for Community Resilience and Partnerships submitted by Councillor Lee Dillon**
"Why doesn't the Council monitor levels of Sulphur Dioxide in air quality monitoring?"
-



11. **Exclusion of Press and Public**

RECOMMENDATION: That members of the press and public be excluded from the meeting during consideration of the following item as it is likely that there would be disclosure of exempt information of the description contained in the paragraphs of Schedule 12A of the Local Government Act 1972 specified in brackets in the heading of the item. [Rule 8.10.4 of the Constitution refers.](#)

Part II

12. **Merchant House, Newbury (EX3299)**

25 - 28

(Paragraph 3 – information relating to financial/business affairs of particular person)

Purpose: To promote the purchase of the freehold of Merchant House, Oxford Road, Newbury, RG14 1PA.

Andy Day

Head of Strategic Support

West Berkshire Council Strategy Aims and Priorities

Council Strategy Aims:

- BEC** – Better educated communities
- SLE** – A stronger local economy
- P&S** – Protect and support those who need it
- HQL** – Maintain a high quality of life within our communities
- MEC** – Become an even more effective Council

Council Strategy Priorities:

- BEC1** – Improve educational attainment
- BEC2** – Close the educational attainment gap
- SLE1** – Enable the completion of more affordable housing
- SLE2** – Deliver or enable key infrastructure improvements in relation to roads, rail, flood prevention, regeneration and the digital economy
- P&S1** – Good at safeguarding children and vulnerable adults
- HQL1** – Support communities to do more to help themselves
- MEC1** – Become an even more effective Council

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

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Agenda Item 2.

DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

EXECUTIVE

MINUTES OF THE MEETING HELD ON THURSDAY, 30 MARCH 2017

Councillors Present: Anthony Chadley, Jeanette Clifford, Hilary Cole, Lynne Doherty, Marcus Franks and James Fredrickson

Also Present: Nick Carter (Chief Executive), Martin Dunscombe (Communications Manager), Rachael Wardell (Corporate Director - Communities), Steve Broughton (Head of Culture & Environmental Protection), Stephen Chard (Principal Policy Officer), Councillor Lee Dillon, Councillor Mollie Lock, Gabrielle Mancini (Group Executive - Conservatives) and Councillor Quentin Webb

Apologies for inability to attend the meeting: Councillor Dominic Boeck, Councillor Graham Jones and Councillor Rick Jones

PART I

117. Minutes

Councillor Hilary Cole introduced the meeting by explaining, with extreme sorrow, that Councillor Roger Croft had died on Friday 24 March 2017 from heart failure. This followed the serious accident that Councillor Croft was involved in whilst travelling in France on 9 February 2017 in which his wife, Mrs Zelda Croft, had died.

Councillor Cole reflected that Roger would be much missed as both a good friend and a respected colleague, and she gave thanks for the many messages and cards of condolence that had been received.

Finally, Councillor Cole commented that Roger's vision for West Berkshire as Leader would not be lost and his good work would continue.

A one minute silence was then observed.

Councillor Lee Dillon added his reflections on his work with Councillor Croft on both Thatcham Town Council and West Berkshire Council. He recalled that Roger's election to the Town Council helped to inspire him to develop as a Councillor.

Councillor Dillon also commented that while he and Roger did not always agree on matters relating to the work of both councils, they very often did. In particular, Councillor Dillon highlighted work on flood alleviation schemes in Thatcham as an area on which they shared a common interest and worked towards a shared goal.

Councillor Dillon advised that he met with Roger in a social capacity in January 2017 when they discussed West Berkshire Council issues and ways to progress areas of work where there was an agreed approach between the Conservative and Liberal Democrat groups. He very much hoped that this was an approach which could be continued.

Councillor Dillon concluded that Roger would also be sadly missed from the Liberal Democrat side of the Chamber.

The Minutes of the meeting held on 16 February 2017 were approved as a true and correct record and signed by the Acting Deputy Leader.

118. Declarations of Interest

There were no declarations of interest received.

EXECUTIVE - 30 MARCH 2017 - MINUTES

119. Public Questions

There were no public questions submitted.

120. Petitions

There were no petitions presented to the Executive.

121. Council Performance Report 2016/17: Q3 (Key Accountable Measures and Activities) (EX3111)

The Executive considered a report (Agenda Item 6) concerning the Quarter Three outturns for the Key Accountable Measures which monitored performance against the 2016/17 Council Performance Framework. This report served to provide assurance to Members that the objectives set out in the Council Strategy and other areas of significance were being managed effectively. The report also presented, by exception, those measures/milestones that were predicted to be 'amber' (behind schedule) or 'red' (not achievable) and provided information on any remedial action taken and its impact. Finally, the report recommended a change to a measure of volume.

Councillor James Fredrickson introduced the item and drew Members' attention to the single page performance scorecard that had been produced to front the report. The purpose of this was to aid transparency of the Council's performance, in particular with residents, with the scorecard providing at a quick glance an assessment of performance against each Council Strategy priority, progress against Core Business and Corporate Programme activity, and performance of key Corporate Health measures.

Councillor Fredrickson added that the introduction of the scorecard would be publicised.

Councillor Marcus Franks highlighted ongoing activity which sought to help achieve the Council Strategy priority to help communities to help themselves. A new multi agency community resilience team would be commencing from 1 April 2017 in partnership with colleagues from Thames Valley Police; a Prospectus containing a list of services that Parish and Town Councils could take on would be published via a portal on 3 April 2017; and a Community Solutions Fund had been put in place in conjunction with Greenham Common Trust.

Councillor Franks also explained that the Emotional Health Academy had proved to be very successful with a 43% reduction in referrals to the Tier 3 Child and Adolescent Mental Health Service (CAMHS) being achieved as a result of the Academy's work.

Councillor Lynne Doherty took the opportunity to thank Officers for their efforts in consistently performing well throughout the year against the Core Business measure of 'Protecting our children'.

Councillor Lee Dillon welcomed the new scorecard approach. In terms of the detail of the report, he noted that data was not available for some measures at the time the agenda was published. Councillor Dillon felt this was an area to improve upon. In particular, he referred to the Council Strategy priority to enable the completion of more affordable housing, data for which was unavailable for Q3 and was reporting as 'red'. Councillor Dillon felt that it would be preferable to provide the most recent position in reports, with a caveat to explain that this was subject to an update.

Councillor Hilary Cole agreed with the need for the most up to date data to be provided and this would continue to be strived for moving forward.

She shared concerns around affordable housing performance and advised that the authority was looking to purchase accommodation to provide affordable housing. However, the development of affordable housing was very much in the hands of

EXECUTIVE - 30 MARCH 2017 - MINUTES

developers who had concerns over the viability of developments with affordable housing included. Councillor Cole then advised of a recent planning appeal decision for a site in North Newbury where permission had been granted by the Planning Inspectorate. This was a positive outcome from a housing perspective.

Councillor Dillon was also concerned at the 'red' Customer Services measures on the time taken to make a full decision on new benefit claims and the time taken to make a decision on changes in a benefit claimants circumstances. This was concerning as delays could have a serious impact on residents. He noted from the exception reports that staff retention was a factor and queried what was being done to improve this.

Nick Carter explained that performance in this area, while off target, was very close to the national average. He also explained that staffing changes had been made. Historically, the processing of benefit claims had been undertaken by an external consultant, but this arrangement had been replaced by an in-house model in March 2016 in order to reduce staffing costs. Time had since been taken to train staff to an appropriate level and this had impacted on performance, but the trained staffing complement had reached the required level. It was therefore anticipated that performance would be on target in 2017/18.

Councillor Fredrickson shared Councillor Dillon's concern with regard to the impact of delays in determining benefit claims on residents. However, he felt it was important that the Council should not be dependent on an external agency resource and it was his expectation that performance levels would begin to be met by the now fully trained in-house resource.

Councillor Dillon was also concerned at the 'Red' measures within the Education Service, particularly those in relation to disadvantaged pupils. This cohort of pupils needed to be an area of focus.

Councillor Doherty shared this concern and assured Members that the education of disadvantaged pupils, including those eligible for free school meals, would continue to be a matter of particular focus, with work ongoing with School Improvement Officers and Headteachers. She also pointed out that some schools exceeded performance targets for these pupils.

Councillor Dillon requested performance data on a school by school basis and Councillor Doherty agreed this would be provided via a written response.

RESOLVED that:

- (1) Progress against the Council Strategy priorities for improvement be noted.
- (2) Those areas reporting as 'amber' or 'red' had been reviewed to ensure that appropriate action was in place.
- (3) The following measure of volume:
 - No. of transactions through WBC website for 'most requested tasks' would be replaced with
 - Number of individual sessions (customer contacts) through our website.

Other options considered: none.

122. Members' Questions

A full transcription of the Member question and answer session is available from the following link: [Transcription of Q&As](#).

EXECUTIVE - 30 MARCH 2017 - MINUTES

(a) **Question to be answered by the Portfolio Holder for Children and Young People submitted by Councillor Mollie Lock**

A question standing in the name of Councillor Mollie Lock in relation to eligibility for free home to school transport for children who attended a school within their catchment area that was not their nearest school was answered by the Portfolio Holder for Children and Young People.

(b) **Question to be answered by the Portfolio Holder for Corporate Services and External Affairs submitted by Councillor Lee Dillon**

A question standing in the name of Councillor Lee Dillon regarding how many fraudulent benefit claims the Council had identified in the last year and the number of successful prosecutions was answered by the Portfolio Holder for Corporate Services and External Affairs.

(c) **Question to be answered by the Portfolio Holder for Adult Social Care submitted by Councillor Lee Dillon**

A question standing in the name of Councillor Lee Dillon asking how the Council would spend the additional Adult Social Care funding from the Chancellors recent budget was answered by the Acting Deputy Leader.

123. **Exclusion of Press and Public**

RESOLVED that members of the press and public be excluded from the meeting for the under-mentioned item of business on the grounds that it involves the likely disclosure of exempt information as contained in Paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information)(Variation) Order 2006. Rule 8.10.4 of the Constitution also refers.

124. **Staffing implications associated with savings put forward to deliver the 2017/18 Revenue Budget: approval to pay redundancy payments (Strand 4) (EX3196)**

(Paragraph 1 – information relating to an individual)

(Paragraph 2 – information identifying an individual)

The Executive considered an exempt report (Agenda Item 9) which sought approval to make the “Strand Four” redundancy payments set out in this report associated with savings to deliver the 2017/18 Revenue Budget.

RESOLVED that the recommendations in the exempt report be agreed.

Reason for the decision: as outlined in the exempt report.

Other options considered: as outlined in the exempt report.

(The meeting commenced at 6.00pm and closed at 6.25pm)

CHAIRMAN

Date of Signature

Better Care Fund 2017/19

Committee considering report: Executive on 4 May 2017

Portfolio Member: Councillor Graham Jones

Date Portfolio Member agreed report: 3 March 2017

Report Author: Tandra Forster

Forward Plan Ref: EX3218

1. Purpose of the Report

- 1.1 The Better Care Fund (BCF) is a government initiative established to fast track integration with Health and Social Care. The West Berkshire Health and Wellbeing Board's Locality Integration Board has developed a draft plan based on the Department of Health's 2017-19 Integration and BCF policy framework, however the national guidance has not yet been published. Advice from the Better Care Team is that all localities will need to submit plans to NHS England by 16th May 2017.
- 1.2 In order to avoid any delay in the submission of the plan this report seeks the Executive's approval for the draft BCF plan for 2017/19, subject to the Head of Adult Social Care, in consultation with the Chairman and Vice-Chairman of the Health and Wellbeing Board, ensuring the plan aligns with the BCF National Guidance once it is published.

2. Recommendation:

- 2.1 That the Executive approves the draft plan and delegates authority to the Head of Adult Social Care, in consultation with the Chairman and Vice-Chairman of the Health and Wellbeing Board, to approve the final plans for the Better Care Fund 2017/19.

3. Implications

- 3.1 **Financial:** Funding allocations are still to be determined but are likely to be minimal; estimates are 1.79% in 2017/18 and 1.9% 2018/19 however, we are negotiating a 2.3% increase in 2017/18 and 2% in 2018/19 in line with inflation. Whilst plans will be agreed for two years there will still be some flexibility to make adjustments should the need arise. The additional funding announced in the Spring Budget 2017 will be ring fenced for Adult Social Care, we are awaiting detailed guidance but understand there will be conditions in relation to how it can be used.
- 3.2 **Policy:** None
- 3.3 **Personnel:** None
- 3.4 **Legal:** None

3.5 **Risk Management:** None

3.6 **Property:** None

3.7 **Other:** None

4. Other options considered

4.1 N/A

5. Executive Summary

- 5.1 The Better Care Fund (BCF) is a government initiative established to fast track integration with Health and Social Care. 2015/16 was the first year of implementation, all Councils and CCGs had to agree a plan and then obtain approval from their Health and Wellbeing Boards
- 5.2 There has been a delay in issuing the national guidance; we understand this is now likely to be towards the end of week commencing 24th April 2017. However, The Department of Health has issued the 2017-19 Integration and BCF policy framework, which confirms there are four national conditions, rather than the previous eight and four national performance metrics. Advice from the Better Care Team is that all localities will need to submit plans to NHS England by 16th May 2017.
- 5.3 Going forward it is still the intention that where systems are able to demonstrate real progress in their plans for integration it will be possible to 'graduate' from the BCF process. Neither the process nor criteria for this has been agreed but it is believed that from 6 – 10 systems will graduate in 2017/18.

6. Conclusion

- 6.1 The 2015/16 BCF has provided significant learning that should allow us to build on plans for the coming year. Delays in publishing the national guidance have created a degree of uncertainty but we have continued to develop local plans. This is reflective of the approach in both Reading and Wokingham Localities.

7. Appendices

- 7.1 Appendix A - Supporting Information
- 7.2 Appendix B – Equalities Impact Assessment
- 7.3 Appendix C – Better Care Fund Plan 2017 - 2019

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Children & Family Services: Adopt Thames Valley - The Development of a Regional Adoption Agency

Committee considering report:	Executive on 4 May 2017
Portfolio Member:	Councillor Lynne Doherty
Date Portfolio Member agreed report:	25 April 2017
Report Author:	Mac Heath
Forward Plan Ref:	EX3285

1. Purpose of the Report

To approve plans for West Berkshire Council to join and progress developments as a Regional Adoption Agency as a shared service hosted by Oxfordshire County Council with a wider base group of partner authorities. This report provides an overview of plans to set up a Regional Adoption Agency (RAA) across the Thames Valley region. It sets out the legislative framework, potential benefits for children and families and describes the planned timetable for setting up the RAA.

2. Recommendations

To ensure Members are fully aware of the commitment to developing Adopt Thames Valley as a shared partnership to develop a new Regional Adoption Agency (RAA) and seek agreement to progress.

3. Implications:

- 3.1 **Financial:** The service specification, team structure and funding mechanism for the new service are being developed at present, ensuring that the service is delivered next year within the set allocated budget for 2017/18. Work is also underway in each of the participating local authorities to obtain political agreement to setting up Adopt Thames Valley with the view to launch the new partnership in November 2017. It is planned to develop and agree a formula that will benefit from better value through economies of scale in the recruitment and assessment process for adopters' with an improved potential through placing children with adopters' in a more timely way.
- 3.2 **Policy:** N/A
- 3.3 **Personnel:** It is likely that a role that currently sits within Children and Family Services for adoption support may be transferred within the new arrangement alongside current discussions. This is currently approximately 0.4 FTE Social Worker post.
- 3.4 **Legal:** Legal discussions are currently taking place across the involved authorities to ensure the full and clear arrangements for the partnership are in place.

3.5 **Risk Management:** The project is not without risks. Whilst the larger scale presents opportunities for more efficient and effective adoption services there will also be challenges created by working across a wider geographic area with a diverse group of local authorities. These risks are being managed through robust project management and a strong governance structure overseeing the development of the new service.

3.6 **Property:** N/A

3.7 **Other:** N/A

4. **Appendices**

Appendix A (1) – Supporting Information

Draft Airports National Policy Statement

Committee considering report:	Executive on 4 May 2017
Portfolio Member:	Councillor Jeanette Clifford
Date Portfolio Member agreed report:	6 April 2017
Report Author:	Jenny Graham
Forward Plan Ref:	EX3280

1. Purpose of the Report

- 1.1 To outline to the Executive the purpose and contents of the Draft Airports National Policy Statement and to establish West Berkshire Council's response to the Government's current consultation.

2. Recommendation

- 2.1 To agree the proposed response to the Government's consultation on the Draft Airports National Policy Statement (NPS) which includes support for the Heathrow Northwest Runway Scheme.

3. Implications

- 3.1 **Financial:** Whilst there are no direct implications for West Berkshire Council's finances, there are significant implications for West Berkshire's economy and that of the wider Thames Valley region. The Heathrow Northwest Runway scheme is expected to generate up to 77,000 additional jobs in the local area by 2030, with Heathrow Airport also pledging to provide 5,000 additional apprenticeships by this time. It is estimated that by 2040, the Government's preferred option for expansion at Heathrow would see the region's annual GVA boosted by £3 billion as a result of the extra activity at Heathrow.
- 3.2 **Policy:** The Council does not have a specific policy relating to development at airports but this Draft Airports (NPS) and the Government's preferred option of airport expansion via the Heathrow Northwest Runway scheme supports the position established by the Council in 2014 in response to the Airports Commission Interim Report.
- 3.3 **Personnel:** n/a
- 3.4 **Legal:** n/a
- 3.5 **Risk Management:** There are limited risks for West Berkshire Council associated with the Government's Airports NPS consultation process. It is a public process, and it is open to anyone and everyone to respond. The responsibility for

a final decision on airport capacity expansion rests with the Government. Even if the Airports NPS confirms Heathrow and the Northwest Runway scheme as the preferred option, Heathrow Airport Limited will embark on a two year process to secure a Development Consent Order. This process itself is subject to public consultation and an Examination-in-Public.

3.6 **Property:** n/a

3.7 **Other:** n/a

4. Other options considered

4.1 The Council is not obliged to respond to this Government consultation. However, given the importance of Heathrow to the Thames Valley and West Berkshire economies it is considered appropriate for the Council to respond and continue to support the position initially expressed by the Executive in 2014 of support for the expansion of airport capacity in the south east to be focused at Heathrow.

Executive Summary

5. Introduction / Background

- The Government published its Draft Airports National Policy Statement (NPS) on 2nd February 2017. The Government is seeking views on the Airports NPS and has set a 16 week consultation period which ends on 25th May.
- The Airports NPS follows on from the work of the Airports Commission, Chaired by Sir Howard Davies, and will be the primary basis for making decisions on any development consent application for additional capacity at Heathrow.
- The Executive established its position in relation to the expansion of airport capacity in the south east at its meeting on 13.02.2014. It agreed to i) support growth in capacity being at Heathrow; ii) support measures to improve public transport access arrangements to Heathrow; and iii) seek appropriate mitigation measures for local communities.

6. Proposal

- The Draft Airports NPS reinforces the importance of aviation to the UK economy and sets out the need for new airport capacity in the south east.
- The Government is clear within the NPS that the preferred scheme is a new Northwest Runway at Heathrow and sets out the reasons why.
- The NPS (within section 5) describes what will be expected to be covered by any development consent application for the Northwest Runway at Heathrow. The assessment required, the mitigation expected and how decisions will be made on each of the following areas is included: surface access; air quality; noise; carbon emissions; biodiversity and ecological conservation; land use including open space, green infrastructure and Green Belt; resource and waste management; flood risk; water quality and resources; historic environment; landscape and visual impacts; land instability; dust, odour, artificial light, smoke and steam; community compensation, community engagement and skills.
- The Thames Valley Berkshire LEP is drafting a response to the consultation as Heathrow and the infrastructure that supports it is of significant importance to the region's economy and to the delivery of the LEP's Strategic Economic Plan.

7. Conclusion

- It is proposed that the Council responds to the consultation using the Government's consultation response form and that the following are highlighted within it: 1) That the Council supports the Government's preferred option for a Northwest Runway at Heathrow; 2) That the Council has contributed to the response made to the consultation by the TVB LEP and supports the LEP's response; 3) That the Council welcomes and supports the Government's objective for surface access to Heathrow; 4) That the Council welcomes and supports the emphasis on community compensation and also the public commitment from Heathrow Airport to a generous package in addition to the statutory requirements.

Background Papers:

Draft Airports National Policy Statement

Subject to Call-In:

Yes: ☐ No: ☒

The item is due to be referred to Council for final approval ☐

Delays in implementation could have serious financial implications for the Council ☐

Delays in implementation could compromise the Council's position ☒

Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months ☐

Item is Urgent Key Decision ☐

Report is to note only ☐

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aim:

☒ **SLE – A stronger local economy**

The proposals contained in this report will help to achieve the following Council Strategy priority:

☒ **SLE2 – Deliver or enable key infrastructure improvements in relation to roads, rail, flood prevention, regeneration and the digital economy**

The proposals contained in this report will help to achieve the above Council Strategy aim and priority by supporting proposals that will have a positive impact on the District's economy and will deliver key national infrastructure improvements.

Officer details:

Name: Jenny Graham
Job Title: Transport Policy Team Leader
Tel No: 01635 519623
E-mail Address: Jenny.Graham@westberks.gov.uk

8. Appendices

8.1 Appendix A – Supporting Information

8.2 Appendix B – Equalities Impact Assessment

8.3 Appendix C – Consultation Response Form

Merchant House, Newbury

Committee considering report: Executive on 4 May 2017

Portfolio Member: Councillor Dominic Boeck

Date Portfolio Member agreed report: 21 March 2017

Report Author: Richard Turner

Forward Plan Ref: EX3299

1. Purpose of the Report

- 1.1 To promote the purchase of the freehold of Merchant House, Oxford Road, Newbury, RG14 1PA.
- 1.2 The Scheme of Delegation within the Constitution (s. 3.13.13) allows delegated authority for the Head of Legal Services to authorise the purchase of property up to £300,000. This report recommends the acquisition of the freehold of a property at an amount which is beyond this threshold.

2. Recommendation

- 2.1 That West Berkshire Council negotiate to purchase the freehold interest in the property occupied currently under a lease by the Youth Offending Team, subject to the approval of confidential financial matters reserved within the Part II report.

3. Implications

- 3.1 **Financial:** There will be a capital expenditure.
- 3.2 **Policy:** N/A
- 3.3 **Personnel:** None
- 3.4 **Legal:** Legal input to transfer property
- 3.5 **Risk Management:** None
- 3.6 **Property:** Property to negotiate terms of purchase
- 3.7 **Other:**

4. Other options considered

- 4.1 West Berkshire Council negotiates to renew the lease when it expires on 12 May 2017 for a term of years to be decided and agreed with the freeholder.
- 4.2 Given the operational requirements of Youth offending Team there is currently no suitable other West Berkshire Council property to which they could locate.

5. Executive Summary

- 5.1 Merchant House is located at 20 Oxford Road Newbury close to the Waitrose supermarket and comprises a former residential property built around 1867/8 on a site of about 500 sq m (0.12 acres) but has been converted to be used as B1 offices, the site being shown edged red on the attached plan.
- 5.2 The property comprises about 2386 sq ft of office accommodation on ground and first floor with two small courtyards and parking for around 9 vehicles, but a right of way is reserved through the parking area serving an adjoining property.
- 5.3 Currently WBC occupies the building under a lease dated 12 May 2015 for a period of 2 years so the lease will expire shortly in May 2017.
- 5.4 The building is occupied by the Youth Offending Team who has adapted the building for their use which involves multi agency working and generally it would be difficult for this service to share space with other occupiers due to the nature of the service provided and the vulnerable nature of their users.
- 5.5 Initial discussions with the owner have taken place and he has indicated that he would be willing to sell the freehold.
- 5.6 A valuation report has been commissioned by the Council from Quintons Commercial.
- 5.7 There is the possibility that the property could be converted back to a residential premises which will require a change of use planning application and physical adaptation internally.
- 5.8 The final value of the property will be subject to the outcome of negotiations with the sellers agent and WBC will be represented by a property agent.
- 5.9 Over the occupancy period by WBC of the premises, considerable expenditure exceeding £100,000 has been committed to works involving fire regulation works and other repair and maintenance issues to make the property compliant for its current use and if the council vacates the premises it potentially faces a claim for any dilapidations, plus the cost of relocating to alternative premises and any adaptation that may be required but relocating by May 2017 is not physically practical.
- 5.10 The proposal for the purchase of Merchant House was recommended to Asset Management Group on 23 February 2017 and received approval.
- 5.11 The proposal for the allocation of capital funding for the purchase of Merchant House was recommended to the Capital Strategy Group on 17 March 2017 and received approval.

6. Conclusion

- 6.1 Acquiring Merchant House, as an operational property, is a sensible option in that it reduces the outgoings to the council compared to renting, but also should the property become surplus to requirements at any point there is the option to either let the property for income or sell.

7. Appendices

7.1 Appendix A – Location plan.

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Agenda Item 12.

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