



CABINET

DATE:	Friday, 5 August 2016
TIME:	10.30 am
VENUE:	Essex Hall, Town Hall, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Stock	- Leader of the Council
Councillor CGuglielmi	- Deputy Leader of the Council / Enforcement and Community safety Portfolio Holder
Councillor Ferguson	- Tourism and Culture Portfolio Holder
Councillor Honeywood	- Housing Portfolio Holder
Councillor Howard	- Finance and Revenues and Benefits Portfolio Holder
Councillor Hughes	- Corporate Services Portfolio Holder
Councillor McWilliams	- Leisure, Health and Wellbeing Portfolio Holder
Councillor Talbot	- Environment Portfolio Holder
Councillor Turner	- Commercialisation Portfolio Holder
Councillor Watling	- Planning and Regeneration Portfolio Holder

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For further details and general enquiries about this meeting, contact Ian Ford 01255 686584 on Email: iford@tendringdc.gov.uk

DATE OF PUBLICATION: WEDNESDAY, 27 JULY 2016

AGENDA

1 Apologies for Absence

The Cabinet is asked to note any apologies for absence received from Members.

2 Minutes of the Last Meeting held on Friday 10 June 2016 (Pages 1 - 14)

To confirm and sign the minutes of the last meeting of the Cabinet held on Friday 10 June 2016.

3 Declarations of Interest

Members are invited to declare any Disclosable Pecuniary Interests, or other interests, and the nature of them, in relation to any item on the agenda.

4 Announcements by the Leader of the Council

The Cabinet is asked to note any announcements made by the Leader of the Council.

5 Announcements by Cabinet Members

The Cabinet is asked to note any announcements made by Members of the Cabinet.

6 Matters Referred to the Cabinet by the Council

There are none.

7 Reference from Corporate Management Committee - Potential Budget Savings (Pages 15 - 16)

To note the comment made to Cabinet by the Corporate Management Committee at its meeting held on 13 June 2016.

8 Reference from Community Leadership and Partnerships Committee - Review of Highways Issues (Pages 17 - 18)

To note the comments made by the Community Leadership and Partnerships Committee at its meeting held on 11 July 2016 after the Committee received a presentation from Mr Alan Lindsay (Essex County Council's Transport Strategy and Engagement Manager Transportation, Planning and Development) on Highway issues such as the A.120 roundabout, A.133 update (particularly considering recent fatal accidents) and the Manningtree Railway Bridge Bottleneck.

9 Reference from Service Development and Delivery Committee - Regularity of Taxi Vehicle Checks (Pages 19 - 20)

To note the comment made to Cabinet by the Service Development and Delivery Committee at its meeting held on 1 June 2016.

10 Leader of the Council's Items

There are none.

11 Report of the Finance, Revenues and Benefits Portfolio Holder - Treasury Management Performance 2015/16 (Pages 21 - 30)

To report on the Council's treasury management activities and Prudential Indicators for 2015/16.

12 Report of Finance, Revenues and Benefits Portfolio Holder - Financial Strategy - General Fund Baseline 2017/18 (Pages 31 - 42)

To present an initial General Fund Baseline for 2017/2018 against which the detailed estimates will be built upon in the course of the year.

13 Report of Well-being and Partnerships Portfolio Holder - Determination of a Nomination to Register an Asset of Community Value: The Red Lion, 42 South Street, Manningtree, CO11 1BG (Pages 43 - 58)

Cabinet is asked to determine whether The Red Lion, Manningtree meets the criteria set out in the Localism Act 2011 ("the Act") and the Assets of Community Value (England) Regulations 2012 ("the Regulations") following its nomination as an Asset of Community Value by Tendring CAMRA Branch. No other criteria are pertinent.

14 Management Team Items

There are none.

15 Exclusion of Press and Public

The Cabinet is asked to consider the following resolution:

"That under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of Agenda Items 12 and 13 on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A, as amended, of the Act."

16 Exempt Minute of the Last Meeting Held on Friday 10 June 2016 (Pages 59 - 60)

To confirm and sign as a correct record the exempt minute of the meeting of the Cabinet held on Friday 10 June 2016.

17 Report of the Commercialisation Portfolio Holder - Cleaning of Public Conveniences (Pages 61 - 68)

Given the decision by the existing contractor to serve a non-contractual notice of their intention to terminate the contract, to seek approval to make changes to the method of service provision including the requirement to create a new in-house service team to undertake the cleaning of the Council's public conveniences and to make the necessary budgetary virements to facilitate this change.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Cabinet is to be held in the Essex Hall, Town Hall, Clacton-on-Sea, CO15 1SE at 10.30 am on Friday, 9 September 2016.

The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Notice of Intention to Conduct Business in Private

Notice is hereby given that, in accordance with Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, Agenda Item Nos. 16 and 17 are likely to be considered in private for the following reasons: Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) and Paragraph 5 – information in respect of which a claim to legal professional privilege could be maintained in legal proceedings to Schedule 12A, as amended, to the Local Government Act 1972.

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**MINUTES OF THE MEETING OF THE CABINET, HELD ON FRIDAY 10 JUNE 2016 AT
10.30 AM IN THE ESSEX HALL, TOWN HALL, CLACTON-ON-SEA**

PRESENT:

Councillor N R Stock
Councillor G V Guglielmi

Councillor T M Ferguson
Councillor P B Honeywood
Councillor T A Howard
Councillor M J Hughes
Councillor L A McWilliams
Councillor M J Talbot
Councillor G F Watling

PORTFOLIO:

Leader of the Council (Chairman)
Deputy Leader of the Council, Portfolio Holder for
Enforcement and Community Safety
Portfolio Holder for Tourism and Culture
Portfolio Holder for Housing
Portfolio Holder for Finance and Revenues & Benefits
Portfolio Holder for Corporate Services
Portfolio Holder for Leisure, Health and Well-being
Portfolio Holder for Environment
Portfolio Holder for Planning and Regeneration

Group Leaders Present by Invitation:

Councillors J A Broderick (Leader of the Holland-on-Sea Residents' Group) (except items 27 – 33), J Chittock (Leader of the Tendring Independents Group), I J Henderson (Leader of the Labour Group)(except items 27 – 33), R H Everett (Deputy Leader of the UKIP Group)

Also Present: Councillors Bucke, Chapman (except items 27 – 33), Hones (except items 29 – 33), Pemberton (except items 29 – 33), Steady and Yallop

In Attendance: Chief Executive (Ian Davidson), Corporate Director (Corporate Services) & Deputy Monitoring Officer (Martyn Knappett) (except items 16 – 18), Corporate Director (Operational Services) (Paul Price), Head of Planning Services (Cath Bicknell) (except items 27 – 33), Finance and Procurement Manager & Section 151 Officer (Richard Barrett), Planning and Regulation Manager (Simon Meecham) (except items 25 – 33) , Senior Democratic Services Officer (Ian Ford), Communications and Public Relations Manager (Nigel Brown) and Democratic Services Officer (Janey Nice)

16. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors N W Turner (Portfolio Holder for Commercialisation), M J D Skeels (Leader of the Coastal Independents Group) and M E Stephenson (Leader of the UKIP Group).

17. MINUTES OF THE LAST MEETING HELD ON FRIDAY 13 MAY 2016

The minutes of the last meeting of the Cabinet, held on Friday 13 May 2016, were approved as a correct record and signed by the Chairman.

18. DECLARATIONS OF INTEREST

The Chief Executive read out the following advice which had previously been circulated by the Council's Monitoring Officer to all Members of the Council in relation to the Tendring District Council Local Plan Preferred Options consultation document:

"It is important to recognise that the decision being sought at these meetings, Cabinet and full Council, does not concern the adoption of the Local Plan, but simply whether to consult on the preferred options (and the Preferred Options decision is looking at the District as a whole, rather than site by site). However, the majority of members could be regarded as having, as a matter of law, Disclosable Pecuniary Interests due

to land ownership within the red line settlement boundaries simply because you are residents of the District. Government has previously issued guidance that the legislation was not intended to cover such District wide decisions, however, for the avoidance of doubt the Council's Monitoring Officer states it is entirely reasonable that the criteria set out in Section 33 (a) to (e) of the Localism Act 2011 applies and for land ownership within the red line settlement boundaries, a dispensation is granted to all Members to debate and vote on the preferred options consultation document.

However, if Members have land ownership in any of the specific areas to be allocated, shown coloured orange on the plans within the consultation document, Members must approach the Monitoring Officer individually to discuss the interest, as the above dispensation does not apply to the specific land allocations.

Ownership of land may also fall within the definition of Non-Pecuniary Interests, if you were appointed or nominated to an outside body or organisation by the Council or are a member of a outside body which owns land. A number of these organisations could meet the "likely to affect" test. The impact of having a Non-Pecuniary Interest on participation at meetings is set out in the Code of Conduct. The test is whether the Councillor could reasonably be regarded as having an interest so significant that it was likely to prejudice their judgement. As the decision is not to adopt the Local Plan, but to recommend or approve the Preferred Options document for consultation, my advice to Councillors is that this test would not be met and therefore, Councillors can play a full part in the debate and vote (after declaring the interest). By making the declaration of interest, each Councillor will confirm that their interest does not prejudice their judgement and would not affect their consideration of the merits of the decision. If any Member feels that their judgement is prejudiced, or could be regarded as such, that Member should not take part in the decision."

Councillor G V Guglielmi declared an interest in item A.3 – Occupancy Levels in Sheltered Housing Schemes insofar as he was a neighbour of Honeycroft, Lawford.

19. ANNOUNCEMENTS BY THE LEADER OF THE COUNCIL

There were no announcements by the Leader of the Council on this occasion.

20. ANNOUNCEMENTS BY CABINET MEMBERS

There were no announcements by members of the Cabinet on this occasion.

21. MATTERS REFERRED TO THE CABINET BY THE COUNCIL

Proposed Disposal of the Council Offices, Thorpe Road, Weeley (Report A.1)

Cabinet was aware that, at a meeting of the Council held on 17 May 2016, the following motion had been moved by Councillor Broderick and seconded by Councillor Winfield and, in accordance with Council Procedure Rule 11.4, had stood referred to the Cabinet for consideration and report:

"This Council agrees to sell the premises, Council Offices, Thorpe Road, Weeley for the best possible price.

It is no secret that this Council, like many others, is having to fund serious budget gaps in order to run basic services.

We are looking at a budget gap of £3.5 million over the next two years, we are in crisis. This council is lucky to have a team of fiscally astute officers who have

managed to just about keep the Council's head above water - however there is a limit when faced with the task we now face.

We all know that staff numbers have been already cut to the quick so our only option now is look at other areas of expenditure for example to downsize underused or expensive Council offices. The obvious choice is the Council's Weeley based building. This building and its running costs is a luxury that the Council can no longer sustain or justify, as I am sure all members of the Council would agree.

It is a remote location to most users, antiquated, uninviting and totally inadequate for planning committee public attendance. This 'mausoleum' sends out a message to Tendring residents and tax payers that Tendring Council is old fashioned and has money to burn.

This Motion suggests that services currently based at Weeley offices be transferred to the Town Hall."

In accordance with Council Procedure Rule 11.5 Councillor Broderick attended the meeting and explain the motion.

The Leader of the Council, Councillor Stock, thanked Councillor Broderick for her motion, recognising the budget savings required and pushing this matter up the political agenda.

The Deputy Leader of the Council, Councillor G V Guglielmi, stated that he would be arranging an all-Member Briefing on the future of the Council Offices, Weeley in order to ascertain Members' views on this matter.

With the permission of the Chairman, Councillor Bucke addressed the Cabinet on this item.

Having considered Councillor Broderick's explanation and the motion it was moved by Councillor Howard, seconded by Councillor G V Guglielmi and:

RECOMMENDED TO COUNCIL that Councillor Broderick's motion be not supported on the grounds that the issue should be considered as part of the wider savings proposals and therefore it is premature at this stage.

22. MATTERS REFERRED TO THE CABINET BY A COMMITTEE – REFERENCE FROM THE CORPORATE MANAGEMENT COMMITTEE

Performance Report – Outturn Report April 2015 to March 2016 (Report A.2)

Cabinet was informed that the Corporate Management Committee (CMC), at its meeting held on 9 May 2016, had received the same report and made a number of comments.

At the CMC meeting Members had been made aware that, of the 30 indicators and projects reported, 24 (80%) were on, or above, their expected target. There were six (20%) that were not in line with the expected performance. Explanations of the performance and the supporting data had been included.

Officers had responded to questions raised by CMC Members on various topics and where an answer was not immediately available, the Officers had undertaken to respond to those Members as soon as possible after the meeting. Those issues had included:

- (2) Clacton Air Show 2016;
- (3) Enactment dates for the Work and Welfare Bill and the Housing and Planning Bill;
- (4) Disposal of Clay Hall; and
- (5) Other leisure events.

The Committee had commented to Cabinet as follows, namely that it:

- (a) noted the Council's performance report for the period January to March 2016;
- (b) was concerned at the continuing decline in the Recycling Rate and felt that this needed a fresh look at in order to avoid consistent failure; and
- (c) was disappointed at the lack of content and the level of current data information in the report on planned leisure events (e.g. the new statutory charges imposed on the Clacton Air Show) and other issues (e.g. the extra risks to the timescale for the disposal of Clay Hall arising from legal matters in relation to the linked planning application.)

With the permission of the Chairman, the Chairman of the Corporate Management Committee, Councillor Steady, addressed the Cabinet on this item.

Having considered the comments of the Corporate Management Committee it was moved by Councillor Hughes, seconded by Councillor G V Guglielmi and:

RESOLVED that

- (a) the Corporate Management Committee be thanked for its comments;
- (b) Cabinet invites that Committee to put forward proposals to improve recycling performance bearing in mind the Council's financial position at its meeting on 27 June 2016; and
- (c) Cabinet notes that the Performance Report has been amended to include additional information regarding Leisure Services activities.

23. MATTERS REFERRED TO THE CABINET BY A COMMITTEE – REFERENCE FROM THE SERVICE DEVELOPMENT AND DELIVERY COMMITTEE

Occupancy Levels in Sheltered Housing Schemes (Report A.3)

Cabinet was aware that earlier in the meeting (Minute 18 referred) Councillor G V Guglielmi had declared an interest in this item insofar as he was a neighbour of Honeycroft, Lawford.

The Cabinet was informed that, at the meeting of the Service Development and Delivery Committee (SDDC) held on 11 April 2016, the Council's Housing Manager (David Black) had given detailed information regarding the ten Sheltered Housing Schemes maintained by the Council. He had stated that many of the schemes had been built over 50 years ago and that although maintained and managed to a very high standard, many would now find it difficult to meet modern needs and requirements. He had gone on to say that there were 325 units in total with 53% of those units being bedsit studio flats with shared facilities (bathrooms/shower rooms).

Mr Black had added that a 'snapshot' of occupancy on 14 March 2016 showed that 82.5% of sheltered units were let and tenanted and 17.5% were void/empty. However, occupancy levels at two of the schemes were particularly worrying and had been for some time. At Spendells House, only 14 of 30 units were let and at

Honeycroft, Lawford only 20 of 39 units were let. Mr Black stated that the location, as well as the type of accommodation, were the major factors that potential residents considered.

Based on current voids the combined lost rent, council tax and utility payments for those two schemes amounted to circa £207,138 per annum whereas the current combined rental income was circa £172,800. Honeycroft also now needed to be refurbished in order to maintain living standards.

The SDDC Members asked a number of questions and discussed various issues before making the following recommendations and comments to Cabinet:

The SDDC had recommended to Cabinet that:

- “(a) The Portfolio Holder for Housing and the relevant Officers commission a report on the viability of the schemes at Spendalls Court and Honeycroft that included the future for the two sites with a report being brought back to the Committee for a meeting in September;*
- (b) Councillors Miles, Poonian, Baker and V E Guglielmi be invited to the September meeting as Ward Councillors to discuss the report and*
- (c) A Working Party visit the sites once the report is completed;*

In addition, that Cabinet note the following considerations notwithstanding the contents of the report;

- (d) That the Council move towards modernising Spendalls Court and Honeycroft to include ensuite bathroom facilities;*
- (e) That the Council consider a more holistic approach toward residents in sheltered accommodation and working with partners to achieve this; and*
- (f) That the Council engage with multi-agency partners in order to create a scoping document that outlines options and ideas for further usage of the two above-mentioned sheltered housing schemes.”*

The Housing Portfolio Holder, Councillor Honeywood responded to the SDDC's recommendations as follows:

“I broadly accept the recommendations from the Committee and have already asked officers to commission viability reports on the schemes. Clearly until those reports are finalised, and I would highlight that the structural investigations may take a little longer than three months to complete, it would be premature to speculate on any conclusions. I would welcome Ward Members' input following receipt of the reports and I can confirm that a holistic and proactive approach is taken towards residents and we have been working with many partner agencies for some time in respect of all of our sheltered accommodation.”

Having considered the recommendations of the Service Development and Delivery Committee, it was moved by Councillor Honeywood, seconded by Councillor G V Guglielmi and:

RESOLVED that the contents of the report be noted.

24. **LEADER OF THE COUNCIL'S ITEMS - JOINT REPORT OF THE LEADER OF THE COUNCIL AND THE PLANNING AND REGENERATION PORTFOLIO HOLDER**

Tendring District Local Plan Preferred Options Consultation (Report A.4)

Cabinet was aware that the Council was preparing a new Local Plan to guide future development in the Tendring area between now and 2033 and that having an up-to-date Plan was critical for creating job opportunities, attracting investment for improved infrastructure, protecting the environment and ensuring that the new homes required to meet the needs of a growing population were built in the right locations and achieve good standards of quality and design. Without an up to date plan it would be more difficult for the Council to secure investment and to protect the District from developments that were unplanned.

There was submitted a joint report of the Leader of the Council and the Planning and Regeneration Portfolio Holder that sought Cabinet's endorsement that the Tendring District Local Plan Preferred Options consultation documents be approved by Full Council to go out to consultation. The Appendix to the report contained the covering report that was considered by the Local Plan Committee on 9 June 2016 and the Tendring District Council Local Plan Preferred Options consultation document.

Cabinet had before it the decision made by the Local Plan Committee on 9 June 2016 which was as follows:

***"RESOLVED** that the Committee approves the content of the Tendring District Local Plan Preferred Options consultation document, attached as Appendix A to the Report of the Head of Planning Services, subject to the amendments agreed at the meeting, for recommendation to Full Council and that the Cabinet be consulted and invited to endorse the content of the Local Plan.*

RECOMMENDED TO COUNCIL that

- (a) the content of the Tendring District Local Plan Preferred Options consultation document, as set out in the Appendix to the Report of the Head of Planning Services, and as amended at the meeting, be approved for public consultation for a period of eight weeks;*
- (b) authority be delegated to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee, to make minor amendments to the text of the Local Plan consultation documents up to the point of publication for consultation purposes. Such amendments are to be circulated to all Members of the Council prior to the commencement of the public consultation; and*
- (c) authority be delegated to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee, to agree the content of the Sustainability Appraisals for the Local Plan Consultation Documents for public consultation for a period of six weeks. The content of the Sustainability Appraisals are to be circulated to all Members of the Council prior to the commencement of the public consultation."*

The Cabinet also had before it a schedule of alterations and additions to the Preferred Options consultation document which had been agreed by the Local Plan Committee on 9 June 2016.

Having considered the contents of the proposed consultation document it was moved by Councillor Stock, seconded by Councillor G V Guglielmi and:

RESOLVED that Cabinet endorses the contents of the Tendring District Local Plan Preferred Options consultation document, as amended and agreed by the Local Plan Committee.

25. LEADER OF THE COUNCIL'S ITEMS - JOINT REPORT OF THE LEADER OF THE COUNCIL AND THE CORPORATE SERVICES PORTFOLIO HOLDER

Performance Report 2016/17 Including the Corporate Plan 2016 to 2020 and Priorities and Projects 2016 (Report A.5)

There was submitted a joint report of the Leader of the Council and the Corporate Services Portfolio Holder that sought Cabinet's approval to submit the Performance Report 2016/17 including the Corporate Plan 2016 to 2020 and Priorities and Projects 2016 to Full Council for final approval on 5 July 2016.

Cabinet was aware that:

- the preparation of the new Corporate Plan had been set against the context of a changing environment for Councils with continuing financial pressure and an increased focus on Councils' Community Leadership role and involvement across issues including Education, Health and Community Safety;
- the delivery of a balanced budget was the overriding priority for this Council with this having an influence on other projects and priorities, targets, delivery and performance management;
- for the first time the Corporate Plan had been produced as a plan on a page both in order to increase accessibility and focus attention on key priorities. Underpinning this were the strategic projects for the year and detailed performance monitoring indicators and measures.

The Performance Report 2016/17 including the Corporate Plan and Priorities and Projects 2016 was attached as Appendix A to item A.5 of the joint report of the Leader of the Council and the Corporate Services Portfolio Holder.

The Performance Report contained details of 12 projects, 5 performance indicator targets, and headline performance in dealing with complaints and the staff's absence rate.

The projects in the Performance Report were:

- Transforming the way we work
- Financial Self Sufficiency
- Elections and Referendum
- Improved Broadband
- Jaywick Community Development
- Cliff Stabilisation (Protecting our Coastline)
- Health and Wellbeing
- Local Plan
- Economic Development Delivery
- Maximising Tourism and Leisure Opportunities
- Enhancing Leisure Facilities
- Garden Community

The performance indicator targets in the Performance Report were:

- Fly tipping

- Missed Bins
- Recycling Rate
- Handling of Planning Applications
- 5 Year Housing Supply Approvals

The headline performance indicators were:

- Sickness
- Authorised Covert Surveillance
- Complaints

Cabinet was aware that, at its meeting held on 9 May 2016, the Corporate Management Committee (CMC) had scrutinised the Performance Dashboard Report 2016/17 including the Corporate Plan 2016 to 2020 and Priorities and Projects 2016/17. The CMC had decided to comment to Cabinet as follows, namely that it:

- (a) *notes the Council's Performance Report for 2016/17 including the Corporate Plan 2016 - 2020 and Priorities and Projects 2016, as attached as Appendix A to item A.2 of the report of the Corporate Director (Corporate Services);*
- (b) *recommends that the following matters should be looked at again:*
- (i) *Maximising Tourism and Leisure Opportunities - these should be in date order;*
 - (ii) *Layout of the Index*
 - (iii) *Employment - how is the Council going to encourage more businesses to invest in the District*
 - (iv) *Fly Tipping - consider including a target to reduce the incidents of fly tipping;*
 - (v) *Improved Broadband - what is the definition of an appropriate planning application for a planning condition to be included requiring a broadband connection;*
 - (vi) *A dashboard for performance should be included.*

An informal meeting of the CMC had then been held on 16 May 2016 when the Corporate Director (Corporate Services) and the Head of People, Performance and Projects had been in attendance to discuss the issues highlighted by the Committee. As a result a number of amendments to the Performance Report set out in Appendix A had been made with the agreement of the Corporate Services Portfolio Holder.

Having considered the contents of the various documents and the comments made by the Corporate Management Committee, it was moved by Councillor Hughes, seconded by Councillor G V Guglielmi and:

RESOLVED that Cabinet notes the comments of the Corporate Management Committee and thanks it for its comments.

RECOMMENDED TO COUNCIL that the Performance Report 2016/17 including the Corporate Plan 2016 to 2020 and Priorities and Projects 2016, as attached at Appendix A to item A.5 of the joint report of the Leader of the Council and the Corporate Services Portfolio Holder be approved.

Cabinet Members' Items – Report of the Portfolio Holder for Enforcement and Community Safety

26. BRIGHTLINGSEA SWIMMING POOL (Report A.6)

There was submitted a report by the Portfolio Holder for Enforcement and Community Safety which updated Cabinet on the outcome of investigatory works undertaken at Brightlingsea Swimming Pool (BSPP) in relation to a minor leak experienced during the

2015 season and sought its determination on how to proceed given the financial implications. Attached as an appendix to the report was a document submitted by Brightlingsea Town Council on this matter which contained a proposed action plan for the BSP.

Cabinet was reminded that the tidal surge in December 2013 had caused significant flooding at BSP and had resulted in substantial remediation works being required, funded almost entirely from the ensuing insurance claim. Those works had been undertaken in advance of the 2014 season due to residual damage to the pool plant. Following those works the Pool had operated effectively and with excellent water clarity in subsequent years.

Despite this, a gradual loss of water had been noted by the operational team in 2015 and investigatory works had been commissioned to be undertaken by a specialist contractor prior to the 2016 season. Although it was initially considered likely that the leak was due to pipework becoming detached from strainer baskets, investigations had identified that sections of the pipe run had 'collapsed' and those pipes would require replacing. As the pipe run was buried beneath concrete slabs around the perimeter of the pool, this was a significant undertaking to gain access to the areas identified and then to effect the remediation works.

It was reported that the budget cost provided by a specialist contractor to address this matter was approximately £36,000 but given the nature of the works and potential for further issues being identified a budget of £40,000 should be allocated. There was at present insufficient capital in the service area budget to cover this work but there were other matters which needed to be considered alongside any budget allocation.

Members were informed that the current revenue budget for BSP was £63,000 per annum, partially offset by a £10,000 annual contribution from Brightlingsea Town Council (BTC). This was the net operating cost for the Pool and included staffing, chemicals, NNDR etc. Based on the 2015/16 budget and attendance figures of 8,331, the most up-to-date cost per head calculation was £7.80 per visitor.

It was felt that given the current review of budgets across all service areas, including all leisure facilities, the capital expenditure required to repair the existing infrastructure for the pool brought into sharp focus the on-going revenue costs. All options would need to be considered before a decision was made on whether to commission the repair works to enable the BSP to open to the public and to continue subsidising the facility, taking into account the significant cost savings required to balance the corporate budget.

In the event Cabinet decided to negotiate disposal to Brightlingsea Town Council, the provisions of the General Disposal Consent Order (England) 2003 were to be relied upon to agree terms directly with the Town Council due to the social, economic and environmental benefits of the leisure facility to the town of Brightlingsea.

Cabinet considered the following four Options, namely:

1. Undertake repairs to the damaged pipework at a cost of around £40,000, and continue to subsidise the pool at a cost of around £62,000 per annum;
2. Undertake repairs to the damaged pipework at a cost of around £40,000, accepting BTC's offer of £16,000 to £18,000 and continue to subsidise the Pool at a cost of around £62,000 per annum, (BTC's offer was contingent on the pool remaining open for at least the 2016 season);
3. Determine not to undertake the repairs and proceed to decommission BSP following an equalities impact assessment; and

4. Following the reaching of a prior agreement with BTC to purchase the pool from this Council at a cost of £1, such an agreement to be reached within 28 days from the Cabinet's decision, undertake the repairs to the Pool, within a target of 28 days, at a capital cost of around £40,000, with a view to handing over the Pool to BTC in perpetuity to maintain and operate the pool with no overhanging commitment on this Council.

Cabinet had before it an updated action plan from Brightlingsea Town Council, a written submission submitted by Sally Wainman and a written response by Brightlingsea Town Councillor for Amenity Areas and Open Spaces, Mick Barry to the Officers' report.

With the permission of the Leader of the Council, the three Ward Members for Brightlingsea namely Councillors Chapman, Steady and Yallop each addressed the Cabinet on this matter. In addition, Sally Wainman also addressed the Cabinet.

Having considered the options available and the submissions made by Brightlingsea Town Council, the local ward Members and Sally Wainman it was moved by Councillor G V Guglielmi, seconded by Councillor Watling and:

RESOLVED that Cabinet agrees with Option 4, i.e. to explore disposing of the Brightlingsea Swimming Pool to Brightlingsea Town Council at a cost of £1.00, subject to the following principles:

1. to rely on the provisions of the General Disposal Consent Order due to the social, economic, and environmental benefits of the leisure facility to the town of Brightlingsea; and
2. to delegate authority to the Portfolio Holders for Enforcement & Community Safety and Leisure, Health and Wellbeing, having responsibility for Asset Management and Leisure Facilities respectively, to agree the terms as set out and such other terms that may be considered necessary in consultation with the Corporate Director (Operational Services) and the Head of Governance and Legal Services, including authorising the repair works and related costs to the existing structure.

Cabinet Members' Items – Joint Report of the Portfolio Holder for Enforcement and Community Safety and the Portfolio Holder for Housing

27. FREEHOLD DISPOSAL OF TWO SITES IN JAYWICK, CLACTON-ON-SEA (Report A.7)

There was submitted a joint report by the Portfolio Holder for Enforcement and Community Safety and the Portfolio Holder for Housing which sought Cabinet's approval, in principle, to the freehold disposal of two sites in Jaywick, Clacton-on Sea, in furtherance of the Council's regeneration ambitions for the area.

Cabinet was informed that the Council owned plots 20 and 22 Humber Avenue, Jaywick, two of sixteen plots within the Brooklands area. The plots were currently vacant and unkempt although they were currently leased to a Jaywick resident. The Council had been approached by a television production company which was keen to provide a positive message in Jaywick via a new build project to develop a residential unit, meeting all flood resilient and other development protocols. The production would be fronted by a reality television personality, Daniel Hill. Mr Hill proposed to engage local labour and develop apprenticeship opportunities while filming the development of the site.

Whilst recognising that the involvement of the television company was not entirely altruistic it was felt that the positive media coverage would certainly help in changing perceptions of Jaywick and any new development would add to the other development strands which the Council was currently progressing. Upon completion it was understood that Mr Hill was hoping to help someone currently without a home into secure safe accommodation.

Cabinet was advised that the sites had been valued by the Council's Valuer and the production company had agreed to pay the full value.

Having considered the report it was moved by Councillor Honeywood, seconded by Councillor Watling and:

RESOLVED that Cabinet approves, in principle, the freehold disposal of 20 and 22 Humber Avenue, Jaywick, subject to its decision on terms set out in the report in Part B of the Agenda.

Cabinet Members' Items – Report of the Portfolio Holder for Finance and Revenues & Benefits

28. FINANCIAL OUTURN (Report A.8)

There was submitted a report by the Portfolio Holder for Finance, Revenues & Benefits which sought to provide Cabinet with an overview of the financial outturn for the year 2015/16 and sought approval for:

- (i) revenue and capital commitments to be carried forward to 2016/17;
- (ii) funding of the 2015/16 General Fund and HRA Capital Programmes;
- (iii) the Reserves Position at the end of 2015/16;
- (iv) the updated General Fund Capital Programme for 2016/17 to 2019/20 and associated funding; and
- (v) the allocation of the overall General Fund variance for the year.

Having considered the report, it was moved by Councillor Howard, seconded by Councillor Stock and:

RESOLVED that

- (a) the financial outturn position for 2015/16 as set out in the report and appendices be noted;
- (b) the General Fund Revenue Commitments of £10.267million to be carried forward from 2015/16 to 2016/17, as set out in Appendix A to the report, be approved;
- (c) the following budget adjustments funded from the General Fund variance for 2015/16 of £1.024million be approved:
 - £0.250million be allocated to a central agency staff budget in 2016/17;
 - £0.500million be set aside for the Tendring-wide broadband project currently being developed in partnership with Essex County Council;
 - £0.024million be allocated to the Public Convenience Cleaning Contract budget in 2016/17 to support increased short-term costs whilst a review of the contract is carried out;
 - £0.250million be set aside to support the Garden Communities Project, with authorised delegation given to the Leader of the Council to agree expenditure against this project.
- (d) the financing of General Fund capital expenditure for 2015/16, as detailed in Appendix D to the report, be approved;

- (e) the General Fund capital budgets of £8.572million to be carried forward from 2015/16 to 2016/17 and the associated carry forward of the revenue contribution to capital of £0.378million be approved;
- (f) the updated General Fund capital programme for 2016/17 to 2019/20 and associated financing, as set out in Appendix K to the report be approved;
- (g) the movement in uncommitted and earmarked General Fund reserves for 2015/16, as set out in Appendix E to the report and any amendments arising from resolution (c) above along with changing the name of the Austerity Reserve to the Building for the Future Reserve from 1 April 2016 be approved;
- (h) in respect of the HRA, the movement on HRA balances for 2015/16 including the commitments set out within Appendices I and J to the report along with recharges to the HRA from the General Fund of £2.107million for the year and the financing of the HRA capital expenditure set out in Appendix J aforesaid be approved; and
- (i) authorised delegation is given to the Council's Section 151 Officer, in consultation with the Portfolio Holder for Finance and Revenues & Benefits, to adjust the outturn position for 2015/16 along with any corresponding adjustment to earmarked reserves as a direct result of any recommendations made by the Council's External Auditor during the course of their audit activities relating to the Council's 2015/16 accounts.

29. MANAGEMENT TEAM ITEMS

There were none on this occasion.

30. EXCLUSION OF PRESS AND PUBLIC

It was moved by Councillor Stock, seconded by Councillor G V Guglielmi and:

RESOLVED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of Agenda Items 12 and 13 on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A, as amended, of the Act.

31. EXEMPT MINUTE OF THE LAST MEETING HELD ON FRIDAY 13 MAY 2016

The exempt minute of the last meeting of the Cabinet, held on Friday 13 May 2016, was approved as a correct record and signed by the Chairman.

CABINET MEMBERS' ITEMS – JOINT REPORT OF THE PORTFOLIO HOLDER FOR ENFORCEMENT AND COMMUNITY SAFETY AND THE PORTFOLIO HOLDER FOR HOUSING

32. FREEHOLD DISPOSAL OF TWO SITES IN JAYWICK, CLACTON-ON-SEA (Report B.1)

RESOLVED that Cabinet:

- (a) Approves the terms for a freehold disposal to Daniel Hill as attached at the Appendix to item B.1 of the joint report of the Portfolio Holder for Enforcement and Community Safety and the Portfolio Holder for Housing; and
- (b) Authorises the Corporate Director (Corporate Services) to enter into a contract to dispose of the site on the terms set out and subject to such other terms that he considers necessary.

DATE AND TIME OF NEXT SCHEDULED MEETING

The next scheduled meeting of the Cabinet was due to take place on Friday 8 July 2016 at 10.30 a.m. in the Essex Hall, Town Hall, Station Road, Clacton-on-Sea.

The meeting was declared closed at 12.19 p.m.

Chairman

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Key Decision Required	No	In the Forward Plan	No
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CABINET

5 AUGUST 2016

REFERENCE REPORT FROM THE CORPORATE MANAGEMENT COMMITTEE

A.1 POTENTIAL BUDGET SAVINGS

(Report prepared by Anastasia Simpson)

BACKGROUND

The Corporate Management Committee commented at its meeting on 13th June 2016 that it looks forward to receiving information from Cabinet about the proposals for budget savings.

The Committee requests Cabinet ensure that it is given sufficient time to consider the potential budget savings that Cabinet is contemplating, in order to fit in with the Committee's commitment to proactively scrutinise the budget.

COMMITTEE RECOMMENDATIONS AND COMMENTS TO CABINET

The Committee **AGREED COMMENTS TO CABINET** as follows:

- (a) It looks forward to receiving the Cabinet's proposals for budget savings;
- (b) The Committee requests that Cabinet ensures that it is given sufficient time to consider the potential budget savings, in order to fit in with the Committee's commitment to proactively scrutinise the budget.

PORTFOLIO HOLDER'S COMMENTS AND RECOMMENDATIONS TO CABINET

Comments will be provided directly at the meeting.

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Key Decision Required	No	In the Forward Plan	No
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CABINET

5 AUGUST 2016

REFERENCE REPORT FROM THE COMMUNITY LEADERSHIP AND PARTNERSHIP COMMITTEE

A.2 REVIEW OF HIGHWAY ISSUES

(Report prepared by Janey Nice)

BACKGROUND

The Committee received a presentation from Mr Alan Lindsay (Essex County Council's Transport Strategy and Engagement Manager Transportation, Planning and Development) on Highway issues that the Committee had requested on the A120 roundabout, A133 update (particularly considering recent fatal accidents) and the Manningtree Railway Bridge Bottleneck.

Mr Lindsay explained to the Committee how Essex County Council (ECC) engaged with Tendring District Council (TDC) in relation to the Local Plan and other issues as they arose. He gave details of the size of the highways network and infrastructure and explained that Highways England were responsible for the trunk roads such as the A120 and A12 with other A roads and minor roads being the responsibility of ECC. He talked to the Committee about the funding of schemes and mentioned that it was a case of having to do far more with a lot less budget and how ECC were looking at funding opportunities through development with S.78 or S.106 and securing funding bids.

Mr Lindsay then gave an update on the specific issues requested by the Committee on the A133, A120 and A12. He provided information on a proposed new roundabout on the A120, explained that a route based strategy of the A133 was underway and described the modelling being undertaken in the area of the Manningtree railway bridge. Mr Lindsay said that, in respect of the latter, short term action in the form of installing traffic lights costing around £150,000 from S.106 monies was being looked at whilst longer term solutions were also being explored but that many millions would be required to fund these. Members asked questions relating to the A133, A120 and A12 and further questions were also asked about dangerous potholes, flooding and problems with other roads and their maintenance in the region.

After further discussion, recommendations to Cabinet were **AGREED**.

COMMITTEE RECOMMENDATIONS AND COMMENTS TO CABINET

The Committee **AGREED COMMENTS TO CABINET** as follows:

- (a) That a letter be sent to Essex County Council urging them to forward**

fund £150,000 to enable the traffic lights at Manningtree to be installed as soon as possible with the funding to be recovered from S.106 agreements as developments proceeded;

- (b) that all Members, through engagement with their County Councillor, be encouraged to submit schemes to the Local Highways Panel and to attend the regular meetings; and**
- (c) that the availability of funding to assist householders with flooding be investigated and promoted with home owners in affected areas as appropriate.**

PORTFOLIO HOLDER'S COMMENTS AND RECOMMENDATIONS TO CABINET

It is recommended that:-

- a) A letter regarding forward funding of the traffic lights at Manningtree be sent from the Leader and that, at the same time, the opportunity be taken to remind Essex County Council of their obligations in relation to highways maintenance particularly in rural areas.
- b) the comments from the Committee in relation to the Local Highways Panel and funding assistance regarding flooding be agreed.

Key Decision Required	No	In the Forward Plan	No
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CABINET

5 AUGUST 2016

REFERENCE REPORT FROM THE SERVICE DEVELOPMENT AND DELIVERY COMMITTEE

A.3 REGULARITY OF TAXI VEHICLE CHECKS

(Report prepared by Mark Westall)

BACKGROUND

At its meeting held on 1 June 2016 the Licencing Manager gave an overview of the scope of work that his team undertakes and some background towards the relationship that they have with the many Licensees and other local authorities, such as Essex Police and Essex Trading Standards. The Chairman of the Service Development and Delivery Committee had invited licensees from both the taxi trades and alcohol related trades to attend in order to give a balanced view regarding the licensing service that TDC delivers.

During the discussions it was noted by representatives of the taxi trades that currently TDC only offers one day per week (Tuesday) whereby taxi drivers can take their vehicle to the garage services delivered by TDC at Northbourne Depot in order to get the prerequisite vehicle checks and carry on working. It was also noted that sometimes the garage is very busy and that checks have to spill over until the following day. It is very important for taxi drivers, many of whom are self-employed, that they can keep their vehicle on the road where they can earn money. Dependant on timing a vehicle can sometimes not be used for more than a week whilst waiting for a slot to have a vehicle check where a vehicle is being changed for a new vehicle.. This can have a big impact on the financial security of a taxi driver.

COMMITTEE RECOMMENDATIONS AND COMMENTS TO CABINET

Cabinet is now asked to consider the comments of the Service Development and Delivery Committee.

The Committee **RESOLVED** that:

- (a) The Licencing Manager explores the possibility of extending the number of days whereby Taxi vehicle checks can be undertaken.

That Cabinet **NOTE** the following comments:

- (b) That the Licencing General Purposes Sub-Committee is seeing less taxi drivers coming in front of them after being caught using their mobile phones whilst driving.

- (c) That the relationship between the TDC Licencing team and Licensees is very good and that the service is seen as good value for money.
- (d) That the Committee would investigate the possibility of a working party being set up to explore the safety of taxi drivers which would mean liaising with Community Safety; and
- (e) That the presentation had been excellent and very informative on a very complex subject.

RECOMMENDATIONS TO CABINET

- (a) It is recommended that the report be noted.

Key Decision Required:	Yes	In the Forward Plan:	Yes
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CABINET

5 AUGUST 2016

REPORT OF FINANCE, REVENUES AND BENEFITS PORTFOLIO HOLDER

A.4 TREASURY MANAGEMENT PERFORMANCE 2015/16
 (Report prepared by Richard Barrett and Wendy Borgartz)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
To report on the Council’s treasury management activities and Prudential Indicators for 2015/16.

EXECUTIVE SUMMARY
<ul style="list-style-type: none"> • Borrowing and investments have been undertaken in accordance with the 2015/16 Annual Treasury Strategy that was approved by Council on 24 March 2015. • No external borrowing was undertaken in 2015/16 for either the General Fund (GF) or Housing Revenue Account (HRA). • The amount of interest earned from investments remained low because of the continuing low interest rates existing throughout the year. However due to maximising investment opportunities and cash flow advantages during the year interest returns were in line with the increased amount budgeted. • The outturn for the Prudential Indicators is attached as Appendix B.

RECOMMENDATION(S)
That the Treasury Management performance position and Prudential and Treasury Indicators for 2015/16 be noted.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES
Good and effective Treasury Management supports the Council in delivery against its corporate goals and objectives.

FINANCE, OTHER RESOURCES AND RISK
<p>Finance and other resources Key treasury management performance data is set out in Appendix A.</p> <p>Risk Risk is inherent in all treasury management activities. Such risks are considered within the Treasury Strategy with management actions necessary to mitigate the risks set out in the</p>

Council's Treasury Management Practices.

LEGAL

The Local Authorities (Capital Financing and Accounting) (England) Regulations 2003 include the requirement for local authorities to have regard to CIPFA guidance which this Council has adopted.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

There are no direct implications in respect of the above areas.

PART 3 – SUPPORTING INFORMATION

BACKGROUND AND CURRENT POSITION

The Council has adopted the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice for Treasury Management in the Public Services. The main reporting elements to comply with this code include:

- An Annual Treasury Strategy approved by Cabinet after consultation with the Corporate Management Committee for recommending to the Full Council.
- Regular monitoring reports that form part of the Council's Corporate Budget Monitoring arrangements during the year, which include a half-yearly update as at end of September each year.
- An annual treasury performance or outturn report for the preceding year that is presented to Cabinet.

This report sets out the necessary information in response to the third bullet point above and provides a summary of the treasury activities undertaken in 2015/16 (**Appendix A**) and final Prudential and Treasury Indicators at the end of 2015/16 (**Appendix B**).

BORROWING AND INVESTMENTS 2015/16

Borrowing

The Base Rate has remained at the same level throughout the year. Given the uncertainty that has followed the recent EU referendum, it is difficult to forecast the movement in interest rates in the short term to medium term. Public Works Loan Board (PWLB) rates remained relatively low although these began to rise during 2015/16 as a result of an increase in confidence in equity markets anticipating stronger economic recovery in key global economies. The continuation of this trend now needs to be set against the current economic uncertainty.

No external borrowing was undertaken during the year. The Strategy proposed that internal borrowing be maintained at a level of between £4m to £5m. Internal borrowing is running just above £5m but the Strategy recognised that given the continuing low return on investments and no significant increases in PWLB interest rates in the immediate future, it was prudent to maintain this position in the short term although this would be kept under review in consultation with the Council's external advisors.

No new borrowing or restructuring of existing debt was undertaken for GF or HRA

purposes in 2015/16. Principal on HRA debt continues to be repaid each year in line with the 30 year business plan.

Debt rescheduling opportunities are limited in the current economic climate with no debt rescheduling taking place in 2015/16.

No temporary borrowing from the markets was required during the year.

Investments

The year saw the continuation of the challenging investment environment of low investment returns and heightened levels of counterparty risk. The tight monetary conditions remain and short term deposit rates remain at low levels.

The Council manages its investments in-house and invests in accordance with the approved strategy. The Council invests for periods of time dependent on the Council's cash flows, the view as to future interest rate movements and the interest rates offered by counterparties whilst balancing various risks such as interest rate risk and counterparty risk.

With relatively poor investment returns available along with limited 'low' risk counterparties, a significant proportion of the Council's investments were still made with other local authorities. A number of banks did, however, see their ratings rise over the past 12 months which brought them back onto the Council's lending list. Certificates of deposit and treasury bills were purchased in the first months of the year instead of investing with local authorities as a better return was available from these instruments. Local authority rates rose later in the year as their requirement for cash increased and the Council therefore moved back to investing with them over the latter part of the year if they provided better value. Both government and local authority investments fit well with the Council's low appetite for risk with the security and liquidity of the investment the prime concern.

The total invested in the Government's Debt Management Office (DMO) and local authorities at 31 March 2016 was **£0.600m** and **£32.000m** respectively out of a total investment of **£45.260m**. Other investments were held with UK banks and three UK building societies with no amounts held with non-UK institutions or in Treasury Bills.

The Council receives regular credit rating updates during the year following which the appropriate action is taken as soon as practical where the credit rating falls below the minimum ratings which form part of the Council's Treasury Management Practices.

The recent EU referendum has introduced a high level of uncertainty into the markets. It is too early to forecast with any certainty of how things will progress over the coming months. To date there has been no significant impact on treasury activities but it is expected that interest rates will start to move even lower than at present, which will have an impact on investment returns.

Specific Issues Experienced in 2015/16

The Council's Treasury Management Practices allow up to £1 million to be held in the current bank accounts with Lloyds bank overnight. A minimum of £100,000 headroom is allowed for when making investment decisions each day, which aims to ensure that the predicted balance is never more than £900,000 each night. This headroom is usually sufficient, but on 1 March 2016 the cleared overnight balance was £1,091,085.72 because there was unexpected income received too late in the day to invest it in the markets. Additionally, on 3 May 2016 the £1 million limit was exceeded again with a cleared

overnight balance of £1,030,294.71 against a predicted balance of £890,021.56. This arose because on 3 May the Council received a total of £202,067.86 in faster payments, which cannot be predicted and similar to the above issue, notification was received too late in the day to place the money with a counterparty. Whilst this shows the success of channel shift in persuading people to undertake more transactions online, analysis of the balances over the past year shows that the unpredicted difference does peak on the first working day of the month. To prevent a recurrence, the headroom has been increased to £200,000 from £100,000 taking account of the Council's on-going cash flow forecasts.

The Treasury Management Practices currently allow amounts to be invested for more than 365 days but restricts the total investment to £3.5 million. There is an argument for allowing a proportion of monies representing the minimum balance the Council needs to hold to be invested for a longer term, potentially up to two years. This has been reviewed by officers and based on the fact that interest rates are expected to rise over the next few years, there is currently a high financial risk associated with placing investments for longer periods, which has to be balanced against the possible higher interest rate that could be earned over a longer period so no long term investments are proposed at the current time.

Compliance with Treasury and Prudential Limits

During the financial year the Council operated within the treasury limits and Prudential Indicators set out in the Council's annual Treasury Strategy. The outturn for the Prudential Indicators is shown in **Appendix B**.

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A Treasury Performance figures 2015/16

Appendix B Prudential and Treasury Indicators 2015/16

1 Borrowing

1a Long Term Debt

Principal	Opening Balance 1 April 2015 £'000	New Borrowing £'000	Principal Repaid £'000	Balance at 31 March 2016 £'000	Average Debt for Year £'000
Long Term Borrowing					
PWLB - General Fund	1,317	0	262	1,055	1,249
PWLB - Housing Revenue Account	49,027	0	1,964	47,063	48,027
Total Long Term Borrowing	50,344	0	2,226	48,118	49,276

Average Interest Rates	Average Interest Rate 1 April %	New Borrowing %	Principal Repaid %	Average Interest Rate 31 March %	Average Interest Rate for Year %
Long Term Borrowing					
PWLB - General Fund	8.244	0.000	8.386	8.209	8.236
PWLB - Housing Revenue Account	3.234	0.000	2.116	3.280	3.253
Overall Long Term Borrowing	3.365	0.000	2.854	3.388	3.387

Interest paid relating to 2015-16

General Fund	103
Housing Revenue Account	1,566
	<u>1,669</u>

Long term debt is defined in legislation as loans repayable over more than one year.

1b Total debt

Average debt over the year	£49,276
Interest paid relating to 2015-16	£1,669
Average interest rate for year	3.387%

This includes interest paid on temporary debt

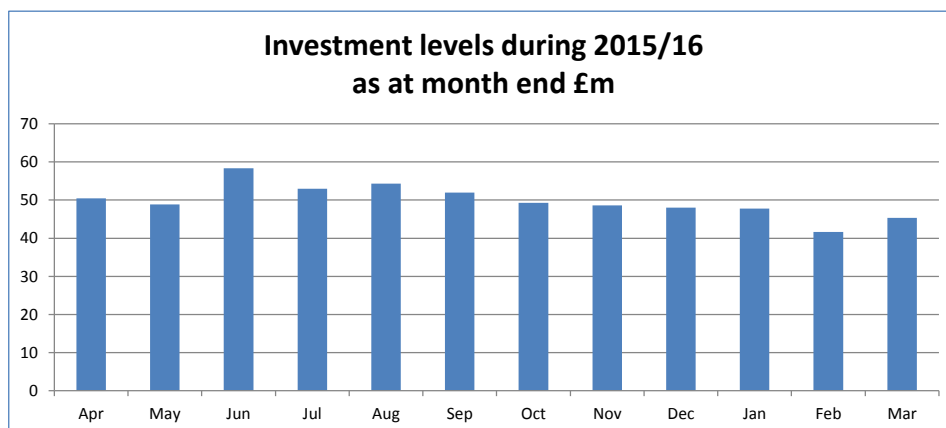
1c Budget for Total Interest Paid

	Original Estimate £'000	Revised Estimate £'000	Out-turn £'000	Variation from Revised Budget £'000
General Fund	103	103	103	0
Housing Revenue Account	1,575	1,575	1,566	(9)
Total Interest Paid	1,678	1,678	1,669	(9)

2 Investments

2a Temporary Investments

Principal	Opening Balance 1 April 2015 £'000	New Investments £'000	Investments Repaid £'000	Balance at 31 March 2016 £'000	Average Investments for Year £'000
Investments less than a year					
Investments with UK Government via Treasury Bills, DMO, Local Authorities and other public bodies	34,700	360,050	362,150	32,600	
Investments with UK Financial Institutions (including Money Market Funds)	8,337	60,473	56,150	12,660	
Investments with non-UK Financial Institutions	0	0	0	0	
Total Temporary Investments	43,037	420,523	418,300	45,260	53,558



Average Interest Rates	Average Interest Rate 1 April %	Average Interest Rate 31 March %	Average Interest Rate for Year %
Temporary Investments	0.443	0.482	0.457

2b Budget for Total Interest Earned

	Original Estimate £'000	Revised Estimate £'000	Out-turn £'000	Variation from Revised Budget £'000
Total Interest Earned	(236)	(236)	(246)	(10)

3 Base rates

%

At 1 April 2015	0.500
At 31 March 2016	0.500

The rate remained unchanged throughout 2015/16

PRUDENTIAL INDICATORS

CAPITAL EXPENDITURE

This is an estimate of the amount of investment planned over the period. As can be seen, not all investment necessarily has an impact on the Council Tax, schemes funded by grants, capital receipts or external contributions mean that the effect on the Council Tax is greatly reduced.

Capital Expenditure - General Fund £000s	2014/15 Actual	2015/16 Revised	2015/16 Actual	Notes	2016/17 as agreed by	
					Council April 2016	Amended 2016/17
Total Capital Expenditure	16,850	31,024	22,562		1,940	11,459
Financing - General Fund						
External contributions	(1,152)	(5,151)	(5,032)		-	(116)
Section 106	(149)	(139)	(99)		-	(36)
Coast protection grant	(11,684)	(15,906)	(10,945)		-	(4,962)
Other Government grants	(42)	(358)	(28)		-	(330)
Disabled Facilities Grant	(1,007)	(1,645)	(944)		(690)	(2,339)
Capital receipts	(370)	(1,103)	(261)		(850)	(1,692)
Direct revenue contributions	(1,071)	(532)	(290)		(400)	(400)
Earmarked reserves	(1,375)	(6,190)	(4,963)		-	(1,584)
Total Capital Financing	(16,850)	(31,024)	(22,562)		(1,940)	(11,459)
Net Financing need (External Borrowing)	0	0	0		0	0

Housing Revenue Account Capital Schemes £000	2014/15 Actual	2015/16 Revised	2015/16 Actual	Notes	2016/17 as agreed by	
					Council April 2016	Amended 2016/17
Total Capital Expenditure	5,470	6,276	2,953		4,030	7,024
Financing - Housing Revenue Account						
Major repairs reserve	(3,726)	(3,682)	(1,959)		(3,250)	(4,841)
Direct revenue contributions	(438)	(2,394)	(990)		(780)	(2,183)
Section 106	(102)	-	-		-	-
External Contributions	(152)	-	-		-	-
Capital grant	(1,052)	(200)	(4)		-	-
Total Capital Financing	(5,470)	(6,276)	(2,953)		(4,030)	(7,024)
Net Financing need (External Borrowing)	0	0	0		0	0

CAPITAL FINANCING REQUIREMENT

Each year, the Council finances the capital programme by a number of means, one of which could be borrowing. The Capital Financing Requirement (CFR) represents the cumulative amount of borrowing that has been incurred to pay for the Council's capital assets, less amounts that have been set aside for the repayment of debt over the years. The Council is only allowed to borrow long term to support its capital programme. It is not allowed to borrow long term to support its revenue budget.

CAPITAL FINANCING REQUIREMENT	2014/15 Actual	2015/16 Revised	2015/16 Actual	Notes	2016/17 as agreed by	
					Council April 2016	Amended 2016/17
	£000	£000	£000		£000	
General Fund	6,682	6,415	6,415		6,158	
Housing Revenue Account	49,027	47,062	47,063		45,098	
Total	55,709	53,477	53,478		51,256	

HRA LIMIT ON INDEBTEDNESS

The Council is required to report the level of the limit imposed (or subsequently amended) at the time of the implementation of self-financing by the Department for Communities and Local Government. This is to be compared to the Housing Revenue Account capital financing requirement.

PRUDENTIAL INDICATOR	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		£000	
	£000	£000	£000		£000	
Limit on indebtedness	60,285	60,285	60,285		60,285	
Capital Financing Requirement	49,027	47,062	47,063		45,098	
Headroom	11,258	13,223	13,222		15,187	

GROSS DEBT AND THE CAPITAL FINANCING REQUIREMENT

This indicator compares the Capital Financing Requirement to the level of external debt and shows how much of the capital programme is financed from internal resources. The capital programme is partially funded in the short to medium term by internal resources when investment interest rates are significantly lower than long term borrowing rates. Net interest payments are, therefore, optimised.

PRUDENTIAL INDICATOR	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		£000	
	£000	£000	£000		£000	
Capital Financing Requirement	55,709	53,477	53,478		51,256	
External debt	50,344	48,117	48,118		45,869	
Internal borrowing	5,365	5,360	5,360		5,387	

OPERATIONAL BOUNDARY AND AUTHORISED LIMIT

The Council must set an operational boundary and authorised limit for external debt. The operational boundary is based on the Council's estimate of most likely, i.e. prudent, but not worst case scenario for external debt. It reflects the decision on the amount of debt needed for the Capital Programme for the relevant year. It also takes account of other long term liabilities, which comprise finance leases, Private Finance Initiative and other liabilities that are not borrowing but form part of the Council's debt. The Council has none of these at present.

The authorised limit is the affordable borrowing limit determined in compliance with the Local Government Act 2003. It is the maximum amount of debt that the Council can legally owe. The authorised limit provides headroom over and above the operational boundary for unusual cash movements.

PRUDENTIAL INDICATOR	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		£000	
	£000	£000	£000		£000	
Operational boundary - borrowing	73,832	76,536	76,536		67,471	
Authorised limit - borrowing	82,036	85,040	85,040		74,968	

RATIO OF FINANCING COSTS TO NET REVENUE STREAM

This is an indicator of affordability and highlights the revenue implications of existing and proposed capital expenditure by identifying the proportion of the revenue budget required to meet financing costs, net of investment income.

ESTIMATE OF THE RATIO OF FINANCING COSTS TO NET REVENUE	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		%	
	%	%	%		%	
General Fund	1.13	0.89	0.89		0.74	
Housing Revenue Account	56.92	62.80	53.34		51.90	

INCREMENTAL IMPACT OF CAPITAL INVESTMENT DECISIONS

This is an indicator of affordability that shows the impact of capital investment decisions on the Council Tax and housing rent levels. The incremental impact is the difference between the revenue funding of the proposed capital programme compared to the revenue funding of the previously approved capital programme. As the Council is not proposing any additional borrowing, this means that the impact is solely due to changes in revenue financing of capital expenditure. The increase in Council Tax impact in 2015/16 is mainly due to the Clacton and Holland coast protection scheme. The increase in HRA weekly rents is due to the decision to finance up to £1m of spend from revenue resources each year.

INCREMENTAL IMPACT OF CAPITAL INVESTMENT	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		£	
	£	£	£		£	
Change in General Fund capital spend financed by loan	-	-	-		-	
Change in General Fund capital spend financed from revenue	-	3,484,000	n/a	1	250,000.00	
General Fund, Council Tax impact	-	£77.58	n/a	1	£5.57	
Change in HRA capital spend financed by loan	-	-	-		-	
Change in HRA capital spend financed from revenue and major repairs reserve	-	1,651,000	n/a	1	(220,000.00)	
HRA Average Weekly Rent impact	-	£10.05	n/a	1	(£1.34)	

Note 1: These are not measurable indicators as they are intended to be a measure of the impact of investment proposals when the capital programme is agreed.

INTEREST RATE EXPOSURE

Tendring District Council currently has all its borrowings at fixed rate and usually has a mixture of fixed and variable rate investments. This indicator is set to control the Council's exposure to interest rate risk.

PRUDENTIAL INDICATOR	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		£000	
	£000	£000	£000		£000	
Upper limit for Fixed Interest Rates on debt	55,709	53,477	53,477		51,256	
Upper limit for Variable Interest Rates on debt (based on 30% of the fixed rate limit)	16,713	16,043	16,043		15,377	

TOTAL PRINCIPAL SUMS INVESTED FOR PERIODS LONGER THAN 364 DAYS (excluding property)

Interest rate risk is also affected by the proportion of the investments invested at fixed rates for longer periods, especially in a period when rates are expected to rise.

PRUDENTIAL INDICATOR	2014/15	2015/16	2015/16	Notes	2016/17 as agreed by Council April 2016	
	Actual	Revised	Actual		£000	
	£000	£000	£000		£000	
Limits on the total principal sum invested to final maturities longer than 364 days	3,500	3,500	0		3,500	

MATURITY STRUCTURE OF FIXED RATE BORROWING

This indicator is set to control the Council's exposure to refinancing risk. The limits are set for each age range to ensure that the Council avoids too many fixed rate loans being matured at one time and spreads the maturity across several periods. The percentages for the upper and lower limits do not add up to 100% as they do not represent an actual allocation.

PRUDENTIAL INDICATOR	Upper limit	Lower limit	Actual outstanding debt maturity % at	Estimate as agreed by Council April 2016
	%	%	31/03/2016	31/03/2017
	Under 12 months	25	0	4.67%
12 months and within 24 months	30	0	4.10%	7.82%
24 months and within 5 years	60	0	11.03%	21.06%
5 years and within 10 years	75	0	21.53%	17.69%
10 years and above	95	25		
10-20 years			22.23%	14.84%
20-30 years			5.27%	1.60%
>30 years			31.17%	32.70%

TREASURY INDICATOR - EXPOSURE TO CREDIT RISK

The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted average score of its investment portfolio. This is calculated by applying a score to each investment (AAA=1, AA+=2, etc.) using the rating applicable when it is taken out and taking the arithmetic average, weighted by the size of each investment. Investments in government instruments such as DMO, treasury bills and in local authorities are scored as 1.

TREASURY INDICATOR	2014/15 Actual	2015/16 Actual	2016/17 Upper limit
Average credit score for investments	1.33	1.45	2.00

Key Decision Required:	Yes	In the Forward Plan:	Yes
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CABINET

5 AUGUST 2016

REPORT OF FINANCE, REVENUES AND BENEFITS PORTFOLIO HOLDER

A.5 FINANCIAL STRATEGY – GENERAL FUND INITIAL FINANCIAL BASELINE 2017/18

(Report prepared by Richard Barrett)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To present an initial General Fund financial baseline for 2017/18 against which the detailed estimates will be built upon over the course of the year.

EXECUTIVE SUMMARY

- The initial financial baseline for 2017/18 sets out an initial budget ‘gap’ of **£1.565m**. In continuing the move to self-sufficiency, this is based on a 1.99% increase in the level of council tax at this stage of the budget cycle. This will however be subject to further review over the course of the budget setting process and against the referendum limits for 2017/18 which will be announced by the Government later in the year. If the referendum limit was set at £5 for 2017/18, in a repeat of the 2016/17 limit, then this could provide the opportunity to raise additional on-going income of **£0.095m**.
- The initial budget ‘gap’ also reflects the provisional revenue support grant (RSG) figure of **£1.650m**, a reduction of **£0.914m** (36%) compared to 2016/17.
- As highlighted in last year’s budget reports, the Government announced provisional / minimum RSG figures for 2017/18, 2018/19 and 2019/20 on the basis of each Authority submitting efficiency plans to the Government by the Autumn this year. Although further discussion around this issue is set out later on in this report, the provisional settlement phases out RSG by the end of 2019/20 with only **£0.400m** receivable in that year.
- A number of savings strands are already being progressed which will be finalised as part of presenting the revised position to Cabinet in December. Work remains in progress in consultation with Portfolio Holders, Corporate Management Committee and Members to identify the level of savings required to meet the budget ‘gap’.
- Given current economic uncertainty following the EU referendum, it is difficult to forecast any knock on impact that may arise, which could include a more front loaded reduction in the RSG than already proposed. However the Government has recently announced that they will no longer be aiming for a budget surplus by 2019/20, which is hoped will limit any changes to the provisional RSG figures already announced. Although this will be monitored over the budget setting cycle with updates provided to members accordingly, the provisional RSG figures announced last year have therefore been included.

- The Council must continue to seek ways to grow its own funding through, regeneration, economic development etc. which will provide a strong position to move into the new era of 100% business rates retention from 2020. There are a number of critical 'core funding' risks around business rates, not only in the future but within the current partial retention regime, which are set out later in this report.
- The initial forecast does not include the final position for items such as cost pressures and potential further changes to budgets although estimates have been included where possible with further details likely to emerge over the course of the year. Therefore it is recognised that the budget 'gap' could increase further.
- A number of Essex Local Authorities continued to remain members of a Business Rates Pool in 2016/17. However given the uncertainty and risks surrounding business rates, it is not clear whether or not there will be a benefit in continuing an Essex Pool in 2017/18. Subject to the financial performance of the existing arrangements and future forecasts and risks, a decision to continue to remain in the pool will be required in the autumn.
- In continuing the principle of passing on the reduction in the Council's Government funding to Town and Parish Council's via the Local Council Tax Support Scheme Grant, it is proposed on reducing the grant by 5% in 2017/18

RECOMMENDATION(S)

- (a) That Cabinet agrees the initial financial baseline for 2017/18 and requests Portfolio's, supported by Officers, to continue to facilitate the various savings strands and initiatives to deliver a balanced budget for presenting to Cabinet in December 2016;
- (b) that Corporate Management Committee be consulted on the initial financial baseline for 2017/18;
- (c) that the Local Council Tax Support Scheme grant to Town and Parish Council's be reduced by 5% in 2017/18, and
- (d) the decision to remain in the Essex-wide pool for non-domestic rates in 2017/18 be delegated to the Finance, Revenues and Benefits Portfolio Holder in consultation with the Corporate Director (Corporate Services).

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

This report will have direct implications for the Council's ability to deliver on the commitments, objectives and priorities set out in the Corporate Plan, the Corporate Goals and the Community Strategy.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The financial implications are fully considered in the body of the report.

Risk

There significant risks associated with the forecast such as cost pressures, inflation and

changes to other assumptions that form part of the financial planning process.

The actual funding gap could therefore be greater than that anticipated which would require a corresponding increase in the savings etc. necessary to balance the budget.

The forecast continues to be risk-based. There are a substantial number of areas that could lead to additional expenditure being incurred, such as: -

- Economic environment / instability;
- Emergence of cost pressures;
- Changes to the local authority funding mechanism;
- New legislation placing unfunded duties on the Council or reducing the level of the Council's core funding;
- Local or national emergency;
- Income is less than that budgeted for, including business rate income retained locally.

It is important that the Council continues to maintain a sufficient level of reserves to support the strategy's risk-based approach. A risk reserve (the general balance) of **£4.000m** (including the **£1.600m** minimum working balance) remains in place to ensure against the eventuality that some of the events listed above actually occur.

The Council also maintains a NDR Resilience Reserve and Benefits Reserve of **£1.609m** and **£1.100m** respectively to act as a 'buffer' if associated risks arise during the year.

LEGAL

The arrangements for setting and agreeing a budget and for the setting and collection of council tax are defined in the Local Government Finance Act 1992. The previous legislation defining the arrangements for charging, collecting and pooling of Business Rates was contained within the Local Government Finance Act 1988. These have both been amended as appropriate to reflect the introduction of the Local Government Finance Act 2012.

The Local Government Finance Act 2012 provided the legislative framework for the introduction of the Rates Retention Scheme and the Localisation of Council Tax Support.

The Calculation of Council Tax Base Regulations 2012 set out arrangements for calculation of the council tax base following implementation of the Local Council Tax Support Scheme. The new arrangements mean that there are now lower tax bases for the district council, major preceptors and town and parish councils.

The Localism Act 2012 introduced legislation around the right of veto for residents on excessive council tax increases.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

There are no other implications that significantly impact on the financial baseline. However, the ability of the Council to appropriately address these issues will be strongly linked to its ability to fund relevant schemes and projects and determination of the breadth and standard of service delivery to enable a balanced budget to be agreed.

An impact assessment will be undertaken as part of any separate budget decisions such as those that will be required to deliver the necessary savings to meet the budget 'gap'

PART 3 – SUPPORTING INFORMATION

FINANCIAL FORECAST 2017/18 – GENERAL FUND

The following table sets out the initial financial baseline for 2017/18. Although this will be subject to revisions and updates as the year progresses, it does set out the estimated initial funding 'gap' for the year.

Initial Financial Baseline 2017/18

	2016/17 Original £m	2017/18 Initial Forecast £m
Net Cost of Services	15.054	15.624
Revenue support for capital investment	0.400	0.300
Financing items	(0.779)	(0.779)
Net Expenditure	14.675	15.145
Contribution to /(from) Reserves	(0.677)	(0.040)
Total Net Budget	13.998	15.105
Business Rates (<i>excl. S31 Govt. Grant for rate reliefs and 2% 'Cap'</i>)	4.599	4.599
Revenue Support Grant	2.564	1.650
Collection Fund Surplus	(0.020)	0.300
Council Tax Requirement (for Tendring District Council)	6.855	8.556

The council tax requirement figure of **£8.556m** above represents an increase of **£1.701m** compared to 2016/17. Although the referendum limits for 2017/18 will not be announced by the Government until later in the year, every 1% increase in the level of council tax would generate additional income of **£0.070m** per year. If the Government continue with the £5 referendum limit that was applied in 2016/17, this would generate income of **£0.225m** per year.

For the purpose of the forecast, an increase in council tax of 1.99% has been applied (**£0.136m**), which would be consistent with the self-sufficiency approach being imposed by the Government via its RSG reductions. However this will remain under review during the budget setting process with final recommendations decided later in the year.

A 1.99% increase in the level of council tax reduces the initial budget 'gap' from £1.701m to £1.565m

Revenue Support Grant and the Economic Background to the Initial Forecast

Although the UK economy was in a period of sustained growth, significant financial challenges remained for Local Authorities given the significant and front loaded reductions in RSG each year. Although the economic recovery supports income from sources such as

business rates and fees and charges for example, these by no means meet the pace of the reductions in the RSG. The outcome from the EU referendum has added additional uncertainty to not only the wider economy but the knock on impact in RSG and other grant funding from the Government or our other partners.

Although the Council's medium term forecast already reflects the complete phasing out of the RSG by 2019/20, the Government may look to make cuts quicker and front load the reductions in RSG over 2017/18 and 2018/19.

The Government has however recently announced that they will no longer aim for a budget surplus by 2019/20, which may translate into the provisional / minimum RSG figures announced last year being 'protected' and therefore become the actual figures receivable rather than being subject to further reductions.

Although the situation will be closely monitored over the coming months, the current forecast reflects the minimum / provisional figures announced last year being **£1.650m** receivable in 2017/18 (reducing to **£1.070m** in 2018/19 and **£0.422m** in 2019/20). In 2017/18 this funding stream represents only 12% of the Council's overall 'core' funding. The Government have stated that each authority who accepts a longer term funding offer will need to submit efficiency plans to the Government. Although there is no guidance as to what needs to be included in these efficiency plans, officers are currently working on developing the necessary documentation to provide to Members later in the year to enable them to decide whether to accept the Government's offer or not.

The next section of the report takes each line of the forecast as set out in the table above and provides additional details / information.

Net Cost of Services

The initial forecast reflects a **£0.570m** increase compared to 2016/17. This is primarily due to inflation and a general allowance for cost pressures with additional details as follows:

Item	Adjustment Included	Comments
INFLATION		
Salaries and Increments	£0.200	A 1% general pay award has been included plus progression of staff along salary grades where appropriate.
Major Contracts	(£0.092m)	This is a negative amount as the inflation allowance provided for on some of the Council's major contracts in previous budget cycles has been more than actually required. Therefore a general inflation adjustment has been made in 2017/18.
NDR	£0.017m	This assumes an inflationary uplift for properties where the Council is liable for business rates.
TOTAL INFLATION ALLOWANCE	£0.125m	

OTHER ADJUSTMENTS WITHIN NET COST OF SERVICES		
Removal of one-off items in 2016/17	(£0.155m)	-
Initial allowance for Cost Pressures	£0.600	<p>The Council continues to face a number of potential cost pressures such as:</p> <ul style="list-style-type: none"> • Further Welfare Changes / Benefit Subsidy implications • Potential reductions in contributions from other Public Bodies who are faced with the same reductions in Government funding. • Triennial pension review • Apprenticeship levy • Business Rates revaluation 2017 <p>The above list is not exhaustive and work remains ongoing to identify the potential impact and timing of such issues.</p>
TOTAL	£0.570m	

Revenue Support for Capital Investment

The initial forecast includes a **£0.100m** reduction compared to 2016/17 to reflect the current capital programme and the amount funded from revenue rather than other sources of funding.

£0.300m is currently included in the 2017/18 base forecast as a revenue contribution to the Capital Programme that reflects IT Core Infrastructure activities that aim to maintain the Council's IT equipment / capacity on an on-going basis and crematorium and leisure facility schemes funded from the ring-fencing of net increased fees and charges that were introduced last year.

Financing Items

No adjustments have been made as part of the initial forecast.

Use of Reserves

The initial forecast includes a net change **£0.637m** compared to 2016/17 and reflects the following adjustments:

- Remove use of Building for the Future Reserve to fund a number of small one-off cost pressures in 2016/17 - **£0.025m.**
- Remove the one-off contribution from the NDR Resilience Reserve in 2016/17 - **£0.412m.**
- Remove the one-off contribution from reserves to fund the budget 'gap' in 2016/17 - **£0.200m.**

Business Rates – Locally retained share of Business Rates

The amount of income currently included in the forecast is **£4.599m** which represents 34% of the Council's overall 'core' funding.

At this stage of the budget setting process, no increases in the level of income from this funding source has been reflected within the forecast. This is due to the significant level of uncertainty and risk that surrounds this area of the budget with a number of risks summarised as follow:

- The level of rate appeals
- The national revaluation of business rates in 2017
- Future government announcements

The same risks will have an impact on the decision to remain in the Essex Business rates Pool in 2017/18.

Work will be undertaken over the coming months, which will take into account the performance over the first half of this year to identify a prudent budget that will take into account issues such as growth in the 'property base' and the impact from the risks highlighted above.

Collection Fund / Council Tax

The Council's Band D council tax for 2016/17 is **£152.64** which remains one of the lowest in Essex.

The council tax base for 2016/17 is **44,908.3** with a total council tax requirement of **£6.855m** which represents approximately 50% of the Council's overall 'core' funding.

As previously mentioned the initial forecast reflects a 1.99% increase in the level of council tax in 2017/18 at this stage of the estimates process. This would mean that the Band D council tax for the year would be **£155.68**.

In terms of the collection fund surplus for the year, a cautious approach is usually adopted where only a modest amount is included in the forecast pending a clearer picture emerging over the course of the year. In recent years this approach has resulted in a more favourable outturn position at the end of each financial year. Given the significant financial challenge that the current budget 'gap' poses, this approach has been reviewed to identify if it would be possible to take this 'saving' earlier in the budget process rather than at the end of the year, whilst still remaining prudent.

Based on last year's performance and that for the first quarter of 2016/17, it is estimated that an additional **£0.300m** will be available to take forward into 2017/18 to support the budget. This has therefore been included in the forecast but it will be kept under review over the remainder of the budget cycle.

It is also recognised that additional income will be receivable from the latest council tax sharing agreement with the major preceptors. The new arrangements could generate income in excess of **£0.150m** per year. This has not been included in the forecast at this stage of the budget cycle as the performance of this latest initiative will need to be reviewed later in the year before a robust estimate can be finalised.

Other Budget Considerations / Information

In following on from reductions in previous years, it is currently proposed to reduce the Local Council Tax Support Scheme Grant to Town and Parish Councils that 'mirrors' the level of funding reductions being experienced by this Council.

The total grant payable to Town and Parish Council's is **£0.148m** In 2016/17, a reduction of 5% compared with 2015/16. Although this Council's 'core' funding is forecast to reduce by over 12% in 2017/18, it is proposed to only 'pass on' a reduction of 5% in the level of grant funding in 2017/18. This will reduce the total grant to **£0.141m** in 2017/18.

2017/18 INITIAL FORECAST SUMMARY, CONCLUSIONS AND PROPOSED WAY FORWARD

Based on reflecting the adjustments to the base budget that the Council is currently aware of and taking into account the provisional Government grant settlement, an initial savings target of **£1.565m** has been identified for 2017/18.

Portfolio Holders and Officers need to continue to maintain the momentum of identifying the necessary savings targets year on year to enable a balanced position to be presented to Cabinet in December 2016.

However for 2017/18 the task of securing savings without having an impact on front line services will be significantly harder given the fact that over **£12.000m** of savings have already been taken out of the budget since 2011.

The necessary work required to identify savings is set against a context of the Council providing a significant range of services over a large geographical area with a significant elderly population. The Council must therefore ensure that its budget is sufficient to provide the wide range of services that its diversity and needs demand and also support new development, growth and investment. To balance the budget and provide the foundation to continue to invest in the district, a number of potential savings options / ideas have been identified for further investigation. These are set out in **Appendix A**. It is important to stress that these are ideas and options at this stage and by no means represent a definitive list of savings that will be taken. To reflect the scale of savings required, an indicative value of the potential saving from each activity is also included.

However it must be acknowledged that Members are faced with some difficult and challenging decisions to secure the savings required in 2017/18 and beyond. There will also be some significant lead in times to some of the savings decisions required so the timing of when the saving can be secured is also critical. This risk has been highlighted in the Council's Corporate Risk Register as any delay in delivering the required savings will require one-off contributions from reserves or other one-off amounts to balance the budget.

Such an approach would potentially jeopardise the strong and robust financial foundations that have been put in place over recent years and would be against the advice of the Council's Auditors who raised the use of reserves in such away (along with the level of council tax) as key issues that the Council must continue to remain alert to.

In terms of securing the significant savings required to balance the budget in 2017/18 and beyond, Portfolio Holders will be working with Officers and Members to shape and develop the options / ideas for consideration in September / October before the final budget proposals for 2017/18 are presented to Cabinet in December 2016.

The list should be viewed as a work in progress and as mentioned in introductions to

previous budget reports earlier in the year, all members are encouraged to put forward their own savings ideas that can be reviewed and developed. However given the size of the budget 'gap', the Council must maintain a focus on securing savings of significant magnitude which will undoubtedly have a knock-on impact on the provision of services. Clearly the Council will look at alternative service delivery options first as part of the savings review, but it is acknowledged that reductions in service provision are unavoidable and therefore including all members in the debate about where and how these savings can be secured is essential. Therefore many of the saving ideas will aim to bring members together, such as part of Portfolio Holder led working groups or via consultation with scrutiny committees.

Portfolio Holders will continue to work on the various activities and facilitate the above approach to investigate / develop the ideas set out in **Appendix A**.

ASSESSMENT OF THE FINANCIAL POSITION FOR 2018/19 AND BEYOND

Although this report takes the pragmatic approach of focusing on the early / initial financial baseline for 2017/18 it is worth taking the opportunity at this stage to have a brief look to 2018/19 and 2019/20, which will be covered in more detail when financial planning updates are provided to Cabinet later in the year.

Some of the main considerations in respect of the 2017/18 have already been discussed, especially those surrounding the economy and the items set out in the risk section above.

Based on the current economic uncertainty and risks previously highlighted, the potential magnitude of the funding gap in 2017/18 and beyond is difficult to forecast. However based on early estimates the potential funding 'gap' in 2018/19 could be as high as **£1.700m** with further savings required of **£1.500m** in 2019/20. It is difficult to prepare a forecast beyond 2019/20 given the level of additional uncertainty that the new era of full retention of business rates will introduce. However this will be kept under review and updates provided as part of future budget reports.

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A - Savings Strands – Potential Ideas / Proposals for Review

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Savings Strands - Potential Ideas / Proposals for Review

Item / Activity	To Explore / Include in Review	Potential Annual Savings £'000
Review of Assets	Office rationalisation / disposal Energy efficiency Investment in property CAROS	200+
Transformation Agenda	New Scanning / postal processes Channel shift Staff reorganisations	200+
Service Provision / Alternative Service Delivery	Delivery of waste and recycling service to households Delivery of street cleaning service Reduction in number of public conveniences Grounds maintenance provision Playground provision The number of seafront shelters Leisure facilities	1,000+
Other / Change in Internal Service Provision / Working with Partners	Review / cease subscriptions Reduction in Members (subject to Boundary Commission Review) Coast protection maintenance budgets Grants to external bodies Office cleaning provision Join up services across the Council - e.g. cleaning activities Review of previous year's outturn position Transfer of services to Town and Parish Councils	200+
Income / Core Funding Changes	Increased income from lowering risk threshold on treasury management decisions Council Tax sharing agreement with major preceptors Increase Income from fees and charges	450+
TOTAL		2,050+

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Key Decision Required:	No	In the Forward Plan	No
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CABINET

5 AUGUST 2016

WELL-BEING AND PARTNERSHIPS PORTFOLIO HOLDER

A.6 DETERMINATION OF A NOMINATION TO REGISTER AN ASSET OF COMMUNITY VALUE: THE RED LION, 42 SOUTH STREET, MANNINGTREE, ESSEX CO11 1BG

(Report prepared by Andy White and Gill Burden)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To determine whether The Red Lion, Manningtree meets the criteria set out in the Localism Act 2011 (“the Act”) and the Assets of Community Value (England) Regulations 2012 (“the Regulations”) following its nomination as an Asset of Community Value by Tendring CAMRA Branch. No other criteria are pertinent.

EXECUTIVE SUMMARY

A valid nomination to register an asset of community value has been received from Tendring CAMRA Branch as shown identified in the plan included within Appendix A as outlined in red.

If a local authority receives a valid nomination, it must determine whether the land or building nominated meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011 and The Assets of Community Value Regulations 2012.

The Government’s non statutory guidance defines an asset of community value as: “Building or other land whose main (i.e. “non-ancillary”) use furthers the social wellbeing or social interests of the local community, or has recently done so and is likely to do so in the future”. The Report provides an assessment of the nomination.

The Cabinet should consider the content of the nomination against the statutory criteria (and no other factors) and determine whether the asset should be included within the Council’s List of Assets of Community Value.

Taking the evidence provided into account it is recommended that the building nominated does meet the criteria set out Section 88 of the Localism Act 2011. Accordingly it is recommended that the criteria are met and that the building should be listed as an Asset of Community Value.

RECOMMENDATION(S)

That The Red Lion, 42 South Street, Manningtree, Essex, CO11 1BG meets the definition of an Asset of Community Value as set out in Section 88 of the Localism Act 2011 and that the asset be added to the Council’s list of Assets of Community Value.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Assets of Community Value exist in a range of forms and functions. Individual properties may contribute in different ways across the spectrum of Council priorities.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

There are circumstances where the Council may be required to pay compensation. It is hard to quantify this risk and it is therefore not proposed to make a specific allocation. The Advice Note issued by Department of Communities and Local Government (“DCLG”) states that if compensation exceeds £20,000 in any one financial year support can be requested through their burdens funding scheme.

Risk

The Red Lion is still trading as a public although there is always some risk that the decision in relation to the nomination will be controversial whether it is listed or not.

LEGAL

If a local authority receives a valid nomination, it must determine whether the land or building nominated meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011:

- (1) A building or other land in a local authority’s area is land of community value if in the opinion of the authority —
 - (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and;
 - (b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years.

Under Schedule 2 of the Local Authorities (Functions and Responsibilities) Regulations 2000, as amended, the determination of an appeal against any decision made by or on behalf of the authority can be made by the Executive or another Committee. It is considered that as Cabinet will be the decision maker of the outcome of the nomination, any review received should be considered and referred to the Community Leadership and Partnerships Overview and Scrutiny Committee, which already includes within its terms of reference review of Cabinet decisions.

The Assets of Community Value (England) Regulations 2012 (“the Regulations”) provide procedural detail to give effect to the assets of community value scheme. An earlier report on this subject set out a proposed procedure for dealing with the nomination of Assets of Community Value in accordance with the Regulations and Officers have adhered to the procedure and it is now proposed that Cabinet considers the nomination in accordance with the procedure.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

Assets of Community Value exist in a range of forms and functions. Individual properties may contribute in different ways across the spectrum of implications. The Act and Regulations are intended to increase public engagement.

Area or Ward Affected

Manningtree, Mistley, Little Bentley and Tending.

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Act and Regulations, also collectively known and described as Community Right to Bid place a duty on local authorities in England and Wales to maintain a list of land in their areas that is land of community value as nominated by the local community.

The local authority must consider only if the nominated asset meets the criteria set out in Section 88 Localism Act 2011 in that it is satisfied:

- (a) the actual use, not an ancillary one, that furthers social wellbeing or social interest of the local community; and
- (b) that there can continue to be a non-ancillary use, which will further the social well-being or social interests of the local community.

The Council must maintain:

- A list of assets that are held to be of community value; and
- A list of assets identified in unsuccessful nominations.

If land or buildings are placed on the list of assets of community value:

- They remain on the list for five years;
- They are subject to a local land charge;
- If the owner wishes to sell (some exemptions apply) the asset they must notify the Council;
- The Council must notify the nominator and publicise the potential sale;
- All community groups have a six week window to register their intent to bid for the asset;
- If no registration of intent is received the owner may then sell the asset as they see fit (subject to any normal legal processes);
- If intent is registered community groups are then allowed a further 20 weeks (strictly 6 months from the date of the owner's notice) to raise money, reach agreement or otherwise bid for the asset;
- The owner may sell to a community group at any time but is never obliged to do so;
- If no community bid is made or accepted within the six months the owner may then sell the asset as they see fit;
- No further bid or moratorium can be made for a period of 18 months from the owner's notice; and
- If the owner suffers financial loss as a result of the imposition of either moratorium the Council must compensate the owner.

The provisions of the community right to bid does not:

- Restrict who the owner of a listed asset can sell their property to, nor at what price;
- Confer a right of first refusal to community interest groups,
- Enable a community group to trigger disposal of a site;
- Place any restriction on what an owner can do with their property, once listed, if it remains in their ownership.

Only the owner of the land has the right to seek a review of the decision to include any land on the list in accordance with Section 92 of the Localism Act 2011. This must be done in writing within 8 weeks of the written notice of inclusion of the land in the list.

The table below, based on guidance produced by the Public Law Partnership sets out an overview of what the Act and Regulations intend to constitute as an Asset of Community

Value”.

The Act intends to apply to Land and Buildings Where:

1. The main use of the land or building **furtheres the social wellbeing or social interests of the local community** at the present time AND it is realistic to think that this can continue into the near future (even if the type of social use or benefit might change), or;
2. The main use of the land or building **furthered the social wellbeing or social interests of the local community** in the recent past AND it is realistic to think that this could again happen **in the next five years** (even if the type of social use or benefit might change).

The Act does not intend to apply to land where:

1. The main use of the land or **building furthered the social wellbeing or social interest of the local community some years ago** but is not presently in use for a social purpose, or;
2. The land or building has **not recently been, and is not currently, in use for a primarily social purpose**, or;
3. The land or building has been **empty or derelict** for many years and remains so today.

In their Guidance Public Law Partnership provide some helpful interpretation of these terms:

“This could apply to a broader set of activities and not just cultural, recreational and sport interests as provided by the Act. Working with local communities it could include: any land or building where the main purpose is for the provision of public services for education, health and wellbeing or community safety e.g. nurseries, schools, children’s centres, health centres, surgeries, hospitals, day care centres, and residential care homes. Sport, recreation & culture e.g. parks and open green spaces, sports and leisure centres, libraries, theatres, museums and heritage sites, cinemas, swimming pools. Community services e.g. community centres, youth centres, and public toilets. Any economic use which also provides important local social benefits e.g. village shops, pubs, markets.

“What does it mean “realistic to think that this can continue into the near future”? For the use which is **currently ongoing**, the working assumption should be that the present use can continue into the future, unless the local authority is able to identify evidence that is unlikely to be the case. In other words where the asset is presently in social use there should be a **presumption of continued viability**, unless clear evidence suggests otherwise. For a **social use which has lapsed** and needs to be re-established the local authority will need to take a view on the realism of re-establishing this. A new approach can help to re-establish services that were previously not viable.

CURRENT POSITION

The Nomination Form has been submitted by Tendring CAMRA Branch (attached at Appendix A), and contains at B4 and B5 reasons why the nominators consider that the building is of community value and how the land could be acquired and used in the future. A plan of the area nominated is also included and the area is marked red.

The nomination states that the building is currently trading as a public house which furthers the social wellbeing and interests of the local community in various ways. The nomination states the building is the oldest public house in Manningtree and dates back to 1605.

The pub allows customers to eat food ordered from nearby takeaways with the pub providing the necessary cutlery and crockery. The pub provides access to daily newspapers for customers to read, provides free wifi, has live music, comedy nights and

board games as well as a large function room and gardens. The nomination states that these additional services enable the community to meet and socialise in a welcoming environment which encourages community cohesion and a collective sense of wellbeing. It also contributes to the sporting interests of the local area with television screening of major sporting events and hosts regular quiz nights. The pub is easily accessible being in the town well served by public transport. The nomination also states that should the property come up for sale the nominating group would consult with the local community to assess options which could include the potential for community ownership.

In accordance with the Regulations the landowner has been notified and no representation has been received. The owner is in fact supporting the Nomination although states he has no plans to sell in the foreseeable future. It is recommended that the building does meet the criteria as the Council is required to consider only whether the asset meets the criteria set out in Section 88 of the Act.

The Nomination request is being sought with the stated intention of continuing the main use which furthers the social wellbeing or interests of the local community.

Taking the above into account it is recommended that the building nominated does meet the criteria set out in Section 88 of the Localism Act 2011, specifically:

The main use of the land or building furthers the social wellbeing or social interests of the local community at the present time and it is realistic to think that this can continue into the near future.

Accordingly it is recommended that the criteria are met and that the building should be listed as an Asset of Community Value.

BACKGROUND PAPERS FOR THE DECISION

Non-statutory advice note for local authorities produced by DCLG Community Right to Bid – October 2012

APPENDICES

Appendix A – Nomination Form (Redacted)

2011

Tendring
District Council



LOCALISM ACT

THE COMMUNITY RIGHT TO BID

NOMINATION FORM

A: You and your organisation

Your Name
Your Organisation (full official name) Tendring Branch of Campaign for Real Ale)
Your position in the organisation Pub
Organisation (including postcode) c
Daytime telephone no.
Email address
How and when can we contact you?* E-mail anytime

*other correspondence address or preferred way or time for us to contact you

Type of organisation

Description	Put a cross <input checked="" type="checkbox"/> against all those that apply	Registration number of charity and/or company (if applicable)
Neighbourhood forum		
Parish Council		
Charity		
Community interest company		
Unincorporated body		
Company limited by guarantee	x	1270286
Industrial and provident society		

Unincorporated bodies only:

In the case of an unincorporated body, at least 21 of its members must be registered to vote in the Tendring District or an adjoining authority. If relevant, please confirm the number of such members. If they are registered to vote in the area of a neighbouring local authority, rather than in Tendring, please confirm which area that is.

Local connection

Your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of Tendring District Council or a neighbouring local authority. Please explain what your organisation's local connection is.

The CAMRA Branch hosts two annual beer festivals in the local area

The Branch hosts meetings in the local pub and the local area

The Branch nominates a local pub of the year in this area

The Branch presents awards to pubs in the area

The Branch runs campaigns to save local pubs in the area

The Branch writes a local newsletter about pubs and campaigns in the area

A6 Distribution of surplus funds (certain types of organisation only)

If your organisation is an unincorporated body, a company limited by guarantee, or an industrial and provident society, its rules must provide that surplus funds are not distributed to members, but are applied wholly or partly for the benefit of the local area (ie. within the administrative area of Tendring or a neighbouring local authority). If relevant, please confirm that this is the case, and specifically which area this applies to.

CAMRA, the Campaign for Real Ale, is an independent consumer organisation campaigning for real ale, community pubs and consumer rights. CAMRA is a company limited by guarantee, registered in England with company number 1270286. CAMRA's national surplus is not distributed to its members and the individual CAMRA Branch activity where the pub is nominated is wholly or partly applied to the local authority area. The local CAMRA Branch submitting this nomination does not distribute any surplus it makes to its members in line with Section 5 of the regulations. The CAMRA branch has a local connection as demonstrated by the following activities which are run and funded by the branch within the local authority district

The decision outlined that CAMRA and its local branches can be treated in a 'hybrid' way and relies upon CAMRA's status as a company limited by guarantee which does not distribute any surplus it makes to its members as well as the local branch's own activities that provide a local connection with the land/property nominated.

The nomination is being submitted by the CAMRA Branch in line with Judge NJ Warren's First Tier Tribunal General Regulatory Chamber decision in *St Gabriel Properties Limited – v – London Borough of Lewisham and South East London Branch of CAMRA*

A7 More about your organisation

What are the main aims and activities of your organisation?

A8 Your organisation's rules

Please send us a copy of the relevant type of document for your organisation, and put a cross in the next column to indicate which one this is	X
Memorandum and Articles of Association (for a company)	x
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	

Part B: About the land or building(s) you are nominating

B1 Description and address

What it is (eg. pub, local shop) Pub
Name of premises (eg. Royal Oak / Littletown stores) The Red Lion
Address including postcode (if known) 42 South Street, Manningtree CO11 1BG

B2 Sketch plan

Please include (here or on a separate sheet) a sketch plan of the land. This should show:-

- The boundaries of the land that you are nominating
- The approximate size and position of any building(s) on the land.
- Any roads bordering the site.

Please see attached Land Registry documents

B3 Owners and others with an interest in the building or land

You should supply the following information, if possible. If any information is not known to you, please say so.

	Name(s)	Address(es)
Names of all current occupants of the land	Please see attached Land Registry documents	Same as B1.
Names and current or last known addresses of all those owning the freehold of the land (ie. owner, head landlord, head lessor)	(Same as B1
Names and current or last known addresses of all those having a leasehold interest in the land (ie. tenant, intermediate landlord, intermediate lessor)	N/A	N/A

B4 Why you think the building or land is of community value

Note that the following are not able to be assets of community value:-

- *A building wholly used as a residence, together with land “connected with” that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.*
- *A caravan site.*
- *Operational land. This is generally land belonging to the former utilities and other statutory operators.*

Does it currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past? If so, how?

Yes, in the following ways:

- Live music and comedy night events are often hosted at the pub which brings the whole community together – further people's individual wellbeing. This also provides a platform for local music artists and contributes to the local area's culture
- The pub hosts advertising for local events which encourages the community to come together to support local businesses
- There is a beer garden attached to the pub which is used and enjoyed by local people including families. This is particularly enjoyed in the summer months and brings different groups of people together to use the pub in furthering the recreational interests of the community
- There are televisions screening sporting events enjoyed by patrons. This allows people in the community to come together to enjoy specific sporting events – providing a safe place to enjoy a drink and a specific sporting event for vulnerable members of society
- The pub hosts regular quiz nights which bring the community together. The regular quiz brings people together from a variety of different backgrounds and therefore furthers the recreational interests of the community
- Free wifi is available for customers which allows people to access the internet who otherwise would not be able to. The pub therefore provides a vital facility for people wanting to use the pub for more than just a social event
- This pub is a member of CAMRA's LocAle scheme, committed to serving locally produced real ales and meeting consumer demands for local produce
- There are good transport links available to/from the pub. This means that elderly members of the community can easily and safely get to/from the pub. It also means that people from surrounding areas can easily access and enjoy the pubs facilities
- The Pub has been included in a tourist or local pub guide, which attracts more people to the pub from surrounding areas and communities which helps boost the local economy. It also puts the pub on the map as a pub worthy of recognition from the Council
- It is the oldest pub in Manningtree and dates back to 1605.
- The pub has special value to local heritage and culture which should be protected. The pubs heritage forms an important part of the community's historic and cultural identity. This furthers the cultural interest of the community, as traditional pubs of architectural value are becoming rarer
- The pub offers games such as board games
- The pub enables local people to meet and socialise in a welcoming environment which, individually, Page 53

Such social interaction is also in the interests of the locality as a whole

as it encourages community cohesion and a collective sense of well-being

- The pub allows customers to eat food ordered from local takeaways, providing cutlery, plates and napkins for customer use free of charge
- The pub provides access to free local newspapers
- The Pub has a large capacity function room to the rear of the property for parties and private events
- Described in the Observer Food Monthly as “A great traditional freehouse, with a focus on East Anglian ales.”

**These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.*

B5 How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not just limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community.

The reason for the nomination is to ensure that the building has the opportunity to continue as a public house serving the local community. Although the current owner / landlord, Tom West, has no intention of selling in the near future he has indicated that he is amenable to the property being listed as an Asset of Community Value. He agrees that the pub customers and wider Manningtree community should have the opportunity to form a community interest group and bid for the pub if and when he does decide to sell. There are various examples of community groups raising sufficient funds to purchase pubs as community ventures and successfully run them for the benefit of the local community. Indeed with the Tendring area we have the excellent example of The Maybush in Great Oakley, which after being nominated as an ACV has been purchased by the community and is trading well with a lot of support from the local community.

Section C: Submitting this nomination

C1 What to include

- The rules of your organisation (question A8).
- Your sketch plan (question B2).

C2 Signature

By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.

Signature

C3 Where to send this form

You can submit this nomination:-

- **By post to:** Gill Burden Tendring District Council Thorpe Road Weeley Clacton on Sea Essex CO16 9AJ
- **By email to:** gburden@tendringdc.gov.uk

H.M. LAND REGISTRY		TITLE NUMBER	
		EX 434695	
ORDNANCE SURVEY PLAN REFERENCE	TM 1031	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY ESSEX	DISTRICT TENDRING		© Crown copyright 1983



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