

## COUNCIL MEETING

22 February 2018

7.00 pm – 9.00 pm

Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership:

Martin Baxendale	P	Nick Hurst	P	Skeena Rathor	P
Dorcas Binns	P	Julie Job	A	Sue Reed	P
Catherine Braun	A	Haydn Jones	P	Mark Reeves	P
Chris Brine	P	John Jones	A	Steve Robinson	P
George Butcher	P	Norman Kay	P	Mattie Ross	P
Miranda Clifton	P	Darren Loftus	A	Tom Skinner	P
Nigel Cooper	P	Stephen Lydon	P	Nigel Studdert-Kennedy	P
Doina Cornell	P	John Marjoram	P	Haydn Sutton	P
Gordon Craig	P	Phil McAsey	A	Brian Tipper	P
Rachel Curley	P	Karen McKeown	P	Chas Townley	P
Stephen Davies	P	Jenny Miles*	P	Jessica Tomblin	P
Paul Denney	A	Dave Mossman	P	Ken Tucker	P
Jim Dewey	P	Gill Oxley	P	Martin Whiteside	P
Jonathan Edmunds	P	Keith Pearson	P	Tim Williams	P
Chas Fellows	P	Simon Pickering	P	Tom Williams	P
Colin Fryer	P	Gary Powell**	P	Penny Wride	A
Alison Hayward	P	Nigel Prenter	P	Debbie Young	P

\*\*Chair \*Vice-Chair P = Present A = Absent

#### Officers Present:

Chief Executive	Accountancy Manager (Acting Section 151 Officer)
Director of Development Services	Solicitor Advocate and Deputy Monitoring Officer
Democratic Services Officer	Director of Tenant & Corporate Services

#### CL.035 APOLOGIES

Apologies for absence were received from Councillors Catherine Braun, Paul Denney, Julie Job, John Jones, Darren Loftus, Philip McAsey and Penny Wride.

#### CL.036 DECLARATIONS OF INTEREST

There were none.

#### CL.037 MINUTES

**RESOLVED** To approve the minutes of the Council held on 19 October 2017 and 25 January 2018.

**CL.038**      **ANNOUNCEMENTS**

There were none.

**CL.039**      **PUBLIC QUESTION TIME**

There were none.

**CL.040**      **RECOMMENDATION FROM AUDIT AND STANDARDS COMMITTEE – 6 FEBRUARY 2018****Treasury Management Strategy, Annual Investment Strategy and Minimum Revenue Provision Policy Statement 2018/19**

Councillor Nigel Studdert-Kennedy, Chair of the Audit and Standards Committee outlined the report which had been debated and agreed at the above meeting. He suggested adding an additional paragraph 5. to the decision box, “5. To give the Section 151 Officer delegated authority to amend Table 1 and other interrelated tables in the Treasury Management Strategy, Annual Investment Strategy and Minimum Revenue Provision Policy Statement 2018/19” should the commercial loan outlined in Agenda Item 9 be provided. This amendment was seconded by Councillor Rachel Curley.

Members’ questions were answered by officers and the matter was debated. Members unanimously

- RESOLVED**
- 1. To adopt the prudential indicators and limits for 2018/19 to 2020/21;**
  - 2. To approve the treasury management strategy 2018/19, and the treasury prudential indicators;**
  - 3. To approve the investment strategy 2018/19, and the detailed criteria for specified and non-specified investments; and**
  - 4. To approve the MRP Statement 2018/19;**
  - 5. To give the Section 151 Officer delegated authority to amend Table 1 and other interrelated tables in the Treasury Management Strategy, Annual Investment Strategy and Minimum Revenue Provision Policy Statement 2018/19 (if Agenda Item 9 is agreed).**

**CL.041**      **SETTING THE AMOUNT OF COUNCIL TAX FOR 2018/19**

The Leader outlined the above annual report, highlighting an error in paragraph 2. of the decision box, the year should have read “2018/19” and not 2017/18. The report and amendment was seconded by Councillor Martin Whiteside. Members’ questions were answered by officers and the matter was debated.

In accordance with The Local Authorities (Standing Orders) (England) Regulations 2001 a recorded vote was taken, the results of which can be viewed at the following link: [Item 7 – Results](#). Upon the vote the majority of members

**RESOLVED**

1. It be noted that the Council has calculated:
  - (a) the Council Tax Base 2018/19 for the whole Council area as 43,539.30 [Item T in the formula in Section 31B(3) of the Local Government Finance Act 1992, as amended (the "Act")] and,
  - (b) for dwellings in those parts of its area to which a Parish precept relates as in the attached Appendix A column 2.
  
2. Calculate that the Council Tax requirement for the for the Council's own purposes for 2018/19 (excluding Parish precepts) is £8,773,169.
  
3. That the following amounts be calculated for the year 2018/19 in accordance with Sections 30 to 36 of the Act:
  - (a) £77,035,854 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) (a) to (f) of the Act taking into account all precepts issued to it by Parish Councils.
  
  - (b) £64,626,340 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) (a) to (d) of the Act.
  
  - (c) £12,409,514 being the amount by which the aggregate at 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
  
  - (d) £285.02 being the amount at 3(c) above (Item R), all divided by Item T (1(a)) above, calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (Basic Band 'D' including Parish precepts).
  
  - (e) £3,636,345 being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act (as per the attached Appendix A).
  
  - (f) £201.50 being the amount at 3(d) above less the result given by dividing the amount at 3(e) above by Item T (1 (a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates. (Basic Band 'D' excluding Parish/Town Councils).
  
4. That it be noted that for the year 2018/19 Gloucestershire County Council and The Police and Crime Commissioner for Gloucestershire have stated the following amounts in precepts issued to the Council in accordance with Section 40 of the Local Government Finance Act 1992 for each of the categories of dwellings shown below:

Valuation Bands*	Gloucestershire County Council			Office of the Police and Crime Commissioner for Gloucestershire
	(£)			(£)
	ASC	General	TOTAL	
DisrA**	37.82	646.74	684.56	125.83
A	45.39	776.08	821.47	150.99
B	52.95	905.44	958.39	176.16
C	60.52	1,034.78	1,095.30	201.32
D	68.08	1,164.13	1,232.21	226.49
E	83.21	1,422.82	1,506.03	276.82
F	98.34	1,681.52	1,779.86	327.15
G	113.47	1,940.21	2,053.68	377.48
H	136.16	2,328.26	2,464.42	452.98

\* Banding proportions are shown in paragraph 25 of the report.

\*\*Band DisrA provides for a discount for disabled people living in a band A property.

5. That, having calculated the aggregate in each case of the amounts at 3(d) and 4 above, the Council in accordance with Section 30 and 36 of the Local Government Finance Act 1992, hereby sets the amounts of Council Tax for the year 2018/19 for each of the categories of dwellings shown in Appendix C to this report.
6. The Council has determined that its relevant basic amount of Council Tax for 2018/19 is not excessive in accordance with principles approved under Section 52ZB Local Government Finance Act 1992. As the billing authority, the Council has not been notified by a major precepting authority that its relevant basic amount of Council Tax for 2018/19 is excessive and that the billing authority is not required to hold a referendum in accordance with Section 52ZK Local Government Finance Act 1992.

#### **CL.042      STONEHOUSE NEIGHBOURHOOD DEVELOPMENT PLAN**

The Chair of Council outlined the above report which indicated where and what type of properties Stonehouse would like to be built in the future. This was seconded by Councillor Chris Brine. Members unanimously

- RESOLVED**
1. That the Stonehouse Neighbourhood Development Plan is made part of the Development Plan for Stroud District.
  2. To delegate to the Director of Development Services, in agreement with the Qualifying Body, the correction of any further minor spelling, grammatical or typographical errors together with any improvements from a presentational perspective.

#### **CL.043      STROUD TOWN CENTRE – PROPERTY INVESTMENT BY THE COUNCIL**

The Leader confirmed that following a meeting held on Tuesday, 20 February 2018 all other funding was now in place for this project. The proposed loan would be a unique opportunity for the Council to regenerate this key site in Stroud.

The Leader moved an amendment to the decision box, paragraph 2.b) the addition of the following words at the end of the paragraph “nor can the property be sold to a third party without the Council’s prior approval”, which was seconded by Councillor Martin Whiteside.

Members debated the amendment and it was agreed that this should be a matter for discussion only and the amendment was subsequently withdrawn.

Members were very supportive of the regeneration project and also impressed with the presentation given by Dransfield Properties Ltd. Risks were discussed and members agreed that this opportunity should not be missed and was worth the risk.

During debate several members wished to thank the Chief Executive and officers for being able to bring this project forward. Members unanimously

- RESOLVED**
- 1. To provide a £2 million loan to Stroud Regeneration Ltd on commercial terms for a 5 year period to enable the company to purchase the Merrywalks Centre as part of the Council’s continuing efforts to sustain and enhance Stroud town centre for the benefit of Stroud District.**
  - 2. The loan offer is subject to specific conditions;**
    - a) that Dransfield Properties Ltd, through its subsidiary, Stroud Regeneration Ltd will invest £10m over 5 years in the centre’s refurbishment and enhancement**
    - b) the loan is secured as a second charge on the property acquired by Stroud Regeneration Ltd and appropriate clauses included in the legal agreement that ensure no additional charges or conditions can be put in place without the Council’s prior approval**
    - c) the public benefit identified in this report is delivered in respect of the town centre**
    - d) completion of due diligence in respect of the Dransfield company arrangement, its financial status and cashflow and the property valuation.**
  - 3. That authority is delegated to the Chief Executive, Head of Legal Services and Acting Section 151 Officer, in consultation with the Chairs and Vice Chairs of Strategy & Resources Committee and Audit & Standards Committee to agree the rate of interest and terms of the commercial loan offered to Stroud Regeneration Ltd.**

#### **CL.044            MEMBERS’ QUESTIONS**

A question was received from Councillor Nick Hurst and answered by the Chair of Environment Committee. The question and answer have been published on the Council’s website using the following link: [Item 10 – Members’ Questions](#). The answer to a supplementary question is available on the [Council’s webcast](#) of the meeting.

The meeting closed at 9.00 pm.

Chair of Council