

Revolving Investment Fund Committee

Tuesday, 08 March 2016

Attendees: Councillor Annie Feltham (Member), Councillor Bill Frame (Deputy Chairman), Councillor Tim Young (Member)
Substitutes: Councillor Paul Smith (for Councillor Mark Cory)
Councillor Havis attended as an observer in her capacity as Chairman of the Trading Board

Also in attendance: - Councillor Jarvis

Publication and Call in Arrangements

Date Published 9 March 2016

Date when decisions may be implemented (unless 'called in') 5pm 16 March 2016. NB All decisions except urgent decisions and those recommended to Council may be subject to the Call-in Procedure.

Requests for the scrutiny of relevant decisions by the Scrutiny Panel must be signed by at least ONE Councillor AND FOUR other Councillors to countersign the call-in form OR to indicate support by e-mail. All such requests must be delivered to the Proper Officer by no later than 5pm on 16 March 2016

32 Minutes

RESOLVED that the minutes of the meeting held on 1 February 2016 be confirmed as a correct record.

33 Revolving Investment Fund - Financial Update

The Head of Commercial Services submitted a report a copy of which had been circulated to each Member.

Steve Heath, Finance Manager, presented the report to the Committee. The Revolving Investment Fund account was broadly in balance with a manageable shortfall of £135K forecast by end of 2018/19. Ian Vipond Strategic Director, stressed that one of the aims

of the Revolving Investment Fund was to increase the Council's commercial income, and the Fund should have generated an income of almost £1 million by 2018/19.

RESOLVED that the latest financial position for the Revolving Investment Fund be noted.

REASONS

Cabinet agreed to create the Revolving Investment Fund (RIF) as a way to recycle capital receipts into profitable high income producing development schemes and regeneration/economic growth projects. The Head of Commercial Service's report sets out the updated financial position of the RIF and proposes allocations of funding to specific projects.

ALTERNATIVE OPTIONS

It would be possible to consider different allocations to projects. However, the proposals in the Head of Commercial Services report represent a considered view of the cost to deliver a number of projects and income budget targets.

34 The Acquisition of Land and Buildings Known as Seven Saints Farm, Severalls

The Head of Commercial Services submitted a report a copy of which had been circulated to each Member.

Fiona Duhamel, Economic Growth Manager, presented the report to the Committee. This was an opportunity for a strategic land purchase, with the potential in the long term to provide income or a capital receipt. The site constituted 33 acres of grazing land, together with a house and some outbuildings, which in a poor condition. There was sufficient funding for the purchase. The Council have no short term plans to change the use of the site for disposal.

Councillor Smith, Leader of the Council and Portfolio Holder for Strategy, stressed the importance of maintaining the Council's strategic land bank, which would provide opportunities for future generations.

RESOLVED that the contents of the report be noted and the formal decisions be taken following consideration of the report in Part B of the agenda.

REASONS

The RIF was established to recycle capital receipts into projects that could deliver

against a number of Council objectives. The RIF can be used to support wider economic growth targets and deliver infrastructure supporting regeneration but its principle function is to recycle capital funds from the sale of assets for investment into income producing opportunities which can in turn support provision of frontline Council services. This proposal is a strategic land purchase which has the potential in the longer term to provide income and/or capital receipts.

Where the Council wishes to secure high levels of future income there is a need to carry out investment decisions in a more commercially focused way based on a clear business case. The business case is included in Part B of the agenda.

ALTERNATIVE OPTIONS

The only alternative option at this stage is not to progress with the acquisition. The business case in Part B of the agenda discusses the various options for the site once acquired, but these would be the subject of separate business cases in due course.

35 Minutes - not for publication extract

- This report is not for publication by virtue of paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (financial / business affairs of a particular person, including the authority holding information).

36 Revolving Investment Fund - Financial Update (Part B)

The Committee resolved under Section 100A(4) of the Local Government Act 1972 and in accordance with the Local Authorities (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012 to exclude the public from the meeting for the following items as they involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

This minute is not for publication by virtue of paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (information relating to the financial or business affairs of any particular person (including the authority holding that information)).

37 The Acquisition of Land and Buildings Known as Seven Saints Farm, Severalls (part B)

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