

Minutes of a meeting of the Cabinet on Wednesday 10 August 2022

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Cabinet members present:

Councillor Brown

Councillor Hollingsworth

Councillor Linda Smith

Councillor Thomas

Councillor Walcott

Officers present for all or part of the meeting:

Tom Bridgman, Executive Director (Development)

Stephen Gabriel, Executive Director (Communities and People)

Caroline Green, Chief Executive

Tom Hook, Executive Director (Corporate Resources)

Nigel Kennedy, Head of Financial Services

Emma Lund, Committee and Member Services Officer

Alex Miller, Transactions Manager

Susan Sale, Monitoring Officer and Head of Law & Governance

Michael Scott, Senior Asset Manager

Mish Tullar, Head of Corporate Strategy

Steve Weitzel, Regeneration Manager

Jane Winfield, Head of Corporate Property

Also present:

Councillor Dr Christopher Snowton, Chair of Scrutiny

Apologies:

Councillors Turner, Aziz, Chapman, Munkonge and Upton sent apologies.

38. Declarations of Interest

None.

39. Addresses and Questions by Members of the Public

None.

40. Councillor Addresses on any item for decision on the Cabinet agenda

None.

41. Councillor Addresses on Neighbourhood Issues

None.

42. Items raised by Cabinet Members

None.

43. Scrutiny reports

Scrutiny Committee met on 2 August 2022 and had considered the Cabinet report on the Asset Management Strategy 2021-2031. Six recommendations had been made, which had related to engagement with parish councils; consideration of environment and biodiversity; climate resilience; ethical resilience; ethical investments; the selection of tenants for retail shopping areas; and the reporting of quantitative outcomes in relation to numerical goals. A response to the recommendations had been provided by the Deputy Leader (Statutory) – Finance and Asset Management; the scrutiny recommendations had been largely accepted.

At its meeting the Scrutiny Committee had also noted the Cabinet response to recommendations relating to the Tenant Involvement and Empowerment Report; the Oxford City Council Safeguarding Report; the Electric Vehicle Infrastructure Strategy; Growth Fund Cycle Routes; and Waterways Update.

44. Long Lease Regear/Extension of 59 - 69 George Street

The Head of Corporate Property had submitted a report to seek approval of outline terms for the proposed re-gear of the head lease at 59-69 George Street in order to provide a capital receipt to the Council.

Cabinet resolved to:

1. **Approve** the outline terms negotiated in relation to the re-gear of 59-69 George Street as set out in exempt appendix 3; and
2. **Delegate authority** to the Executive Director (Development) in consultation with the Head of Financial Services / S151 Officer, the Head of Law and Governance and the Deputy Leader (Statutory) – Finance and Asset Management to approve the final form of the documents and enter into the transaction.

45. Asset Management Strategy 2021-2031

The Head of Corporate Property had submitted a report to seek endorsement of the Asset Management Strategy 2021-2031. The Strategy would provide an ongoing framework for the management of the Council's property assets.

As part of the Budget and Policy Framework, it would require approval by Council in October.

A question was raised about the amendment, referred to in the Cabinet Member's response, which had been made as a result of the scrutiny recommendation that the Council should explore ethical investments as part of its asset portfolio. The Senior Estates Surveyor responded that the wording '*...and that due consideration is given to the ethical status with any investment or investment strategy*' had been added to point 9 of section 8.4 of the Strategy.

Cabinet resolved to:

1. **Recommend to Council** that the Asset Management Strategy 2021 – 2031 be adopted;
2. **Delegate authority** to the Executive Director (Development) in consultation with the Deputy Leader (Statutory) – Finance and Asset Management to make minor, non-substantive changes to the Strategy before it is considered by Council; and
3. **Delegate authority** to the Executive Director (Development) in consultation with the Deputy Leader (Statutory) – Finance and Asset Management to make changes to the Asset Management Action Plan (AMAP) before it is considered by Council.

46. Ice Rink Future Parking Provision

The Executive Director (Development) had submitted a report seeking to release the requirement in the OxWED LLP Members Agreement to make provision in the investment plan for parking at the ice rink in order to allow the Council to lease or purchase OxWED land for car parking.

The Cabinet Member for Planning and Housing Delivery explained that the original agreement, made on the establishment of the OxWED scheme, had included a requirement from the Council, as shareholder, for the scheme to provide 50 car parking spaces relating to the operation of the ice rink. OxWED was now seeking release from this requirement due to its inconsistency with the master plan, which was seeking a car free scheme, and because it reduced the area available for new development on the site.

Given the potential costs involved in providing the car park if it fell to the City Council, officers had reviewed a number of options for parking provision either at the ice rink site or on the OxWED site, up to a total of 25 spaces, which were set out in appendix 2 of the report. The Cabinet Member highlighted that the ice rink building had a limited lifespan, and the degree of investment proposed was appropriate for that lifespan. It did not preclude any option for the future of the ice rink either on its current site, or on an adjacent site, as part of the OxWED development.

Cabinet resolved to:

1. **Delegate authority** to the Head of Corporate Property to approve, following verification of the costs, that the City Council release the requirement in the LLP Members Agreement with OxWED to make provision in their investment plan for parking at the ice rink, based on the fact that the likely worst case scenario in meeting the ice rink's minimum car parking provision (removal of the ramp and using the space to provide car parking) is likely to be more affordable than providing those spaces on OxWED land;
2. **Delegate authority** to the Head of Corporate Property to amend the OxWED LLP Member Agreement and / or enter into an easement to secure the access rights for car parking on site at the ice rink;
3. **Agree** that options to provide the ice rink car parking are progressed on the basis of seeking to achieve around 25 spaces in total;
4. **Agree** that the further work required on car parking options 1 to 3 (as set out in the report) is progressed through the Development Board process, using feasibility

funding, to identify the best solution. A further report will be brought to Cabinet on the final option chosen together with a recommendation to Council to allocate any additional funds as appropriate.

47. Minutes

Cabinet resolved to approve the minutes of the meeting held on 13 July 2022 as a true and accurate record.

48. Dates of Future Meetings

14 September 2022

19 October 2022

16 November 2022

14 December 2022

25 January 2023

All meetings start at 6.00pm.

The meeting started at 6.00 pm and ended at 6.20 pm

Chair
2022

Date: Wednesday 14 September

When decisions take effect:

Cabinet: after the call-in and review period has expired

Planning Committees: after the call-in and review period has expired and the formal decision notice is issued

All other committees: immediately.

Details are in the Council's Constitution.