

Council

Minutes of the meeting on 1 April 2015

Present

Adams, Ahmed, Akbar, Ahmed Ali, Azra Ali, N. Ali, Sameem Ali, Shaukat Ali, Amesbury, Andrews, Austin, Barrett, R. Battle, Chappell, Chohan, Collins, Cookson, Cooley, Cooper, Cowell, Cox, Craig, Curley, Dar, Davies, Ellison, Evans, Fender, Flanagan, Fletcher-Hackwood, Gillard, Green, Grimshaw, Hackett, Hacking, Hassan, Hewitson, Hitchen, Hughes, Hyde, Judge, Kamal, Karney, Kirkpatrick, Knowles, Lanchbury, Leese, Longsdon, Lyons, Manco, Midgley, Monaghan, Moore, M. Murphy, N. Murphy, P. Murphy, E. Newman, S. Newman, Noor, Ollerhead, Brian O'Neil, Paul, Peel, Pritchard, Rahman, Raikes, Rawlins, Razaq, Reeves, Reid, Richards, Rowles, Royle, Russell, Shilton Godwin, Siddiqi, Simcock, Shone, Smith, Smitheman, Stogia, Stone, Strong, Swannick, Trotman, Watson and Wilson

Honorary Aldermen of the City of Manchester

Bill Egerton and Peter Morrison

CC/15/18 Urgent Business

The Lord Mayor informed the Council that she had consented to the minutes of the Constitutional and Nomination Committee on 1 April 2015 being submitted for consideration as urgent business.

CC/15/19 One Minute Silence – Plane crash

The Lord Mayor reported that a Manchester resident and her young baby had lost their lives in the Germanwings plane crash in Germany on 24 March 2015. The Council and those present at its meeting then observed a period of silence in memory of the lives lost.

CC/15/20 Retiring Councillors

The Lord Mayor reported that this was the last Council meeting for a number of councillors who would be standing down at the election in May. The Council thanked Councillors Ahmed, Cowell, Hyde, Keegan, Lyons, M. Murphy, Barbara O'Neil and Smith for their contribution to the Council and wished them well for the future.

CC/15/21 Age Friendly Manchester

The Lord Mayor circulated a briefing note for members which outlined the work she had been doing to support the theme of Age Friendly Manchester during the course of her year as Lord Mayor.

CC/15/22 Presentation – Housing in Manchester

The Council received a presentation from John Ryan, National Operations Manager, Shelter; and Paul Pandolfo, Programme Manager for Inspiring Change, Shelter about housing in Manchester and the role of Shelter in supporting residents. Following the presentation, they answered questions from members of the Council.

[Councillor Shone declared a prejudicial interest in this item and withdrew from the meeting]

CC/15/23 Minutes

Decision

To approve the minutes of the meeting on 6 March 2015 as a correct record.

CC/15/24 Proceedings of the Executive

The part proceedings of the Executive on 13th February 2015 and the proceedings from the Executive on 18th March 2015 were submitted. The Council considered the following recommendations:

Exe/15/024 Capital Programme Monitoring 2014/15

To recommend that the Council approve the in-year budget transfers above £0.5m between capital schemes to maximise use of funding resources available to the City Council.

Exe/15/025 Enforcement Policy

To recommend to Council that the Enforcement Statement of Policy appended to the Executive report on 13 February 2015 is approved and adopted with effect from 1 April 2015.

Exe/15/040 The Greater Manchester Spatial Framework

To recommend that Council:

- a. Approve the making of an agreement with the other nine Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework ('GMSF') to cover housing and employment land requirements and associated infrastructure across Greater Manchester (as set out in Appendix 1 of the attached AGMA Executive Board report of the 28 November 2014) as a joint development plan document.
- b. Note that the Executive will be asked to delegate the formulation and preparation of the GMSF to AGMA Executive Board.
- c. Note that there will be further reports to Full Council in respect of matters which are within the remit of full Council including approval of the GMSF.

- d. Approve the amendment of paragraph 13.2 of Schedule 1 to the AGMA constitution by deleting the words ‘ (initially in terms of Waste and Minerals Planning) ‘ and authorise the updating of the AGMA Constitution to reflect this.

Exe/15/043 Capital Programme - Proposed Increases

To recommend that the Council approve:

- Leisure Programme - National Squash Centre: An increase to the capital budget of £0.165m in 2015/16 funded by borrowing, the costs of which will be covered by Stadium rental income.

Exe/15/045 Ben Street Regeneration Proposals

To recommend that the Council approve a capital budget increase of £15.61m to deliver the project.

Exe/15/047 Walking with the Wounded, Canada Street, Manchester

To recommend that the Council:

Authorise the City Treasurer, in consultation with the Executive Members for Housing and Regeneration and Finance and Human Resources, to increase the capital programme to the value of £405,000 to provide gap funding for the capital works to the empty properties which will be owned and managed by Haig Housing.

Exe/15/050 The Housing Investment Programme

To recommend to Council that:

- a. The Council enter into a legal agreement with DCLG to receive the £300m GM Housing Fund and to guarantee the repayment of up to £240m of refund to DCLG.
- b. The Capital Programme be increased by £300m for the GM Housing Fund to be funded through borrowing.
- c. The Council obtain indemnities from all other nine GM districts to meet the shortfall of any funds to be repaid to DCGL based on the respective percentage population within GM.
- d. Authority be delegated to the City Treasurer and the Executive Member for Finance to approve capital expenditure decisions from the GM Housing Fund on the basis of recommendations of GMCA.

Exe/15/052 Final Report and Recommendations of the Living Wage Task and Finish Group

- a. To recommend to the Council that a Living Wage Policy be developed that reflects the findings and conclusions of the Task and Finish Group, with the draft policy submitted first to the Economy and Finance scrutiny committees for consideration.
- b. To recommend to the Council that the development of the policy includes consideration of all of the Task and Finish Group's recommendations.

Exe/15/055 North Manchester - Proposed City Of Manchester (Land At Parkhill Avenue, Crumpsall) Compulsory Purchase Order 2015

To recommend to the Council that the Capital Programme is increased by a total of £4.27m.

Decision

1. To receive those minutes.
2. Capital Programme Monitoring 2014/15

To approve the in-year budget transfers above £0.5m between capital schemes to maximise use of funding resources available to the City Council.

3. Enforcement Policy

To adopt the Enforcement Statement of Policy appended to the Executive report on 13 February 2015 with effect from 1 April 2015.

4. The Greater Manchester Spatial Framework.
 - a. To approve the making of an agreement with the other nine Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework ('GMSF') to cover housing and employment land requirements and associated infrastructure across Greater Manchester (as set out in Appendix 1 of the attached AGMA Executive Board report of the 28 November 2014) as a joint development plan document.
 - b. To note that the Executive will be asked to delegate the formulation and preparation of the GMSF to AGMA Executive Board.
 - c. To note that there will be further reports to Full Council in respect of matters which are within the remit of full Council including approval of the GMSF.
 - d. To approve the amendment of paragraph 13.2 of Schedule 1 to the AGMA constitution by deleting the words ' (initially in terms of Waste and Minerals Planning) ' and authorise the updating of the AGMA Constitution to reflect this.

5. Capital Programme - Proposed Increases

To approve an increase to the capital budget of £0.165m in 2015/16 funded by borrowing, the costs of which will be covered by Stadium rental income for the Leisure Programme - National Squash Centre:

6. Ben Street Regeneration Proposals

To approve a capital budget increase of £15.61m to deliver the project.

7. Walking with the Wounded, Canada Street, Manchester

To authorise the City Treasurer, in consultation with the Executive members for Housing and Regeneration and Finance and Human Resources, to increase the capital programme to the value of £405,000 to provide gap funding for the capital works to the empty properties which will be owned and managed by Haig Housing.

8. The Housing Investment Programme

- a. To agree to enter into a legal agreement with Department for Communities and Local Government to receive the £300m Greater Manchester Housing Fund and to guarantee the repayment of up to £240m of refund to DCLG.
- b. To increase the Capital Programme by £300m for the GM Housing Fund to be funded through borrowing.
- c. To obtain indemnities from all other nine GM districts to meet the shortfall of any funds to be repaid to DCGL based on the respective percentage population within GM.
- d. To delegate authority to the City Treasurer and the Executive Member for Finance to approve capital expenditure decisions from the GM Housing Fund on the basis of recommendations of Greater Manchester Combined Authority.

9. Final Report and Recommendations of the Living Wage Task and Finish Group

- a. To agree to develop a Living Wage Policy that reflects the findings and conclusions of the Living Wage Task and Finish Group, with the draft policy submitted first to the Economy and Finance scrutiny committees for consideration.
- b. To develop the policy to include consideration of all of the Task and Finish Group's recommendations.

10. North Manchester - Proposed City Of Manchester (Land At Parkhill Avenue, Crumpsall) Compulsory Purchase Order 2015

To increase the Capital Programme by a total of £4.27m.

[Councillor Trotman declared a personal interest in minute reference Exe/15/042 as a Board member of Northwards Housing]

CC/15/25 Minutes of Scrutiny Committees

The minutes of the following meetings were submitted:

Young People and Children – 10 February and 10 March 2015
Neighbourhoods – 10 February and 10 March 2015
Economy – 11 February and 11 March 2015
Communities – 11 February and 11 March 2015
Finance – 12 February and 12 March 2015
Health – 11 February and 11 March 2015
Joint Health Scrutiny Committee – 23 March 2015

Decision

To receive the minutes.

CC/15/25 Proceedings of Committees

The minutes of the following committees were submitted:

Constitution and Nomination Committee – 1 April 2015

The Committee made recommendations about changes to the membership of Council committees.

Decision

1. To receive the minutes of the Constitutional and Nomination Committee on 1 April 2015.
2. To approve the recommendations to make changes to the membership of Council committees.

Personnel Committee – 24 March 2015

The Committee made recommendations about the remuneration for the posts of Joint Director of Health and Social Care and the Chief Information Officer. The Chair of the Personnel Committee clarified the membership of the working group established to the Chief Information Officer. He also proposed two amendments to the minutes, which were agreed by the Council.

Decision

1. To receive the minutes of the Personnel Committee on 24 March 2015.
2. To approve the remuneration for the post of Chief Information Officer to be in line with the Council's Pay Policy.
3. To approve the position of Joint Director of Health and Social Care is established at a salary level of circa £120k.

4. To confirm the membership of the sub group of members that will act as the appointment panel for the Chief Information Officer as Councillor Flanagan, Councillor Priest and Councillor N Murphy.
5. To add the following decisions to the Personnel Committee minutes on 24 March 2015 under minute reference PE/15/15, Growth and Neighbourhoods:
 - a. To agree that upon deletion of the posts of Head of Neighbourhood Delivery, Head of Community and Cultural Services and Head of Regeneration in the Growth and Neighbourhoods Directorate, the functions which have been delegated to these posts that are non- executive functions and those functions that are designated as 'General Functions' in so far as these are non- executive functions are delegated to the Deputy Chief Executive (Growth and Neighbourhoods).
 - b. To ask the City Solicitor and the Deputy Chief Executive (Growth and Neighbourhoods) to report back to the Council and the Leader on the proposed delegations to the new posts once they have been filled.

Standards Committee - 16 March 2015

The Committee made recommendation to Council about the adoption of the revised Use of Council Resources Guidance for Members. The Spokesperson for the Committee proposed a minor amendment to the recommendation following clarification from officers that the wording of the last sentence of section 3.2 The Code of Recommended Practice on Local Authority Publicity could not be changed as it was quoted directly from government guidance.

Decision

To adopt the Use of Resources Guidance for Members without the amendment above.

The minutes of the following committees were submitted:

Audit Committee – 26 March 2015

Health and Wellbeing Board – 25 March 2015

Licensing and Appeals Committee – 9 February and 23 March 2015

Personnel Committee – 13 February and 18 March 2015

Planning and Highways Committee – 19 February and 19 March 2015

Wythenshawe Area Committee – 26 February 2015

Decision:

To receive those minutes.

CC/15/26 Key Decisions

The Council noted the report of the City Solicitor on key decisions that had been exempted from call in.

CC/15/27 Greater Manchester Spatial Framework

The recommendations in the Greater Manchester Spatial Framework report had been approved by the Council earlier in the meeting under the proceedings of the Executive (minute CC/15/25).

CC/15/28 Motion - UK Kashmiri Community

Motion proposed and seconded:

Council notes that the Kashmiri community living in the UK since the 1950's remains excluded at local and national levels. While they form part of the wider identities such as Asians, Blacks and Muslims their Kashmiri identity remains to be recognised and included.

The UK is home to one of the largest Mirpuri/Pahari diasporic populations; according to various estimates, well over half of the total British Pakistani population is of Mirpuri/Pahari origin. Over 99% of British Kashmiris speak Pahari as their mother tongue and have a distinct Pahari cultural and social heritage which is different from other South Asians.

We further note that;

- Kashmiris are very underrepresented in the medium to large business sector
- The Kashmiri community has higher levels of unemployment
- Even fourth generation Kashmiris are over represented in the low income night time economy
- Kashmiris are excluded from all meaningful engagement initiatives locally, regionally and nationally.
- Due to non-recognition of their language, Kashmiris are likely to be misrepresented in courts, NHS, reporting crime etc.
- Kashmiris live in poor housing
- Older generation Kashmiris face horrendous health problems i.e diabetes, mental health but little NHS help and advice trickles to them due to language barriers and false sense of understanding about the community amongst other South Asian communities of urban middle class background; most elder generations of Kashmiris are of mountainous agrarian background.
- Kashmiris are more likely to rely on social housing and welfare benefits, hence Kashmiri exclusion costs the state and tax payers a lot of money.

Council believes that addressing the needs of Black, Asian and Minority Ethnic communities and increasing their participation in civic and public life is one of the key indicators for increasing community resilience, outreach and development. Too many research reports and initiatives addressing these issues at a policy level hardly mention any reference to the existence of the Kashmiri diaspora. Many local authorities and organisations up and down the country, realising this have started monitoring Kashmiri ethnic category for employment and service delivery but it has

very little effect in isolation.

We therefore call on the City Council to include a Kashmiri category for the purposes of monitoring employment and service delivery and for meaningful engagement strategies by including Pahari/Mirpuri language. We would ask all AGMA authorities and partners including, for example, Registered Social Landlords, health trusts, Greater Manchester Fire and Rescue Service, Greater Manchester Police and the judicial system to follow suit.

We call on the Local Government Association to campaign for Kashmiri ethnicity inclusion and we request that AGMA to write to the Home Office, census regime and all other relevant stake holders and government departments for Kashmiri inclusion.

Resolution

The motion was put and voted upon, and the Lord Mayor declared that it was **carried**.

Decision

Council notes that the Kashmiri community living in the UK since the 1950's remains excluded at local and national levels. While they form part of the wider identities such as Asians, Blacks and Muslims their Kashmiri identity remains to be recognised and included.

The UK is home to one of the largest Mirpuri/Pahari diasporic populations; according to various estimates, well over half of the total British Pakistani population is of Mirpuri/Pahari origin. Over 99% of British Kashmiris speak Pahari as their mother tongue and have a distinct Pahari cultural and social heritage which is different from other South Asians.

We further note that;

- Kashmiris are very underrepresented in the medium to large business sector
- The Kashmiri community has higher levels of unemployment
- Even fourth generation Kashmiris are over represented in the low income night time economy
- Kashmiris are excluded from all meaningful engagement initiatives locally, regionally and nationally.
- Due to non-recognition of their language, Kashmiris are likely to be misrepresented in courts, NHS, reporting crime etc.
- Kashmiris live in poor housing
- Older generation Kashmiris face horrendous health problems i.e diabetes, mental health but little NHS help and advice trickles to them due to language barriers and false sense of understanding about the community amongst other South Asian communities of urban middle class background; most elder generations of Kashmiris are of mountainous agrarian background.
- Kashmiris are more likely to rely on social housing and welfare benefits, hence Kashmiri exclusion costs the state and tax payers a lot of money.

Council believes that addressing the needs of Black, Asian and Minority Ethnic communities and increasing their participation in civic and public life is one of the key indicators for increasing community resilience, outreach and development. Too many research reports and initiatives addressing these issues at a policy level hardly mention any reference to the existence of the Kashmiri diaspora. Many local authorities and organisations up and down the country, realising this have started monitoring Kashmiri ethnic category for employment and service delivery but it has very little effect in isolation.

We therefore call on the City Council to include a Kashmiri category for the purposes of monitoring employment and service delivery and for meaningful engagement strategies by including Pahari/Mirpuri language. We would ask all AGMA authorities and partners including, for example, Registered Social Landlords, health trusts, Greater Manchester Fire and Rescue Service, Greater Manchester Police and the judicial system to follow suit.

We call on the Local Government Association to campaign for Kashmiri ethnicity inclusion and we request that AGMA to write to the Home Office, census regime and all other relevant stakeholders and government departments for Kashmiri inclusion.

CC/15/29 Motion - Ethical Rent To Own Companies (RTO's)

Motion proposed and seconded:

Manchester City Council:

- i. Notes the post financial crisis growth of Rent To Own (RTO's) companies in many of the communities that make up Manchester.
- ii. Recognises that RTO's target customers (numbering an estimated 350,00 in the UK) come from low-income households, with many significantly or wholly reliant on benefit income. The typical customer is young, female and with children, and almost all live in rented accommodation.
- iii. Understands why The RTO model is appealing because weekly or monthly instalments give customers the ability to spread costs over two or three years. The ability to spread payments is valuable for people on low incomes who do not have access to more mainstream credit (credit cards, overdrafts) and lack the savings to afford the cash price upfront.
- iv. Note that RTO agreements are expensive and price transparency is poor. The separate cost of extra warranties and insurance is often not made clear. Interest rates of 94.7% and charges for bolt-on cover can treble the cost of essential household goods.

Council further notes that:

- i. Rent to own agreements are almost impossible to obtain without compulsory added extras. We are concerned that firms may have mis-sold protection to customers who already had adequate contents cover.

- ii. There is a lack of mainstream alternative allowing poorer households to obtain essential items. Emergency support has been drastically cut by the Tory led government since the introduction of local welfare schemes. The market for more ethical RTO providers from the social enterprise and not-for-profit sectors need to be stimulated.
- iii. Over 10% of customers have goods taken back or repossessed. Customers are having essential items removed such as a cooker or a washing machine. FCA rules provide few specific safeguards for customers experiencing financial difficulties.

Council therefore resolves to support the key recommendations outlined in the All Parliamentary Party Group on Debt & Personal Finance (Rent To Own Sector).

These are:

- Price transparency and health warnings
- The FCA to conduct an Investigation into over-charging
- The FCA to crackdown on unfair insurance sales
- Advice on cheaper insurance options
- Tighter affordability criteria and better explanation of alternatives
- The FCA to enforce RTO's to provide Safeguards for customers in financial difficulty
- Call on the Tory led government to increase financial Support for alternative provision of essential household goods

Council further resolves to:

- i. Instruct the Chief Executive to write to the FCA to provide greater consumer protection and regulation of the sector.
- ii. Set up a Task and Finish Group to explore the options to develop an ethical RTO alternative market with partners (Credit Unions, Social Housing providers)

Resolution

The motion was put and voted upon, and the Lord Mayor declared that it was **carried**.

Decision

Manchester City Council:

- i. Notes the post financial crisis growth of Rent To Own (RTO's) companies in many of the communities that make up Manchester.
- ii. Recognises that RTO's target customers (numbering an estimated 350,00 in the UK) come from low-income households, with many significantly or wholly reliant on benefit income. The typical customer is young, female and with children, and almost all live in rented accommodation.
- iii. Understands why The RTO model is appealing because weekly or monthly

instalments give customers the ability to spread costs over two or three years. The ability to spread payments is valuable for people on low incomes who do not have access to more mainstream credit (credit cards, overdrafts) and lack the savings to afford the cash price upfront.

- iv. Note that RTO agreements are expensive and price transparency is poor. The separate cost of extra warranties and insurance is often not made clear. Interest rates of 94.7% and charges for bolt-on cover can treble the cost of essential household goods.

Council further notes that:

- i. Rent to own agreements are almost impossible to obtain without compulsory added extras. We are concerned that firms may have mis-sold protection to customers who already had adequate contents cover.
- ii. There is a lack of mainstream alternative allowing poorer households to obtain essential items. Emergency support has been drastically cut by the Tory led government since the introduction of local welfare schemes. The market for more ethical RTO providers from the social enterprise and not-for-profit sectors need to be stimulated.
- iii. Over 10% of customers have goods taken back or repossessed. Customers are having essential items removed such as a cooker or a washing machine. FCA rules provide few specific safeguards for customers experiencing financial difficulties.

Council therefore resolves to support the key recommendations outlined in the All Parliamentary Party Group on Debt & Personal Finance (Rent To Own Sector). These are:

- Price transparency and health warnings
- The FCA to conduct an Investigation into over-charging
- The FCA to crackdown on unfair insurance sales
- Advice on cheaper insurance options
- Tighter affordability criteria and better explanation of alternatives
- The FCA to enforce RTO's to provide Safeguards for customers in financial difficulty
- Call on the Tory led government to increase financial Support for alternative provision of essential household goods

Council further resolves to:

- i. Instruct the Chief Executive to write to the FCA to provide greater consumer protection and regulation of the sector.
- ii. Set up a Task and Finish Group to explore the options to develop an ethical RTO alternative market with partners (Credit Unions, Social Housing providers).

CC/15/30 Motion - Trade Union Rights

Council notes:

The UK has some of the most draconian, anti-trade union legislation in the EU.

54 trade unions are members of the TUC, representing nearly six million workers across all industries and sectors.

The TUC has described the most recent Conservative Party policies as effectively ending the right to strike in the public sector.

Accident at work rates are almost twice as high in workplaces without trade union recognition. Union members earn more and receive more paid days holiday than workers not in a Union.

Every worker in the UK has the legal right to be a member of their appropriate trade union.

Almost every piece of workplace legislation to improve conditions has come from campaigning by the trade union movement including the national minimum wage, equal pay, health and safety laws, statutory redundancy pay and better rights for agency workers.

Trade Unions do more than just negotiate pay. They fight for better terms and conditions, represent members' interests to employers, provide education and training to Reps and members, lobby the government, fight discrimination in the workplace and provide legal information.

Trade unions are on the forefront of campaigning for better terms and conditions for members. The Living Wage, Pensions, Work Your Proper Hours Day, and Health and Safety Campaigns all support workers to have safe and secure employment.

The right to organise in the workplace is fundamental – as is the right to demonstrate.

Council calls on the Government to:

- Stop attacking ordinary workers, the people they claim to represent
- Allow electronic and workplace balloting of Union members.
- Recognise the positive work trade unions do for workers and society.
- Recognise the legal right of workers to demonstrate and protest against their terms and conditions.
- Recognise the right of all workers to organise in their workplace.
- Retain the right for all workers to pay subs by check off.
- Expand and enshrine in law the Right to strike for all workers.

Resolution

The motion was put and voted upon, and the Lord Mayor declared that it was **carried**.

Decision

Council notes:

The UK has some of the most draconian, anti-trade union legislation in the EU.

54 trade unions are members of the TUC, representing nearly six million workers across all industries and sectors.

The TUC has described the most recent Conservative Party policies as effectively ending the right to strike in the public sector.

Accident at work rates are almost twice as high in workplaces without trade union recognition. Union members earn more and receive more paid days holiday than workers not in a Union.

Every worker in the UK has the legal right to be a member of their appropriate trade union.

Almost every piece of workplace legislation to improve conditions has come from campaigning by the trade union movement including the national minimum wage, equal pay, health and safety laws, statutory redundancy pay and better rights for agency workers.

Trade Unions do more than just negotiate pay. They fight for better terms and conditions, represent members' interests to employers, provide education and training to Reps and members, lobby the government, fight discrimination in the workplace and provide legal information.

Trade unions are on the forefront of campaigning for better terms and conditions for members. The Living Wage, Pensions, Work Your Proper Hours Day, and Health and Safety Campaigns all support workers to have safe and secure employment.

The right to organise in the workplace is fundamental – as is the right to demonstrate.

Council calls on the Government to:

- Stop attacking ordinary workers, the people they claim to represent
- Allow electronic and workplace balloting of Union members.
- Recognise the positive work trade unions do for workers and society.
- Recognise the legal right of workers to demonstrate and protest against their terms and conditions.
- Recognise the right of all workers to organise in their workplace.
- Retain the right for all workers to pay subs by check off.
- Expand and enshrine in law the Right to strike for all workers.

[Councillor Lanchbury declared a personal interest in this item as a member of UNITE Union.]

[Councillor Rawlins declared a personal interest in this item as a member of UNITE

Union]

[Councillor Siddiqi declared a personal interest in this item as a member of a Union]

[Councillors Azra Ali, Craig, Hitchen, Hughes, Newman, Rowles, Shilton Godwin, Strong, Shone and Wilson declared a disclosable pecuniary interest and withdrew from the meeting.]