

EXECUTIVE BOARD

WEDNESDAY, 16TH AUGUST, 2006

PRESENT: Councillor M Harris in the Chair

Councillors D Blackburn, R Brett, A Carter,
J L Carter, R Harker, J Procter and
K Wakefield

33 Substitute Member

Under the terms of Executive Procedure 2.3 Councillor R Lewis was invited to attend the meeting on behalf of Councillor Blake.

34 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of Appendix 1 to the report referred to in minute 37 and Appendix 1 to the report referred to in minute 50 on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information or confidential information, defined in Access to Information Rules as indicated in the minute.

35 Declaration of Interests

Councillor J L Carter declared a personal and prejudicial interest in the item relating to Adel Primary School (minute 38) as a governor of the school.

Councillors D Blackburn, J L Carter and Harker declared personal interests in the item relating to Leeds Grand Theatre (minute 45) as members of its board of management.

36 Minutes

RESOLVED – That the minutes of the meeting of the Board held on 6th July 2006 be approved and that those of the Access to Information Appeals Committee held on 19th and 20th June 2006 be noted.

DEVELOPMENT

37 Deputation to Council - Disposal of Drighlington Old School and Land

The Director of Development submitted a report in response to the deputation to Council by the Drighlington Conservation Group regarding lack of consultation on the disposal of Drighlington Old School and land.

Following consideration of Appendix 1 to the report designated exempt under Access to Information Procedure Rule 10.4(1) and circulated at the meeting, it was

RESOLVED – That the Board notes:

- (a) the concerns expressed in the deputation from Drighlington Conservation Group
- (b) the consultation which has taken place to date
- (c) that the petition from Drighlington residents did receive due consideration from officers and the Executive Member for Development, but that on balance the view was taken that it was necessary to progress the disposal in order to deliver the Primary School Review programme
- (d) that representatives of Drighlington Parish Council will have a further formal opportunity to submit any objections on the development of the school upon submission of a planning application by the successful purchaser of the site
- (e) that discussions are underway to secure the rebuilding of the clock tower, the clock face and mechanism, and the weather vane in appropriate locations within the community
- (f) that the Council is the legal owner of the site and buildings and therefore does have the right to dispose of them
- (g) that Development Department will continue to progress the disposal of the school to meet the targets of the Primary School Review, and maintain an ongoing dialogue with Local Ward Members.

CHILDREN'S SERVICES

38 Deputation to Council - Adel Primary School

The Chief Executive of Education Leeds submitted a report in response to the comments made by the deputation to Council by parents of pupils at Adel Primary School with regard to building works at the school.

RESOLVED – That the Board supports the recommendations which Education Leeds have made to the school as follows:

- (a) That the modified project be completed.
- (b) That the school review the success of the scheme during the next academic year and prioritise any potential alterations, to be funded by the school, through a premises development plan.
- (c) That the school fully consult staff, pupils, parents and the local community prior to any future projects.
- (d) That the authority use the issues raised by this project as a case study to highlight the importance of stakeholder consultation on Capital schemes to other schools.

(Having declared a personal and prejudicial interest Councillor J L Carter left the meeting during consideration of this matter)

39 Deputation to Council - Proposals for Meanwood Primary Planning Area

The Chief Executive of Education Leeds submitted a report in response to the deputation to Council about the Executive Board's decision to publish statutory notices proposing the amalgamation of Miles Hill Primary and

Potternewton Primary with a new primary school occupying the Potternewton site.

RESOLVED – That the concerns expressed by the deputation and the next steps in the process, as described in the report, be noted.

40 School Clothing Allowances

The Director of Children's Services submitted a report on action taken following a Council decision to increase the School Clothing Allowance budget.

RESOLVED – That the action taken as a result of the Council decision to increase the School Clothing Allowance budget by £400,000 be noted.

NEIGHBOURHOODS AND HOUSING

41 Office Accommodation - Neighbourhoods and Housing Department

The Director of Neighbourhoods and Housing submitted a report highlighting the outcomes of the Option Appraisal and business case for the demolition and disposal of South Point and the consequent relocation of Neighbourhoods and Housing staff into alternative accommodation within the Departmental Portfolio.

The report outlined the following options:

- 1 Remain in existing site with basic remedial works and essential maintenance only
- 2 Major refurbishment of South Point
- 3 Demolish and rebuild at South Point
- 4 Dispose of South Point and purchase alternative accommodation
- 5 Dispose of South Point and lease alternative accommodation
- 6 Dispose of South Point and new build on alternative sites
- 7 Dispose of South Point and refurbish one of two existing Council properties

The report detailed alternative courses of action in pursuit of the preferred Option 5.

RESOLVED –

- (a) That approval be given to the disposal of the site at South Point
- (b) That staff from South Point be decanted into existing sites within the Neighbourhoods and Housing Departmental portfolio (Housing Services, Environmental Health and Community Safety), involving the overall rationalisation of Neighbourhoods and Housing Departmental office accommodation portfolio and the best placing of staff to deliver services to their client groups.
- (c) That a new site be leased which will allow for all of the current Property Management Service to occupy one 'fit for purpose' site –the site identified for potential relocation being at View Point in Bramley

- (d) That the early negotiations for heads of terms in respect of View Point at Bramley and, as a fall back position, Temple Point at Colton be noted

42 Former Royal Park Primary School

Further to minute 152 of the meeting held on 12th November 2003 the Director of Neighbourhoods and Housing and the Director of Development submitted a joint report seeking approval for the marketing of the Royal Park property for refurbishment or redevelopment as a mixed use development with the Council retaining an operational presence in the form of a library and some community space and retaining the freehold in the property but with no restriction as to the make up of the scheme other than would be required through the planning process.

The report outlined the following options:

- 1 To seek approval for a further £904,000 in mainline Capital Programme funding for the original scheme.
- 2 The retention of the building by the Council and its preservation and protection until such time as a sufficient range of Council and community uses and funding streams can be identified
- 3 To dispose of the building for refurbishment, through the grant of a long leasehold interest, with the Council retaining the freehold interest and having the use of a library and some community space.
- 4 To market the site for refurbishment or redevelopment, with the retention of Council interest through the freehold of the land, with guidance as to the general form of redevelopment required, including the incorporation of a library and other community space.

The report concluded that best consideration would be achieved through option 4 with any other option being likely to represent a less than best disposal.

RESOLVED –

- (a) That the work undertaken to test the viability of implementing the proposals considered at the November 2003 Executive Board meeting be noted.
- (b) That the decision made at the meeting of 12th November 2003 be rescinded.
- (c) That the property be marketed in accordance with option 3 above.
- (d) That the Board notes that the pursuance of any proposal resulting from this decision will require the Council to use its powers under the 2003 General Consent to dispose of the property at less than best consideration.

43 The Golden Triangle Partnership - Private Equity Model

The Director of Neighbourhoods and Housing submitted a report on proposed expenditure of £1,000,000 in 2006/07 in respect of a scheme to assist local people who are first time buyers, low income workers and households in need

to purchase properties in the area defined as the Golden Triangle in the Leeds, Harrogate and York districts.

RESOLVED – That authority be given for the injection into the Capital Programme of £1,000,000 fully funded by Regional Housing Board grant and that expenditure in the same amount be authorised.

44 Ombudsman's Report - Adaptations to a Council House

The Director of Legal and Democratic Services and the Director of Neighbourhoods and Housing submitted a joint report on a recent finding of maladministration and injustice by the Local Government Ombudsman with regard to a complaint about adaptations to a Council house to meet the needs of the disabled tenant.

RESOLVED –

- (a) That the Ombudsman's report and findings be received and noted.
- (b) That the fundamental changes to procedure and policy instituted as a result of the case be noted.
- (c) That the Council's response to the Ombudsman as set out in paragraph 4 of the report be approved.

LEISURE

45 Leeds Grand Theatre Refurbishment Works

The Directors of Learning and Leisure and Development submitted a joint report on the latest position in respect of phase 1 of the Leeds Grand Theatre refurbishment scheme, proposals for phase 2 of the scheme and the proposed heads of terms for the lease of the theatre to the Leeds Grand Theatre Company.

RESOLVED –

- (a) That authority be given for an injection of £193,566 into the Capital Programme to be funded by £150,000 from Opera North Trust and £43,566 from Leeds Grand Theatre.
- (b) That the bringing forward of the £300,000 Arts Council England grant from phase 2 works into phase 1 be authorised subject to the ACE formal approval currently being sought.
- (c) That £1,294,881 of Leeds City Council funding be brought forward from phase 2 into phase 1.
- (d) That authority be given to incur additional expenditure of £1,788,447 on costs associated with the phase 1 refurbishment works at Leeds Grand Theatre (Capital Scheme Number 03611/PH1/000).
- (e) That the Board notes expenditure of £175,000 on fees on phase 2 of the Grand Theatre (Capital Scheme Number 03611/PH2/000) for the preparation and submission of applications to the Heritage Lottery Fund and Arts Council England for grant aid towards the phase 2 works involving the selective refurbishment of the Grand Theatre and the restoration of the Assembly Rooms.
- (f) That the potential funding of £9.124m as outlined in detail within paragraphs 3.8 and 3.9 of the report be noted, and that a further report

be brought to this Board when both costs and funding have been subject to further determination.

- (g) That approval be given to the Heads of Terms that have been provisionally agreed with the Leeds Grand Theatre and Opera House Ltd for their lease of the Leeds Grand Theatre.

46 Deputation to Council - Swimming Pool Horsforth

The Director of Learning and Leisure submitted a report in response to the comments made by the deputation to Council by local residents for the provision of a swimming pool in north west Leeds.

RESOLVED –

- (a) That the request to support a feasibility study into the provision of a new swimming pool in Horsforth be part supported by the City Council up to a maximum of £2,500.
- (b) That recognised, bona fide consultants be engaged to undertake the feasibility study should match funding be found, and that the consultants' brief be drawn up in consultation with the Director of Learning and Leisure.

ADULT HEALTH AND SOCIAL CARE

47 Commissioning Plan for Mental Health Day Services

The Director of Adult Services submitted a report setting out proposals for the modernisation of mental health day services, based on a more person centred service model meeting an individual's assessed needs flexibly, in their local communities and wherever possible, within mainstream services rather than in settings catering only for people with mental health problems.

RESOLVED –

- (a) That the plan for day services as outlined in the report be approved.
- (b) That the implementation of the agreed service model within the time scales contained in the report be agreed.
- (c) That further reports be brought to this Board as the new service is implemented and further briefings be offered to Members through the course of the project.

CENTRAL AND CORPORATE

48 Capital Programme Monitoring Update

The Director of Corporate Services submitted a report providing quarterly monitoring information on the Capital Programme and highlighting the continuing investment made by the Council in the city, explaining the pressures on future schemes and providing details on the latest resources and expenditure estimates for the capital programme.

RESOLVED – That the report be noted and endorsement given to the measures being taken by the Director of Corporate Services, in liaison with the other directors to ensure the affordability and sustainability of the Capital Programme.

DEVELOPMENT

49 Deputation to Council - Withdrawal of Bus Services from Wetherby to Tadcaster via Boston Spa

The Director of Development submitted a report in response to the deputation received by Council at the meeting on the 21st June 2006 in connection with the withdrawal of the 780 bus service between Wetherby and Tadcaster via Boston Spa.

RESOLVED – That the Director of Development write to North Yorkshire County Council and Metro informing them of this Council's support for the retention of this bus service.

50 Deputation to Council - Former Blackgates School at Tingley

The Director of Development submitted a report in response to the deputation to Council by local residents against the sale, demolition and redevelopment of the redundant Blackgates School at Tingley.

Following consideration of Appendix 1 to the report designated exempt under Access to Information Procedure Rule 10.4(1), and circulated at the meeting, it was

RESOLVED – That the concerns of the deputation be noted but that the disposal of the former Blackgates Infants School, Bradford Road, Tingley be progressed as detailed in the submitted report.

DATE OF PUBLICATION: 18TH AUGUST 2006
LAST DATE FOR CALL IN : 25TH AUGUST 2006

(Scrutiny Support will notify relevant Directors of any items called in by 12.00 noon on Wednesday 30th August 2006)