

EXECUTIVE BOARD

WEDNESDAY, 4TH JULY, 2007

PRESENT: Councillor M Harris in the Chair

Councillors A Carter, R Brett, R Finnigan,
R Harker, P Harrand, J Procter, S Smith,
K Wakefield and J Blake

Councillor J Blake – Non-voting advisory member

20 Late Items

The Chair admitted the following late items to the agenda:

Minute 25- A report on the impact of recent flooding in the City prepared following the events and after the despatch of the agenda.

Minute 33- A report on the proposed introduction of the Local Development Scheme prepared following a response from the Secretary of State and admitted to the agenda to allow approval to a variation to the date of implementation at the earliest opportunity.

21 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the grounds that it is likely, in the 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 the exempt information so designated as follows:

- a.) The appendix to the report referred to in minute 31 under the terms of Access to Information Procedure Rule 10.4 (3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information as disclosure would, or would be likely to, prejudice the commercial interests of the Council, by virtue of the fact that the appendix contains the Council's estimate of the fee that the proposed legal advisors would seek for providing the legal advice required by the Authority and, if this were disclosed, would prejudice the Council's position during the competitive procurement process for such legal advisors. By maintaining the exemption, it increases the Council's chance of securing a competitive and value for money tender for the commission.

22 Declaration of Interests

Councillor Brett declared a personal interest in the item relating to provision of a new children's centre at Allerton C of E Primary School (Minute 26) as Chair, and Councillor Harker as a member, of the Children Leeds Partnership.

A further declaration made during the meeting is referred to in minute 30 (Councillor Blake)

23 Minutes

RESOLVED – That the minutes of the meeting held on 13th June 2007 be approved as a correct record.

ADULT HEALTH AND SOCIAL CARE

24 Response to Deputation from Parents and Carers Action Group for Terry Yorath House

The Director of Adult Social Services submitted a report responding to issues raised by the deputation to Council on 18th April 2007 regarding the future provision of service at Terry Yorath House. The report concluded that whilst consultations were still at an early stage, the Parents and Carers Action Group would be treated as a key stakeholder throughout the process.

RESOLVED – That the response of the Director to the deputation be noted and that a further report be submitted to the Board in November 2007 on the outcomes of the consultation and making appropriate recommendations.

CITY DEVELOPMENT

25 Impact of Flooding Events in June on the Leeds District

The Directors of City Development and Resources submitted a report on the impact of a number of significant flooding incidents between 15th and 25th June 2007 which affected areas across the whole of the Leeds district. The report highlighted the nature of the flooding, the initial understanding of its causes and made some preliminary suggestions as to how the Council and its partners might seek to respond to the events.

RESOLVED – That the report be noted and endorsement given to the proposed preliminary actions.

CHILDREN'S SERVICES

26 Design and Cost Report - Allerton C of E Primary School - Provision of a new Children's Centre

The Chief Executive of Education Leeds submitted a report on proposals to incur expenditure of £650,000 in respect of a scheme to provide a Children's Centre at Allerton C of E Primary School. The report explained that the new Allerton C of E Primary School was to open in September 2007 following the amalgamation of Archbishop Cranmer C of E Primary School and Fir Tree Primary School. As a result, the site of the new school had been identified as a location for a Children's Centre.

RESOLVED –

- (a) That the design proposals in respect of the scheme to provide a Children's Centre at Allerton C of E Primary School be approved;
- (b) That expenditure of £650,000 from capital scheme 13767/CEN/000 be authorised.

LEISURE

27 Design and Cost Report - Improvements to Golf Courses

The Chief Recreation Officer submitted a report requesting authority to spend £589,400 on improvement works at Temple Newsam, Roundhay Park, Middleton Park and Gotts Park golf courses arising from the Capital Receipt from the long-lease of Oulton Park golf course to De Vere's Hotels, the funds from which were injected into the 2006/07 Capital Programme.

RESOLVED – That approval be given to incur expenditure of £589,400 on golf course improvement works.

ADULT HEALTH AND SOCIAL CARE

28 Capital Spending Plan - Improvements to Care Homes

The Director of Adult Social Services submitted a report on a proposal to inject £1,645,000 into the capital spending plan and to spend up to that amount on improvements to care homes. The report outlined that the injection would be made up of a £1,040,000 grant from the Department of Health alongside the £650,000 capital receipt from the sale of the Breece holiday home in Scarborough, designated for improvements to Local Authority care homes.

Both Local Authority and independent care homes had been asked to submit bids for funding for improvements, following which it had been agreed that £700,000 would be allocated to fifty six independent homes, with £327,000 to be spent within sixteen Local Authority facilities.

RESOLVED –

- (a) That approval be given for the remaining £650,000 of the capital receipt from the sale of the Breece be used to fund the capital scheme for improvements to care homes;
- (b) That approval be given for the injection of the scheme into the capital programme alongside authority to incur expenditure of £1,645,000;
- (c) That it be noted that the Director of Adult Social Services has delegated powers to vary individual awards and promote schemes from the reserve list.

CENTRAL AND CORPORATE

29 Revised Corporate Planning Framework

The Chief Officer (Executive Support) submitted a report on changes to the corporate planning framework for the city. The report identified a number of key changes including proposals to strengthen Elected Member involvement

in corporate planning and Local Area Agreement processes by means of a Member Reference Group.

It was proposed to merge the new Local Area Agreement and the Council's Corporate Plan into one single document entitled the Leeds Strategic Plan, which would sit alongside the Community Strategy, the Council Business Plan and the Annual Performance Plan. These documents were to be added to the Council's Budget and Policy Framework to reflect their status as part of the corporate planning framework for the city.

RESOLVED –

- (a) That the new corporate planning framework be adopted;
- (b) That the proposal to amend the Constitution to include additions to the Council's Budget and Policy Framework be referred to the Corporate Governance and Audit Committee for consideration;
- (c) That the Chief Executive be requested to develop a plan setting out the timetable for implementation of the new framework;
- (d) That the proposal to establish a Member Reference Group to oversee developments in relation to the implementation of the new framework be noted.

30 Progress Report on the PPP / PFI Programme in Leeds

The Deputy Chief Executive submitted a report providing a six-monthly update on the governance and management framework for the Authority's PPP and PFI projects. Appended to the report was a breakdown of the status of current Council projects.

RESOLVED – That the current status of the Authority's PPP and PFI projects and programmes be noted.

(During the discussion on this item Councillor Blake declared a personal interest as a governor of Otley Prince Henry's Grammar School).

DEVELOPMENT AND REGENERATION

31 Design and Cost Report - Proposed Arena Development

Further to minute 137 of the meeting held on 13th December 2006, the Director of City Development submitted a report on progress made in the operator procurement process for the proposed arena development.

Following consideration of the appendix to the report designated exempt under Access to Information Procedure Rule 10.4 (3), in respect of which members had no questions or comments, it was;

RESOLVED –

- (a) That the progress made to date in the operator procurement process be noted;
- (b) That the Director of City Development be requested to approve both the long list and shortlist of potential operators and developers during the Competitive Dialogue procurement process;

- (c) That the tender evaluation criteria to be used in the procurement process for the appointment of the preferred developer for the proposed arena be noted;
- (d) That an injection of funds (as detailed in the exempt appendix to the report) into Capital Scheme No. 12589/ARE/000 for the incurred expenditure of the appointment of consultants to provide specialist legal advice to the Council on the operator and development procurement processes through to contract award / financial close be authorised.

32 Design and Cost Report - Neville Street Environmental Improvements

The Director of City Development submitted a report on progress made on environmental improvements to the Neville Street area and a proposal to incur expenditure of £5,091,400, on the scheme of which £3,091,400 would be funded from third party sources. The report explained that the scheme had altered significantly since its inception in 2004 and no longer included Dark Neville Street. As such it was proposed to rescind all previous approvals relating to the original project.

RESOLVED –

- (a) That the scheme design proposals and brief as presented be approved;
- (b) That authority be given to rescind all previous approvals (scheme no. 01195;)
- (c) To approve the funding plan as presented and authorise an injection of £4,604,400 into Capital Scheme No. 13951 and scheme expenditure of that amount.

33 Leeds Local Development Framework - Local Development Scheme

Referring to minute 212 of the meeting held on 14th March 2007 the Director of City Development submitted a report indicating that the response of the Secretary of State had been received after the proposed date of introduction identified in that minute.

RESOLVED – That the Local Development Scheme be formally brought into effect from 5th July 2007.

NEIGHBOURHOODS AND HOUSING

34 Supporting People Programme - Audit Commission Inspection

The Director of Environment and Neighbourhoods and the Director of Adult Social Services submitted a report on the key findings and recommendations arising from the recent Audit Commission inspection of the Supporting People Programme. The report explained that the Council currently administered the programme which comprised the Local Authority, Health and Probation Services. As such, the inspection examined the overall capacity of the Council to administer the programme, for which it received a 'fair' one star rating, with 'promising prospects' for improvement.

RESOLVED – That the Board note the contents of the report and support the actions being undertaken to implement the Audit Commission’s recommendations.

35 Lease at Less Than Best Consideration - Agreement to Lease 12 Miscellaneous Properties to LATCH on a 25 Year Lease Agreement

The Director of Environment and Neighbourhoods submitted a report on a proposal to grant a long lease at less than best consideration for 12 Leeds City Council owned miscellaneous properties to Leeds Action To Create Homes Ltd (LATCH.) The report detailed how the proposals would ensure capital investment in the properties to bring them up to decency standard and contribute to the regeneration of the area.

Upon completion the flats would be let as affordable housing to tenants in line with the Council’s Housing Strategy, with LATCH assuming responsibility for the full maintenance and repair of the properties over the terms of the lease.

RESOLVED – That approval be given to the principle of a 25 year lease to LATCH at less than best consideration, subject to approval by the Director of City Development of the terms of the lease and a reasonable rental level to be payable during the term of the lease, having regard to the level of social rents receivable and costs of refurbishment, subsequent maintenance, management and other outgoings.

36 Disposal at Less Than Best Consideration - Waterloo Estate, Pudsey - For the provision of affordable housing

The Director of Environment and Neighbourhoods submitted a report on the proposed disposal of two areas of land on the Waterloo Estate at less than best consideration to the Yorkshire Housing Association, for the purpose of developing 30 new build affordable homes through the Housing Corporation’s Approved Development Programme.

The report outlined a number of options for the site which had been considered:

- 1 Disposal of sites A and C, as identified on the plan attached to the report, at less than best consideration to Yorkshire Housing for 30 affordable housing units;
- 2 Retention of land for two bungalows for supported housing under the city wide Independent Living Project;
- 3 Marketing of the remainder of the land within the pilot exercise for low cost home ownership, with the potential for a land swap to provide bungalows on the former Waterloo School site.

It was indicated during presentation of the report that 34 and not 30 units as stated in the report would be delivered, two being for social rent and two for shared ownership.

RESOLVED – That approval be given to the principle of disposal of the two subject sites on the Waterloo Estate to Yorkshire Housing Association at £5,000 per plot (less than best consideration) subject to approval by the Director of City Development, in order to deliver 34 new affordable homes, through the Housing Corporation Grant.

DATE OF PUBLICATION: 6TH JULY 2007
LAST DATE FOR CALL IN: 13TH JULY 2007

(Scrutiny Support will notify Directors of any items called in by 12:00 noon on Monday 16th July 2007.)