

EXECUTIVE BOARD

WEDNESDAY, 5TH JULY, 2006

PRESENT: Councillor M Harris in the Chair

Councillors A Carter, R Harker, D Blackburn,
R Brett, J L Carter, P Harrand, J Procter,
S Smith and K Wakefield

Councillor J Blake – non-voting advisory member

20 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of appendices 1 and 2 to the report referred to in minute 30.

21 Declaration of Interests

Councillor A Carter declared a personal and prejudicial interest in the item relating to Abbey Mills and St Ann's Mills (Minute 32) on the basis that, in the event that the mill buildings were offered for sale on the open market then a client of his company may make an offer to purchase. He also requested that it be recorded that he declared that he was supporting officers in a complaint to the Standards Board with regard to an individual member and he wished to avoid any perception that consideration of this report may be influenced by that fact.

Councillors Wakefield and Smith declared personal interests in the item relating to the Commissioning Plan for Learning Disability Day Services (Minute 24) as non-executive directors of the East and South Leeds PCTs respectively.

Councillor Brett declared a personal interest in the item relating to the future of Leeds ALMOs (Minute 30) as a board member of South East Leeds Homes.

22 Minutes

RESOLVED – That the minutes of the meeting held on 14th June 2006 be approved.

CHILDREN'S SERVICES

23 Improving Corporate Parenting in Leeds

The Director of Children's Services submitted a report outlining proposals for the Council's arrangements to fulfil its responsibility as the Corporate Parent of all Looked After Children in Leeds, including a Looked After Children's guarantee and a proposed review/monitoring process.

RESOLVED – That the proposals contained in the report, and the resource implications arising from them, be approved.

ADULT HEALTH AND SOCIAL CARE

24 Commissioning Plan for Learning Disability Day Services

The Chief Social Services Officer submitted a report on the need to modernise learning disability day service provision in Leeds and presented the plan developed by the Joint Commissioning Service setting out proposals for further detailed consideration to develop day care services for learning disability.

RESOLVED –

- (a) That approval be given to the plan for day services as outlined in the report and to the development of a capital and revenue business plan to modernise day service provision for adults with learning disability in line with the principles outlined in the report and the Commissioning Strategy for Day Services.
- (b) That a programme of intensive local consultations with stakeholders and Ward Members be undertaken to ensure local plans reflect their concerns.
- (c) That further reports be brought to this Board as the change programme is rolled out.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this matter).

CENTRAL AND CORPORATE

25 The Council Plan 2006/07

Further to minute 5 of the meeting held on 14th June 2006, the Chief Officer (Executive Support) submitted a report presenting the completed Council Plan back to the Board as a final document.

RESOLVED – That the final Council Plan, as published by the statutory deadline of 30th June 2006, be received and endorsed.

26 Annual Efficiency Statement 2005/06

The Director of Corporate Services submitted a report on the Council's proposed Backward Looking Annual Efficiency Statement for submission to the Department for Communities and Local Government by 6th July 2006.

RESOLVED – That the contents of the report be noted together with the decision of the Leader, the Chief Executive and the Director of Corporate Services to approve the Annual Efficiency Statement – Backward Look 2005/06 for submission to the Department for Communities and Local Government by 6th July 2006.

27 Treasury Management Annual Report 2005/06

The Director of Corporate Services submitted a report on Treasury Management for 2005/06, as required under the Prudential Code for Capital Finance in Local Authorities.

RESOLVED – That the outturn position for 2005/06 be noted.

CITY SERVICES

28 Development of Primary School Catering Counter and Service Provision

The Director of City Services submitted a report on a proposal to refurbish primary school dining counter and service facilities run by the Catering Services.

RESOLVED – That the Project Brief be approved as presented, that approval be given to the injection of £500,000 into the Capital Programme and expenditure in the same amount be authorised.

NEIGHBOURHOODS AND HOUSING

29 The Use of Final and Initial Demolition Notices

The Director of Neighbourhoods and Housing submitted a report on the purpose of Initial and Final Demolition Notices as introduced by the Housing Act 2004 and their potential to assist in relation to the management of regeneration initiatives and development opportunities and to prevent abuses of the existing right to buy legislation.

RESOLVED – That the report be noted and that the Director of Neighbourhoods and Housing be authorised, in consultation with the Director of Legal and Democratic Services, to issue Initial and Final Demolition Notices.

30 The Future of Arms Length Management Organisations for Housing in Leeds

The Director of Neighbourhoods and Housing submitted a report on the conclusions of the review of ALMOs in Leeds, detailing the background to the review and assessing the options of one ALMO, two ALMOs or one of two combinations of three ALMO's.

RESOLVED –

- (a) That the preferred options for the future of ALMOs in Leeds are the one ALMO option and the three ALMO option which would bring together, Leeds North East and East (to include all of EASEL), Leeds South East and South and Leeds West and North West, both options to have local panels.
- (b) That these options be put to tenants in a city wide ballot of all tenants.
- (c) That the preference of this Board is for the 3 ALMO option.

- (d) That the principle of local panels be agreed and that officers bring a further report on the detailed workings of local panels and governance arrangements for the main Board(s).

31 EASEL: Outcome of Phase 1 Strategic Development Agreement Negotiations

Further to minute 174 of the meeting of the Board held on 14th December 2005, the Director of Neighbourhoods and Housing and the Director of Development submitted a joint report on the results of the negotiation period with Bellway PLC, with particular reference to the Phase 1 Strategic Development Agreement and on proposed next steps in the EASEL procurement process.

Following consideration of appendices 1 and 2 to the report, designated as exempt under Access to Information Procedure Rule 10.4(3) it was:

RESOLVED –

- (a) That the EASEL Project Board, through the Deputy Chief Executive, and the Directors for Neighbourhoods and Housing and Development be authorised :-
 - (i) To accept, subject to contract and the resolution of the outstanding cost items, the commercial terms offered by Bellway PLC for the EASEL Phase 1 sites as described in the submitted report.
 - (ii) To delegate the award of the contract to Bellway PLC for the Phase 1 sites, only when progress has been made on the Joint Venture arrangements, as specified in the Preferred Bidder letter.
- (b) That a further report on progress of negotiations on the Joint Venture arrangements be brought to the September meeting of this Board.
- (c) That in the event of any significant change in the commercial offer from Bellway to the detriment of the Council, a further report on the options for the next steps in the procurement process be brought back to this Board for further consideration.

32 Abbey Mills and St Ann's Mills, Kirkstall

Referring to minute 147 of the meeting of the Board held on 15th December 2004, the Director of Development submitted a report on further work undertaken on the option preferred by the Board under that minute. The report identified a forecast increased cost in delivering the preferred option but indicated that it was still deliverable. The report also introduced an alternative option, as sponsored by a ward member, for the long term use of St Ann's Mills for leisure/community purposes in connection with Kirkstall Valley Park and the West Leeds Country Park, with short to medium term use as a community punishment centre and for the retention of Abbey Mills in Council ownership as a possible mixed use development following minor repairs.

The report presented the available options as being:-

- (i) Do nothing/minimum investment option on both sites. This option might facilitate the proposal put forward by the Ward Member but would not address the significant deterioration in the buildings or the need for quality employment units in Kirkstall. It would not, therefore meet the key objectives of the Council.
- (ii) Sell both sites. This option would provide significant funding to support the Capital Programme and would, over time, through third party investment, restore the buildings to their former glory. It would not, however, guarantee that employment units were retained in Kirkstall. Notwithstanding this a lease to a third party or partner could satisfy this requirement (see option (v) and (vi) below).
- (iii) Identify the required capital from the Mainline Capital Programme to deliver the original preferred option. Given other pressures this was not felt to be likely.
- (iv) Await the outcome of the bid to Yorkshire Forward for £3m of funding. If successful, such a sum of money combined with a capital receipt from the disposal of Abbey Mills, would enable a scheme to be delivered at St Ann's Mills.
- (v) Seek to formalise a partnership with one of the private sector providers of incubator units. Early discussions with these providers suggest that they have the capital to invest in St Ann's Mills subject to them receiving a satisfactory share of rental income. Within such a partnership the influence of the Council over lettings policy and management of the units may be restricted.
- (vi) Include one or both of Abbey/St Ann's Mills in the greater small industrial unit portfolio for which a partner is currently being sought. If the two sites are not seen by the prospective partners as sufficiently attractive in their own right then incorporation into the greater small industrial unit portfolio for discussion with potential partners might be more appropriate.

The report noted that none of the above options precluded the Council from also pursuing the service objectives as set down by the Ward Member, albeit that under some options the specific use of the St Ann's Mills building would not be possible.

The Ward Member attended the meeting and presented the alternative option sponsored by him as a ward member and answered questions put by Members of the Board.

RESOLVED –

- (a) That the key objectives of the exercise as previously approved by the Board and as set out in paragraph 2.4 of the submitted report be endorsed.
- (b) That the outcome of the bid to Yorkshire Forward for capital funding for St Ann's Mills be awaited. If this is successful, then officers be required to bring back a further report to this Board outlining the details of any proposal.
- (c) That should the bid to Yorkshire Forward be unsuccessful then officers be instructed to formally seek a private sector partner for the proposals and to then report back to this Board.
- (d) That should no suitable private sector partner be identified for this specific proposal, St Ann's Mills be included in the greater small industrial unit portfolio for which a private sector partner is currently being sought.
- (e) That the revised planning brief for Abbey Mills attached at Appendix J to the report be approved.
- (f) That Abbey Mills be marketed so as to determine its value more accurately for use in a future, more detailed project justification.
- (g) That the service aspirations outlined by the Ward Member in Appendix F and summarised in section 6 of the report be noted and that the possibility of them being delivered, other than through the use of the St Ann's Mills building, be the subject of further discussions and investigations.

(Having declared a personal and prejudicial interest in this matter Councillor A Carter left the meeting during consideration of this matter).

DATE OF PUBLICATION 7th July 2006

LAST DATE FOR CALL IN 14th July 2006

(Scrutiny Support will notify relevant Directors of any items Called In by 12.00 noon on 17th July 2006