

## EXECUTIVE BOARD

WEDNESDAY, 19TH NOVEMBER, 2014

**PRESENT:** Councillor K Wakefield in the Chair

Councillors J Blake, A Carter, M Dobson,  
S Golton, P Gruen, R Lewis, L Mulherin,  
A Ogilvie and L Yeadon

### 99 Exempt Information - Possible Exclusion of the Press and Public

**RESOLVED** – That, in accordance with Regulation 4 of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, 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 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 so designated as follows:-

- (a) Appendix 1 to the report entitled, 'Design and Cost Report for Playing Pitches and Land at Woodhall Lane, Pudsey, LS28', referred to in Minute No. 114 is designated as exempt in accordance with paragraph 10.4(3) of Schedule 12A(3) of the Local Government Act 1972 on the grounds that the information contained within the appendix relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly available from the statutory registers of information kept in relation to certain companies and charities. It is considered that since this information was obtained through one to one negotiations for the purchase of the land/property referred to then it is not in the public interest to disclose this information at this point in time. Also, the release of such information would or would be likely to prejudice the Council's commercial interests in relation to and undermine its attempts to acquire by agreement similar properties in the locality in that owners of other similar properties would be aware about the nature and level of consideration which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be available from the Land Registry following completion of the purchase and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.
- (b) Appendix 1 to the report entitled, 'Design and Cost Report for NCP Car Park, Harper Street, Leeds', referred to in Minute No. 117 is designated as exempt in accordance with paragraph 10.4(3) of Schedule 12A(3) of the Local Government Act 1972 on the grounds that the information contained in the appendix relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly

available from the statutory registers of information kept in relation to certain companies and charities. It is considered that since this information was obtained through one to one negotiations for the purchase of the land/property referred to then it is not in the public interest to disclose this information at this point in time. Also, the release of such information would or would be likely to prejudice the Council's commercial interests in relation to and undermine its attempts to acquire by agreement similar properties in the locality in that owners of other similar properties would be aware about the nature and level of consideration which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be available from the Land Registry following completion of the purchase and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.

- (c) Appendix 2 to the report entitled, 'Connectivity Improvements to South Bank', referred to in Minute No. 118 is designated as exempt in accordance with paragraph 10.4(3) of Schedule 12A(3) of the Local Government Act 1972 on the grounds that the information contained in the appendix contains details relating to the financial or business affairs of any particular person (including the authority holding that information). It is therefore considered that the public interest in maintaining the content of Appendix 2 as exempt outweighs the public interest in disclosing the information.

**100 Late Items**

There were no late items as such, however, prior to the meeting an updated version of the covering report to agenda item 9 entitled, 'Delivering the Better Lives Strategy in Leeds: Proposed Next Steps' had been circulated to Board members for their consideration (Minute No. 104 refers).

**101 Declaration of Disclosable Pecuniary Interests**

There were no declarations of Disclosable Pecuniary Interests made during the meeting.

**102 Minutes**

**RESOLVED** – That the minutes of the meeting held on 15<sup>th</sup> October 2014 be approved as a correct record.

**NEIGHBOURHOODS, PLANNING AND PERSONNEL**

**103 Supply of Specialist Housing for Older People**

Further to Minute No. 181, 15<sup>th</sup> February 2013, the Director of Environment and Housing, the Director of City Development and the Interim Director of Adult Social Services submitted a joint report outlining the progress made to date and identifying how the delivery of specialist housing units could be increased, particularly in those areas of the city where there was a current or predicted shortfall. In addition, the submitted report also set out the scope of the review of Council-owned sheltered housing in the city which would look to

expand the housing and support options and choices for older people, and provide flexibility to meet changing needs.

In presenting the report, an update was provided on the proactive approach being taken to secure further provision of specialist housing for older people, whilst details were also provided on the level of demand which remained. It was emphasised that the focus of the work being undertaken in this area was to help people with care and support needs to live independent lives.

Responding to an enquiry, Members noted the actions which were being taken, in line with the 'One Public Estate' programme, to work with partners in order to utilise sites, where appropriate, for the purposes of specialist housing provision.

In addition, as the work continued to secure the delivery of older people's housing provision across Leeds, Members emphasised the need to ensure that local Ward Councillors were fully engaged throughout this process.

#### **RESOLVED –**

- (a) That the progress made in increasing the delivery of specialist housing for older people be noted;
- (b) That support be given to the further consideration of those Council owned sites, as detailed at paragraphs 3.25 – 3.26 of the submitted report, for investment in Extra Care housing either by direct delivery or through disposal as part of mixed tenure development schemes, and that they are progressed for the purposes of further Ward Member consultation;
- (c) That the role that the Council's sheltered housing stock can play in expanding the housing and support options available for older people be noted, together with the fact that a review is being carried out by the Director of Environment and Housing in order to develop the investment approach.

#### **ADULT SOCIAL CARE**

##### **104 Delivering the Better Lives Strategy in Leeds: Proposed Next Steps**

The Interim Director of Adult Social Services submitted a report providing information on the progress which had been made in relation to the 'Better Lives' programme to date. Taking this into account, together with current opportunities and challenges in this area, the report also presented a series of recommendations for next steps, including the future direction of travel for those services currently provided by the Council.

An updated version of the covering report for this matter had been circulated to Board Members prior to the meeting for their consideration.

Responding to an enquiry, assurances were provided that approval of the recommendations detailed within the submitted report would signify the

commencement of a robust and meaningful consultation exercise. It was noted that this exercise would take into consideration all relevant information already available, and would ensure engagement with staff, service users, trade unions and others, in order to consider alternative financial models which would seek significant savings in order to align with budget requirements.

In addition, Members received clarification from officers in respect of specific recommendations detailed within the submitted report and it was reiterated that following the conclusion of the consultation exercise, any related final decisions regarding future service provision would be submitted to the Executive Board for determination. Furthermore, it was emphasised that as a result of any such final decisions taken by the Board, no service users would be relocated until appropriate alternative provision had been identified.

Furthermore, emphasis was placed upon the need to ensure that dialogue continued with all affected staff, the need for a mixed economy of service provision throughout the city was highlighted, and the innovative approach which continued to be undertaken in order to develop appropriate provision across the city was noted.

#### **RESOLVED –**

- (a) That it be noted that during the consultation on the future of residential, day and community support services, confirmation will be sought (by means of a further review chaired by the Executive Board member for Adult Social Care or his deputy) that reviews already conducted are robust; and that work with staff and trades unions will be put under way to determine whether alternative service delivery models can be constructed which will deliver the required efficiencies. It also be noted that staff and trade unions in these areas of service are invited to bring forward workable proposals for alternative service delivery models, for consideration by Executive Board at a future meeting;
- (b) That the proposals contained within the submitted report for the Better Lives programme relating to the specific services, as detailed in section 5 of the submitted report, be approved;
- (c) That the four-year timetable, as set out in the submitted report and as summarised in Appendix 1, be approved;
- (d) That consultation be commenced immediately (January 2015) on the proposed decommissioning of the three remaining specialist residential care homes and associated day centres (Siegen Manor, Middlecross and The Green), with the consultation seeking views on the proposed decommissioning of these establishments when suitable alternative facilities become available in their vicinity, as detailed in sections 5.2-5.4 and 5.19-5.21 of the submitted report;

- (e) That when it is considered that suitable alternative provision is available for Knowle Manor and Spring Gardens, the Director of Adult Social Services, in consultation with the Executive Member for Adult Social Care, consider a decision to cease permanent admissions from an agreed date, as detailed in section 5.5 of the submitted report;
- (f) That agreement be given to continue to seek the creation of local alternative care provision for those residential care services which have been previously approved by Executive Board for closure. In the case of both Home Lea House and Dolphin Manor, a progress report setting out a clear and conclusive business case for a local social enterprise be submitted and considered by Executive Board in summer 2015, and if that is not possible, an alternative proposal be brought back to the Executive Board within that same timescale, with staff being fully engaged throughout this period, as detailed in section 5.7 of the submitted report;
- (g) That agreement be given to continue to pursue the development of a transitional and respite care facility at Suffolk Court, as previously approved by Executive Board, in partnership with health partners and others, subject to the outcome of options appraisals being undertaken by the Clinical Commissioning Groups (CCGs) and the Public Private Partnership Unit (PPPU), as detailed in sections 5.8-5.10 and 5.18 of the submitted report;
- (h) That in order to support the introduction of new city-wide contracts for the provision of homecare, which are planned to be introduced during 2016, approval be given to commence in January 2015, consultation on the proposal to cease the provision of the in house community support service (long term generic and mental health) with the intention of the service being fully withdrawn by the end of March 2016, and that during the consultation period, positive redeployment options be actively pursued, as detailed in sections 5.12-5.14 of the submitted report;
- (i) That approval be given to begin work to align the provision of care support in the three extra care schemes where Adult Social Care is the care provider to that contained in the new city-wide extra care model by the end of March 2016. After that date, a further review be undertaken in order to ascertain whether further efficiencies could be delivered through market testing these three schemes, as detailed in section 5.15 of the submitted report;
- (j) That support be given to work currently under way to identify a site for a new leisure / sport / wellbeing facility in East Leeds, as outlined in section 5.16 of the submitted report;

- (k) That approval be given to commence consultation immediately (January 2015) on the decommissioning of Springfield day centre (Beeston and Holbeck). The consultation will seek views on the proposed decommissioning of this establishment when suitable alternative facilities become available in the vicinity, as detailed in section 5.22 of the submitted report;
- (l) That sufficient alternative work placements and job opportunities within Council directorates be identified for all disabled staff currently working in the Roseville laundry. When this has been achieved and all staff accommodated, then a decision be made to cease trading as soon as practical. Furthermore, other staff attached to Roseville to be supported to find alternative options, as detailed in section 5.27 of the submitted report;
- (m) That in relation to all other direct care services provided in house and not specifically mentioned above, approval be given to identify appropriate and sustainable opportunities for those services to be either transferred to, or delivered in partnership with either the Council or with health or voluntary sector organisations, as detailed in section 5.28 of the submitted report;
- (n) That approval be given to undertake joint work with colleagues in the Leeds and York Partnership NHS Foundation Trust (LYPFT) in order to develop a business case for the further integration of services comprising all of the current council delivered mental health day, recovery and supported housing services, the physical impairment service and older people's dementia day support at Calverlands and Laurel Bank, through an updated and revised section 75 agreement (Health Act 2011), as detailed in sections 5.28 and 5.30 of the submitted report;
- (o) That approval be given to identify alternative and appropriate job opportunities for staff impacted by these proposals, within the Council and across the wider health and social care sector in the city and also to support staff to take up such opportunities through targeted training and development support, as detailed in sections 6.9-6.14 of the submitted report;
- (p) That approval be given the next key steps as follows:-
  - (i) January 2015: commence consultation immediately on the proposed decommissioning of the three remaining specialist residential care homes and associated day centres (Siegen Manor, Middlecross and The Green) and Springfield day centre. The consultation will seek views on the proposed decommissioning of these establishments when suitable alternative facilities become available in their vicinity using the proposed approach detailed in sections 6.1-6.5 of the submitted report;

- (ii) January 2015: commence consultation on the proposal to cease the provision of the in house community support service (long term generic and mental health) with the intention of the service being fully withdrawn by the end of March 2016;
  - (iii) Summer 2015: to provide an update report on progress made in relation to all of the above proposals with annual reports on progress thereafter.
- (q) To note that the Interim Director of Adult Social Services is lead officer for this work.

### **105 External Provision of Home Care Services**

The Interim Director of Adult Social Services submitted a report providing details of the progress which had been made to date with regard to the re-commissioning and re-design of the external home care services and which outlined the next steps to be taken.

Members welcomed the submitted report, with emphasis being placed upon the benefits of locality based service provision, the work being undertaken in respect of the associated Ethical Care Charter, together with the vital role which continued to be played by homecare service staff across the city.

#### **RESOLVED –**

- (a) That the contents of the submitted report be noted and that the continuation of the work on the re-commissioning and re-design of external homecare provision be endorsed;
- (b) That the Executive Board receive a further report in April 2015 which sets out recommendations in relation to fully costed service delivery models (the various options for which are set out in the submitted report), including the financial implications in relation to the adoption of these models and containing recommendations in relation to the implementation post procurement;
- (c) That it be noted that the Head of Commissioning, Adult Social Care is responsible for the continuation of this work.

### **NEIGHBOURHOODS, PLANNING AND PERSONNEL**

#### **106 Community Centres Review - Proposals to Consult**

Further to Minute No. 38, 16<sup>th</sup> July 2014, the Assistant Chief Executive (Citizens and Communities) submitted a report presenting a number of proposals with regard to a range of community centres across the city. The submitted report recommended that a formal 12 week consultation period was commenced on a number of possible changes to ten community centres identified as requiring action in the short term.

In response to an enquiry, assurances were provided that the proposals detailed within the submitted report were to enable a consultation exercise,

followed by a full options appraisal to be undertaken in respect of the future of each of the ten named centres. Actions other than closure would be undertaken, with any closure proposals being subsequently reported back to the Board for consideration.

Members made reference to a number of centres detailed within the submitted report. However specifically, the Executive Member for Digital and Creative Technologies, Culture and Skills commented upon Meanwood Community Centre and the fact that a number of arts groups, relocated from the West Park Centre, were now based there and she indicated that she would be happy to be involved in discussions regarding this centre.

**RESOLVED** – That by 27th February 2015, the Assistant Chief Executive (Citizens and Communities) be requested to:-

i) consult on the future of the following community centres:

- St Gabriel's Community Centre, Fall Lane, East Ardsley
- Bramley Community Centre, Waterloo Lane, Bramley
- Old Cockburn Sports Hall, Primrose Lane, Hunslet
- Kippax Youth Centre, known as the Kippax Kabin, Cross Hills, Kippax
- Gildersome Youth Club Street Lane, Gildersome
- Lewisham Park Centre, Clough Street, Morley
- Weston Lane Community Centre, Weston Ridge, Otley
- Windmill Youth Centre, Marsh Street, Rothwell
- Fieldhead Youth and Adult Centre, Naburn Approach, Whinmoor
- Meanwood Community Centre, Stainbeck Avenue, Meanwood

ii) work with the Director of City Development in order to enter into discussions with the owners of the buildings not owned by the Council to consider the future use of the buildings;

iii) take forward actions arising from the consultation, except closure, in consultation with the Executive Member for Neighbourhoods, Planning and Personnel. In circumstances where the outcome recommends closure, this to be reported to Executive Board for decision;

iv) undertake a strategic review of caretaking arrangements across the community centre portfolio, with a view to bringing forward savings proposals wherever possible.



(Under the provisions of Council Procedure Rule 16.5, Councillor Golton required it to be recorded that he abstained from voting on the matters included within this minute)

#### **107 Leeds Homes Refurbishment Standard**

The Director of Environment and Housing submitted a report which sought agreement to a new standard for the refurbishment of Council Housing following the completion of the Decent Homes Standard programme of improvement work.

Members welcomed the greater degree of flexibility that the Leeds Homes Refurbishment Standard would provide, when compared to the national Decent Homes Standard. The Board also welcomed the positive impact that the standard would have from a health and wellbeing perspective and also how the submitted report demonstrated closer working across Council directorates.

**RESOLVED** – That the new Leeds Homes Refurbishment Standard, as outlined within the submitted report, be endorsed.

#### **ADULT SOCIAL CARE**

#### **108 Leeds City Council Social Care and Health Capital Fund**

Further to Minute No.74, 17<sup>th</sup> September 2014, the Interim Director of Adult Social Services submitted a report advising of the intention to commit Health and Social Care capital funding to two information and technology led schemes in order to support the City's ambitious plans to be the Best City in the country for Health and Wellbeing.

Responding to an enquiry, officers provided the Board with information on the potential options available to recoup any savings realised from the Department of Health (DoH) as a result of an investment into the Health and Social Care Aggregated Secure Network Interconnection. In addition, it was noted that with regard to this project, an investment would not be made until there had been a satisfactory conclusion to the discussions held with the DoH regarding the release of such savings.

It was highlighted that further cross-directorate and multi-agency working was required in order to maximise the available resource for the benefit of health and social care service provision.

Finally, the Members paid tribute to the work of the Council's ICT team who continued to lead the way nationally in terms of the technological advances being made in the field of health and wellbeing.

**RESOLVED** – That approval be given to the first drawdown of £1,350,000 from the Health and Social Care Capital Fund to progress work on the first two information and technology schemes, which are:-

- (i) Approval to spend £1,300,000 on the Tracking Outcomes for Children and Young People scheme;

- (ii) Approval to spend £50,000 on the Health and Social Care Network Interconnection (N3 to YHPSN), subject to the satisfactory conclusion of discussions with the Department of Health.

## **FINANCE AND INEQUALITY**

### **109 Financial Health Monitoring 2014/15 - Half Year**

The Deputy Chief Executive submitted a report setting out the Council's projected financial position for 2014/2015 at the half way stage of the financial year, together with the measures being put in place to reduce the current projected level of overspend.

The Deputy Chief Executive provided an update to the Board and indicated that the draft month 7 figures currently showed an improved position of between approximately £2–3 million.

Officers undertook to provide Board members with a written response to a specific enquiry raised in relation to matters regarding the New Homes Bonus.

Members noted the current projected level of overspend and the associated level of risk to the Council, and it was highlighted that the budget setting process for 2015/16 would present even greater challenges to those of recent years.

**RESOLVED** – That the projected financial position of the authority after six months of 2014/15 be noted, together with the measures which are being put in place, as detailed within paragraph 3.3.4 of the submitted report.

### **110 Capital Programme Quarter 2 Update 2014-2017**

The Deputy Chief Executive submitted a report providing an update on the Capital Programme position as at period 6, the end of September 2014. The report included an analysis of major changes and progress on schemes within the Capital Programme since July 2014, together with an analysis of the impact that any changes in capital resources may have on the cost of borrowing within the revenue budget as the key control of capital investment. In addition, the submitted report also provided a brief update on the progress achieved on major schemes within the programme's objectives and finally the report sought some specific approvals in relation to funding injections for specific schemes.

#### **RESOLVED –**

- (a) That the latest position at period 6 on the General Fund and Housing Revenue Account (HRA) Capital programmes be noted;
- (b) That the net increase in the General Fund and HRA Capital Programme 2014- 2018 of £156.2m since Quarter 1 be noted, which is largely due to additional funding allocations such as: 2 years of estimated Basic Need grant £38m, LCC funded Annual Programmes £38.4m up to 2017/18 supported by £2.6m adaptations grant, Council Housing Investment Programme £28m; Social Care and Health Fund £25m;

Highways schemes £9m, Green Deal Community fund £5m; Customer access phase 2 £5m; Other various schemes £5m, including the capital receipts incentive scheme £375.1k and the Aireborough One Stop Centre relocation £175k;

- (c) That it be noted that the Corporate borrowing required to fund the Capital Programme in 2014/15 has reduced by a further £15.5m from Q1 to Q2, therefore the Capital Programme is affordable within the approved debt budget for 2014/15, and that further work is underway through the quarterly reviews in order to ensure that future debt costs are maintained within the overall Medium Term Financial Plan;
- (d) That the funding package for the South Bank Connectivity proposals, detailed at paragraph 3.2.5 of the submitted report, which also appear as a separate agenda item to this Board meeting, be noted;
- (e) That the following injections into the capital programme be approved:-
- £38,400.0k funded LCC annual programmes up to 2017/18 supported by £2,570.0k CLG grant for adaptations as detailed at appendix B to the submitted report;
  - £37,800.0k funded by estimated Basic Need grant to contribute to the delivery of additional school places across the city, as detailed in paragraph 3.2.3 of the submitted report;
  - £8,612.0k funded by Homes and Communities Agency (HCA) to deliver a programme of newbuild and acquisitions to our Council Housing Growth Programme, as detailed in paragraph 3.2.1 of the submitted report;
  - £375.1k in relation to Capital Receipts to be utilised by Ward Councillors under the Capital Receipts Incentive Scheme (CRIS), as detailed in paragraph 3.2.6 appendix C of the submitted report;
  - £175.0k ringfenced receipt for Aireborough One Stop Centre relocation to Yeadon Library.
- (f) That it be noted that the above decisions to inject funding will be implemented by the Chief Officer (Financial Services).

**111 Treasury Management Strategy Update 2014/15**

The Deputy Chief Executive submitted a report presenting a review and update of the Council's Treasury Management Strategy for the period 2014/15.

**RESOLVED** – That the update on Treasury Management borrowing and investment strategy for 2014/15, be noted.

**HEALTH AND WELLBEING**

**112 The Health and Social Care Financial Challenge in Leeds**

The Director of Public Health and the Interim Director of Adult Social Services submitted a joint report providing an overview of the current state of the Leeds

health and social care '£', the financial challenge facing the Leeds health and social care economy and the measures that were currently being put in place to transform the system for the benefit of citizens in a way that was financially sustainable.

**RESOLVED** – That the contents of the submitted report be noted, with specific reference being made to:-

- (i) The scale of the financial challenge facing the Leeds' health and social care economy;
- (ii) The approach taken by partners across the health and social care system to address this financial challenge;
- (iii) That a whole systems approach is being taken recognising that no one partner can either address the challenge or be left to face their challenge alone;
- (iv) That further measures (still to be determined and currently being discussed by partners) will need to be taken to fully address the financial challenge over the next 5 years;
- (v) That the Chief Officer Resources and Strategy for Adult Social Care is the Council's responsible officer to implement resolution (iv) above as appropriate, in collaboration with the Directors of Finance of all Health Partner Organisations.

## **TRANSPORT AND THE ECONOMY**

### **113 Temple Mill**

The Director of City Development submitted a report setting out the current status of the Grade 1 listed and at risk Temple Mill and detailed the proposals of a private sector led development proposition. Additionally, the submitted report sought agreement to the principles of how the Council could support the redevelopment of Temple Mill and the regeneration efforts in the area.

The Board acknowledged the significant opportunity that the potential redevelopment of Temple Mill presented, specifically as a visitor attraction in its own right and also considering the positive impact that it could have on the regeneration of the surrounding area.

**RESOLVED** –

- (a) That approval be given to the redevelopment of Temple Mill being a city priority for securing Heritage Lottery Fund grant support, given its Grade I listed status and at risk condition;
- (b) That on the basis of resolution (a) above, and also on the basis that the Council secures further clarity to its satisfaction about the proposals for the building's future use:-

- (i) In principle agreement be given to work with Citu in order to facilitate the restoration of Temple Mill. This will include agreeing the proposals for the use of the enabling value of Council assets at Bath Road, Leodis Court and Sweet Street as a contribution towards the restoration of Temple Mill;
  - (ii) In principle support be given to Citu's Stage One Heritage Lottery Fund Major Grant funding bid, to be made by a trust established by Citu, for their proposals for Temple Mill as set out in the submitted report;
  - (iii) Officers be instructed to undertake more detailed diligence and joint working with Citu on the matters highlighted in paragraph 3.12 of the submitted report and in accordance with the principles, as set out in the report;
  - (iv) Officers be instructed to report back to Executive Board with further recommendations regarding the proposals to bring about the restoration of Temple Mill;
- (c) That it be noted that the Chief Officer Culture and Sport will be responsible for the implementation of actions (b) (ii) and (b) (iii) c and Head of Regeneration will be responsible for the implementation of actions (b) i and (b) iv.

(The Council's Executive and Decision Making Procedure Rules state that a decision may be declared as being exempt from Call In if it is considered that any delay would seriously prejudice the Council's or the public's interests. As such, it was determined that the resolutions relating to this report were exempt from the Call In process as any delay in the Council agreeing the recommendations would prejudice Citu's ability to submit a Heritage Lottery Fund (HLF) bid by the 30<sup>th</sup> November 2014)

#### **114 Design and Cost Report for Playing Pitches and Land at Woodhall Lane, Pudsey, LS28**

The Director of City Development submitted a report seeking the necessary approvals which would enable the acquisition of three parcels of land primarily laid out as playing pitches and grazing land from Bradford University and Bradford City Council on the heads of terms as detailed within the exempt appendix to the submitted report. In addition, the report sought approval of the sale of the long leasehold interest of the area outlined within the appended plan to Albion Sports Juniors Football Association, on the terms identified in the exempt appendix, subject to Albion Sports covenanting to share the use of the pitches with other clubs and schools in the area.

Members were advised that agreement on this matter had not yet been reached and as such negotiations needed to continue with relevant parties. It was highlighted that should there be any requirement for the terms detailed within the submitted report and exempt appendix to change as a result of

such negotiations, then the matter would be resubmitted to the Board for further consideration.

Following consideration of Appendix 1 to the submitted report, designated as exempt from publication under the provisions of Access to Information Procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting it was

**RESOLVED** – That the following be approved:-

- (a) The principle of the acquisition of the three parcels of land primarily laid out as playing pitches and grazing land from Bradford University and Bradford City Council as identified on the plan appended to the submitted report, be agreed;
- (b) The Board approve the heads of terms, as detailed within the exempt appendix and the sale of the long leasehold interest of the area, as outlined in black on the appended plan, to Albion Sports Juniors Football Association, on the terms identified within the exempt appendix to the submitted report, subject to Albion Sports covenanting to share the use of the pitches with other clubs and schools in the area;
- (c) The delegation of the necessary authority to the Director of City Development in order to negotiate the detailed heads of terms for the acquisition of the Woodhall sites and also to negotiate the detailed heads of terms for the disposal of the pitches, as outlined in black on the appended plan, to Albion Sports Junior Football Association. Should this not be achievable, it is requested that a further report be submitted to the Board outlining an alternative proposal for the acquisition of the land;
- (d) The injection into the 2014/15 capital programme and authority to spend of the sums outlined within the exempt appendix to the submitted report which are funded by a capital receipt following the onward sale of the long leasehold interest;
- (e) That it be noted that the Head of Asset Management will be responsible for implementation of such matters, with transactions to complete within six months.

**115 Leeds City Centre Business Improvement District**

Further to Minute No. 226, 2<sup>nd</sup> April 2014, the Director of City Development submitted a report providing an update on the progress which had been made in the development of the Leeds City Centre Business Improvement District (BID) proposals.

Members welcomed the proposals detailed within the submitted report and emphasised that the establishment of such a BID was crucial to the continued success of the Leeds city centre. The Board also discussed the role of smaller businesses in respect of the BID, and highlighted the contribution made by

such businesses in ensuring that the city centre successfully provided an attractive and wide ranging retail offer.

The Board also considered the potential role that the BID could play in contributing towards future city centre events, and highlighted the importance of the Baseline Services Agreement in providing clarity around the role of the Council and other relevant parties.

**RESOLVED –**

- (a) That the BID4Leeds proposals to achieve a step change in the ability of Leeds to improve and promote its city centre as successful business location, as a place to study, a source of jobs growth, and as a leading retail, leisure, cultural, and visitor destination, be supported;
- (b) That confirmation of the Council's position be agreed in that, as a potential levy payer in respect to properties it occupies within the BID area, it will vote in favour of the BID, and that the vote on this matter be delegated to the Director of City Development;
- (c) That confirmation be given that the Council is satisfied that the BID4Leeds proposals do not conflict with any existing Council Policy and the proposed BID boundary has not been manipulated inappropriately;
- (d) That confirmation be given that the Council is satisfied that the submission of the draft BID proposal (set out mainly in the BID4Leeds Business Plan) includes: the proposed aims and projects; details of the consultation undertaken; a notice in writing confirming the intention to go to ballot; demonstrates finances available to cover the cost of the ballot in the event that it fails or fails to reach 20% turnout; and delegates approval of the final business plan and boundary to the Director of City Development in consultation with the Executive Member for Transport and the Economy;
- (e) That confirmation be given that the Council is satisfied that the final proposals include all of the details stated within Schedule 1 of the BID Regulations;
- (f) That a commitment be given to maintain the provision of quality services in the BID area, and that approval be given to the Baseline Services Agreement, setting out the services that the Council is legally bound to continue to fund or provide for the duration of the BID;
- (g) That approval be given to the arrangements set out in the Operating Agreement for the Council to manage the collection and enforcement of BID levy charges and to charge a reasonable fee for this service;
- (h) That the arrangements for the Council to operate the ballot be approved;

- (i) That approval be given to provide the relevant rating list data pursuant with the boundary proposed from the BID Proposer at the outset of the process, and that in due course an updated version be provided for the purposes of the electoral register;
- (j) That the stages and timescales required to implement the decisions as outlined within the above resolutions be noted together with the fact that the Chief Economic Development Officer will be responsible for such implementation.

#### **116 Next Steps in the Brownfield Land Programme**

Further to Minute No. 179, 14<sup>th</sup> February 2014, the Director of City Development submitted a report providing an update on the progress made to deliver new housing on brownfield sites through the Council's Brownfield Land Programme. In addition, the submitted report sought approval of an approach to secure further sustained development over the next 5 years.

Members highlighted the importance of utilising the Housing and Communities Agency's Development Partner Panel when selecting appropriate development partners, and emphasised the need to ensure that a mixed economy of such development partners was secured.

In considering the submitted report, Members made reference to the actions being taken to achieve the target within the Council's Core Strategy in respect of brownfield land development. In addition, emphasis was placed upon the potential benefit which could be gained from the development of brownfield land sites which were situated in key areas and which were currently owned by other organisations.

Responding to an enquiry into the extent to which the Council had submitted bids to national initiatives which had been established to promote the development of brownfield land sites, it was noted that a briefing on this would be circulated to Board members for information, with a report being submitted to the Board on this matter at the earliest opportunity.

In conclusion, emphasis was placed upon the potential benefits which could be realised by the regional delivery of regeneration skills programmes which were currently provided by central Government, and it was noted that discussions continued with Government on the potential devolution of such programmes.

#### **RESOLVED –**

- (a) That the contents of the submitted report be noted;
- (b) That the use of the Homes and Communities Agency's Development Partner Panel to select a development partner or partners to deliver new homes on sites included within the Council's Brownfield Land Programme, as set out in paragraph 3.22 of the submitted report be agreed;



- (c) That the necessary authority be delegated to the Director of City Development in order to determine how the sites outlined in paragraph 3.22 of the submitted report, in addition to any additional sites made available through the potential termination of the EASEL Strategic Development Agreement (paragraph 3.23 of the same report), are to be included within each development package;
- (d) That the necessary authority be delegated to the Director of City Development, in consultation with the Executive Member for Transport and the Economy, in order to enter into a development agreement with a preferred developer or developers selected through the procurement exercise as set out in resolution (b) above, with the final terms of any such agreement to be reported back to Executive Board.
- (e) That the necessary authority be delegated to the Director of City Development in order to incorporate other cleared development sites into the procured partnership as may be appropriate, as a means of increasing the capacity and pace of housing delivery in the city.
- (f) That it be noted that the Head of Regeneration will be responsible for the implementation of such matters, as outlined within the submitted report.

**117 Design and Cost Report for NCP Car Park, Harper Street, Leeds**

The Director of City Development submitted a report which sought approval to the proposed acquisition of the Council's head tenant's leasehold interest in respect of the Harper Street Car Park, which would allow the Council to receive direct a substantial rental income from their sub tenant NCP.

Following consideration of Appendix 1 to the submitted report, designated as exempt from publication under the provisions of Access to Information Procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting it was

**RESOLVED –**

- (a) That the acquisition of the head lease as an investment, on the terms as outlined within the exempt appendix 1 to the submitted report, be approved;
- (b) That the injection of, and the authority to spend the sums detailed within the exempt appendix 1 to the submitted report, into the capital programme, be approved;
- (c) That it be noted that the Director of City Development, under his delegated powers, will negotiate the detailed Heads of Terms for the acquisition.

## **118 Connectivity Improvements to South Bank**

The Director of City Development submitted a report which outlined issues impacting upon the potential success of Leeds Dock and the rest of South Bank and proposed the contribution of funding and in-kind support to a number of public realm, cycling and public transport improvements in order to improve connectivity to South Bank.

Members welcomed the proposals detailed within the submitted report and highlighted the role that the improved connectivity of the area could potentially play in the revitalisation of Leeds Dock and the regeneration of South Bank.

Given the significant level of footfall within the city centre on a Sunday, an enquiry was raised about the potential to extend the current proposal to operate a City Bus to Leeds Dock 7 days a week. In response, it was proposed that as part of the tender process for the bus service, a variant opportunity be provided to enable submissions for a Sunday service also, which could be taken into consideration as part of the overall process.

Following consideration of Appendix II to the submitted report, designated as exempt from publication under the provisions of Access to Information Procedure Rule 10.4(3), which was considered in private at the conclusion of the meeting it was

**RESOLVED** – That the following be noted:-

- (a) a contribution of £50,000 LCC funding will be sought from the capital programme alongside private sector contributions of £94,000, which will help fund public realm improvements from Leeds Rail Station through South Bank. Once the details have been finalised, a report will be taken to Director of City Development for approval;
- (b) a contribution of £25,000 is made from the Local Transport Plan (LTP) towards the cycling and bus stop provision in order to complement the £150,000 City Connect scheme which will provide cycling infrastructure from the Leeds Railway Station to Leeds Bridge by extending facilities into the South Bank;
- (c) that funding will be allocated from the S106 Public Transport contributions in order to support public transport provision from the railway station to Leeds Dock, and that it is recommended that the bus is branded as 'City Bus (South Bank)', with fares kept in line with the existing City Bus (currently 50p).

## **CHILDREN AND FAMILIES**

### **119 Outcomes of Statutory Notices to increase primary school provision in Armley and Bramley & Stanningley**

Further to Minute No. 34, 16<sup>th</sup> July 2014, the Director of Children's Services submitted a report detailing proposals aimed to ensure that the local authority met its duty regarding the sufficiency of school places. The report was divided into two parts - Part A described the outcome of a statutory notice in relation

to the expansion of primary provision in Armley for September 2016, and which sought a final decision on the proposal. Whereas Part B described the outcome of a statutory notice in relation to the expansion of primary provision in Bramley and Stanningley for September 2016, and which sought a final decision on the proposal.

**RESOLVED –**

- (a) That changes to Castleton Primary School by increasing its capacity from 210 pupils to 420 pupils, increasing in the admission limit in reception from 30 to 60 from September 2016, be approved;
- (b) That changes to Hollybush Primary School by changing the lower age limit from 3 to 2 from January 2015 and increasing its capacity from 420 pupils to 630 pupils, increasing the admission limit in reception from 60 to 90 from September 2016, be approved;
- (c) That it be noted that the responsible officer for the implementation of such matters is the Capacity Planning and Sufficiency Lead.

**120 Children and Young People's Plan 2015-19**

The Director of Children's Services submitted a report setting out the intention to consult with stakeholders on the development of the 2015-19 Children and Young People's Plan before the final draft is submitted to full Council for approval in April 2015.

Responding to an enquiry, the Board was provided with an update following the publication of a report by Ofsted earlier in day regarding Local Authorities' role in the safeguarding of children from exploitation.

**RESOLVED –**

- (a) That the proposals for initiating the conversation about the shape of the Children and Young People's Plan 2015-19, be noted.
- (b) That it be noted that the officer responsible for the such matters is the Chief Officer, Partnership, Development and Business Support, and that in terms of timescales, it is proposed that the Plan be formally considered by Council in April 2015.

(The Council's Executive and Decision Making Procedure Rules state that the power to Call In decisions does not extend to those made in accordance with Budget and Policy Framework Procedure Rules (B&PFPRs). As the resolutions relating to this minute (above) were being made in accordance with the Council's B&PFPRs, such matters were not eligible for Call In)

**DATE OF PUBLICATION:** FRIDAY, 21<sup>ST</sup> NOVEMBER 2014

**LAST DATE FOR CALL IN**

**OF ELIGIBLE DECISIONS:** FRIDAY, 28<sup>TH</sup> NOVEMBER 2014 AT 5.00 P.M.

(Scrutiny Support will notify Directors of any items called in by 12.00noon on Monday, 1<sup>st</sup> December 2014)