

## EXECUTIVE BOARD

TUESDAY, 11TH SEPTEMBER, 2007

**PRESENT:** Councillor M Harris in the Chair

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

Councillor J Blake – Non voting advisory member

### 61 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 proceedings, that if members of the public were present there would be a disclosure to them of exempt information so designated as follows:

- (a) The appendix to the report referred to in minute 68 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 interest of the Council, in relation to the disposal of this property or other similar transactions about the nature and level of offers which may prove acceptable to the Council.

It is considered that whilst there may be a public interest in disclosure, much of this information would be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighed the public interest in disclosing the information at this point in time.

- (b) The appendix to the report referred to in minute 83 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 of the shortlisted partners may be prejudicial to the competitive process resulting in a reduced income to the Council.

### 62 Declaration of Interests

Councillor Brett declared a personal interest in the item relating to the Children's Services and Children's Trust arrangements update (minute 70 refers) as the Chair of the Children Leeds Partnership.

Councillor J L Carter declared a personal interest in the item relating to the Development Proposals for Elland Road (minute 66 refers) as a member of the West Yorkshire Police Authority.

Councillor Harrand declared a personal interest in the item relating to the Future Ownership and Management of the Council's Small Industrial Unit Portfolio (minute 83 refers) as an unpaid Director of a company managing a group of small industrial units.

Councillor Harris declared personal interests in the items relating to Harehills Middle School and Hillside School, Beeston – Allocation of Grant to Tiger 11 (minutes 81 and 82 refer) as a Fellow of Leeds School of Entrepreneurship. He also declared a personal and prejudicial interest in the item relating to the Development Proposals for Elland Road (minute 66 refers) in relation to his business interests.

A further declaration of interest made during the meeting is referred to in minute 70 (Councillor Harker).

### **63 Minutes**

**RESOLVED** – That the minutes of the meeting held on 22<sup>nd</sup> August 2007 be approved as a correct record.

### **CHILDREN'S SERVICES**

### **64 Governing Body Proposal to Close St Gregory's Catholic Primary School in August 2008 Following the Publication of Statutory Notices**

The Chief Executive of Education Leeds submitted a report on the proposal by the Governing Body of St Gregory's Catholic Primary School to close the school.

#### **RESOLVED –**

- (a) That the changes to the legal requirements for the determination of proposals on school organisation be noted.
- (b) That the Governing Body proposal on the closure of St Gregory's Catholic Primary School be referred to the schools adjudicator for determination.
- (c) That a further report be produced to determine the new arrangements for the determination of proposals on school reorganisation.

### **65 Vacation and Occupation of Chair**

Councillor M Harris having declared a personal and prejudicial interest in the following minute vacated the Chair and left the room.

Councillor A Carter assumed the Chair.

### **DEVELOPMENT AND REGENERATION**

### **66 Development Proposals for Elland Road**

Further to minute 215 of the meeting held on 14<sup>th</sup> March 2007 the Director of City Development submitted a report on the outcome of public consultation on the development proposals for the Elland Road site, presenting a proposed informal planning statement as a guide to future development proposals and on initial proposals for progress.

**RESOLVED –**

- (a) That the outcome of the public consultation process on the development proposals for the Elland Road site be noted.
- (b) That the informal planning statement presented as a guide to future development proposals for the Elland Road site be approved and note that it may be necessary to review the content of the information planning statement dependent upon the outcome of the major leisure interest shown in the site.
- (c) That the exploration of the potential and the implications for the provision of a park and ride facility on the site be approved.
- (d) That in principle the sale of the former Greyhound Stadium site at open market value to the West Yorkshire Police Authority as a site for their new Divisional HQ, subject to the final terms being agreed by the Director of City Development be approved.
- (e) That a proportion of the receipt from the Greyhound Stadium site and others arising from the Council disposals in the area covered by the informal planning statement may be required to facilitate the reconfiguration of car parking and the implementation of any infrastructure proposals required to facilitate the comprehensive redevelopment of the Elland Road site be noted.

**67 Re-Occupation of the Chair**

Councillor Harris re-entered the meeting and resumed the Chair

**68 The Former Headingley Primary School**

The Director of City Development and the Director of Environment and Neighbourhoods submitted a report on the request made by the Headingley Development Trust to transfer the former Headingley Primary School site to the Trust for less than best consideration for development as an enterprise and arts centre.

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

**RESOLVED –** That consideration of the request from Headingley Development Trust to transfer the former Headingley Primary School to the Trust be deferred to the November meeting of the Board.

**CHILDREN'S SERVICES**

**69 Proposal to Make a Prescribed Alteration at Harehills Primary School**

The Chief Executive of Education Leeds submitted a report on the outcome of a formal consultation undertaken to make a prescribed alteration to permanently increase the admission number at Harehills Primary School from 60 to 90 reception places.

**RESOLVED –** That the publication of statutory notices to make a prescribed alteration to Harehills Primary School by permanently increasing the

admission number from 60 to 90 reception places with effect from September 2009 be approved.

**70 Children's Services and Children's Trust Arrangements Update**

Further to minute 182 of the meeting held on 9<sup>th</sup> February 2007 the Director of Children's Services submitted a report on the development, implementation and impact of new children's trust arrangements for Leeds

**RESOLVED –**

- (a) That the progress made in the implementation and impact of the children's trust arrangements in Leeds since the February 2007 report be noted.
- (b) That the forthcoming challenges and opportunities in progressing these arrangements, particularly in relation to preparations for the forthcoming Joint Area Review in Leeds be noted.

(Councillor Harker declared a personal interest in this matter as a member of the Children Leeds Partnership)

**NEIGHBOURHOODS AND HOUSING**

**71 Lease at Less Than Best Consideration - Agreement to Lease 23 Miscellaneous Properties to CANOPY 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 of 23 Council owned miscellaneous properties to Canopy, for the purpose of refurbishment and improvement for accommodation for vulnerable tenants.

**RESOLVED –**

- (a) That the contents of the report be noted.
- (b) That the lease of the 23 properties listed in the report to Canopy Housing Project at a peppercorn rent for a 25 year period at less than best consideration be approved.
- (c) That formal negotiations commence to complete the leasing arrangements with Legal and Democratic Services and Canopy.

**72 Update on the Regeneration of the Beverleys Area of Beeston**

Further to the minute 182 of the meeting held on 19<sup>th</sup> January 2005 the Director of Environment and Neighbourhoods submitted a report on the progress made on the Beverleys acquisition and demolition scheme.

**RESOLVED –** That the expenditure of £5,960,000 of Regional Housing Board grant funding be authorised in order to continue the regeneration of the Beverleys area as planned.

**73 Gipton Home Buy Scheme**

Further to minute 212 of the meeting held on 17<sup>th</sup> February 2006 the Director of Environment and Neighbourhoods submitted a report on a proposed private equity model to fund an equity stake of up to 50% of the purchase price of a

property, dependent upon the applicant being able to fund a conventional mortgage of at least 50% of the market price to purchase a home on the new development on the former Amberton Road/Lower Gipton Crescent site.

**RESOLVED –**

- (a) That an injection of £1,308,014 fully funded by the sale of the land at Amberton Road/Lower Gipton Crescent to Gladesdale Homes be approved.
- (b) That expenditure of £1,308,014 be authorised.

**LEISURE**

**74 Deputation to Council - Action Against Ragwort Group Regarding the Control of Ragwort**

The Chief Recreation Officer submitted a report in response to the above deputation to Council on 18<sup>th</sup> July 2007.

**RESOLVED –** That the contents of the report be noted and the action taken to date to manage Ragwort and other invasive weeds on Leeds City Council land be approved.

**75 The London 2012 Olympics - Opportunities for Leeds**

The Director of City Development and Director of Leeds Initiative submitted a joint report outlining how Leeds can benefit from the London 2012 Olympic and Paralympic Games and detailing the structure and resource implications of developing and implementing the proposals.

**RESOLVED –**

- (a) That the Council's role in maximising the benefits for Leeds that the London 2012 Olympic and Paralympic Games present be supported and approved.
- (b) That the additional financial requirements included in the report be noted, and that a source of funding will need to be identified from 2008/09 be noted.
- (c) That the future arrangements detailed in the report to take forward this project be supported and approved.

**ENVIRONMENTAL SERVICES**

**76 Waste Strategy**

Further to minute 96 of the meeting held on 18<sup>th</sup> October 2006 the Director of Environment and Neighbourhoods submitted a report on the Waste Strategy with particular reference to service developments proposed to enable Leeds to meet the combined recycling and composting rate of 50% by 2020.

**RESOLVED –**

- (a) That increasing the recycling target included in the Waste Strategy to 'greater than 50% by 2020' be approved.
- (b) That the proposed recycling service developments, in particular the commitment to weekly collections of food waste be supported.

- (c) That the projected financial implications of the strategy be noted and that provision be included within the City Council's future financial plans, commencing in 2008/09 financial year, subject to regular review.
- (d) That the Outline Business Case for a residual waste treatment facility currently being developed be noted and that the approval for its submission to DEFRA will be sought from Members at their next meeting on 17<sup>th</sup> October.

## **NEIGHBOURHOODS AND HOUSING**

### **77 WykeBECC (Built Environment and Catalyst Centre) - Seacroft**

The Director of City Development and Director of Environment and Neighbourhoods submitted a joint report on a proposal to establish a Wyke Built Environment and Catalyst Centre on the site of the East Leeds Family Learning Centre and seeking to inject £1,295,000 into the City Development capital programme from the Local Enterprise Growth Initiative programme to cover the expenditure.

#### **RESOLVED –**

- (a) That an injection of an additional £1,295,000 into the City Development capital programme from the existing £15,600,000 LEGI programme be approved.
- (b) That the scheme as detailed in the report, at an estimated total cost of £1,295,000 be approved.
- (c) That the incurring of expenditure of £1,295,000 towards the purchase of the modular building, site preparation, fit out costs and associated fees to be met from the LEGI be authorised.

## **LEISURE**

### **78 The Potential of Leeds Town Hall to become a First Class Concert Hall: Outcomes of feasibility study**

The Chief Libraries, Arts and Heritage Officer submitted a report outlining the findings of the study into the feasibility of developing Leeds Town Hall into a first class concert hall and to identify next steps.

**RESOLVED –** That officers investigate the potential of putting together a mixed funding package to upgrade Leeds Town Hall to a first class concert hall and report back to Executive Board with the outcome of the investigations.

## **DEVELOPMENT AND REGENERATION**

### **79 Aire Valley Action Plan preferred options**

The Director of City Development submitted a report on plans to consult on the Preferred Options for the Aire Valley Leeds Area Action Plan.

**RESOLVED –**

- (a) That the Aire Valley Leeds Area Action Plan Preferred Options for publication along with its Sustainability Appraisal and other supporting documents be approved.
- (b) That representations between 5<sup>th</sup> October and 16<sup>th</sup> November 2007 be formally invited.

**80 Proposed Refurbishment of City Centre Public Realm**

The Director of City Development submitted a report on the need for major investment in the city centre pedestrian area and adjacent streets on proposals for a co-ordinated strategy of refurbishment and maintenance.

**RESOLVED –**

- (a) That the contents of the report be noted.
- (b) That the principle of a co-ordinated programme of maintenance and improvements for street and public space refurbishment in the city centre pedestrian area as indicated in the report be agreed.
- (c) That officers work up a detailed programme of works, and progress funding proposals in accordance with the Council's Financial Procedure Rules
- (d) That officers ascertain the costs and possible sources of funding of an enhanced maintenance and cleansing regime and an increased city centre patrol of uniformed Liaison Officers and report back to Executive Board on the outcome of these investigations.

**81 Harehills Middle School**

The Director of City Development submitted a report on a proposal to spend an additional £500,000 of the £4,700,000 of Local Enterprise Grown Initiative funding already included in the approved capital programme for a grant to allow Harehills Community Interest Company to refurbish Harehills Middle School.

**RESOLVED –**

- (a) That the scheme, as detailed in the report, at a revised estimated total cost of £900,000 (£400,000 previously approved) be approved.
- (b) That the incurring of expenditure of £500,000 towards refurbishment of Harehills Middle School to be met from LEGI scheme 13303 in the approved capital programme be authorised.

**82 Hillside School, Beeston - Allocation of Grant to Tiger 11**

The Director of City Development submitted a report on a proposal to release an additional £400,000 of Local Enterprise Growth Initiative funding already included in the approved capital programme for a grant to allow Tiger 11 (Together in Growth and Economic Regeneration in Leeds 11) to purchase and refurbish Hillside School to provide workspace and meeting rooms in Beeston.

**RESOLVED –**

- (a) That the scheme as detailed in the report, at a revised estimated total cost of £600,000 (£200,000 previously approved) be approved.

- (b) That the incurring of expenditure of £400,000 towards purchase and refurbishment of Hillside school to be met from the LEGI scheme number 13303 in the approved capital programme be authorised.

**83 The Future Ownership and Management of the Council's Small Industrial Unit Portfolio**

Further to minute 57 of the meeting held on 21<sup>st</sup> September 2005, the Director of City Development submitted a report on the outcome of the marketing exercise that was undertaken to establish the level of interest in the Council's small industrial unit portfolio with a view to forming a partnership with the public, private or voluntary sectors, for the future ownership and management of the portfolio.

Following consideration of the appendix to the report designated as exempt under Access to Information Procedure Rule 10.4(3) which was considered in private at the conclusion of the meeting it was

**RESOLVED –**

- (a) That officers report back to Executive Board with a recommendation for a preferred and reserve bidder.
- (b) That the outcome of the marketing exercise be noted and the three short listed organisations detailed in the confidential Appendix II be approved.
- (c) That the list of properties for inclusion in the portfolio as detailed in Appendix III be agreed and that the Council will reserve the right to remove or add further properties to the list where appropriate.

DATE OF PUBLICATION: 13<sup>TH</sup> SEPTEMBER 2007  
LAST DATE FOR CALL IN: 21<sup>ST</sup> SEPTEMBER 2007

(Scrutiny Support will notify Directors of any items called in by 12 noon on Monday 24<sup>th</sup> September 2007)