

EXECUTIVE BOARD

WEDNESDAY, 15TH NOVEMBER, 2006

PRESENT: Councillor M Harris in the Chair

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

Councillor J Blake – Non Voting Advisory Member

97 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 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 102 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 by reason of the fact that it contains commercially sensitive information which, if disclosed, could be prejudicial to contract negotiations.
- (b) The appendix to the report referred to in minute 107 under the terms of Access to Information Procedure Rule 10.4(3) on the grounds that the information on the Council's approach to commercial issues outweighs the public interest in disclosing the information.
- (c) Appendix 1 to the report referred to in minute 114 on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information by reason of the fact that the information is commercially sensitive and its release could jeopardise the current transaction under consideration.

98 Declaration of Interests

- (a) Councillor Brett declared a personal interest in the items relating to Local Employment and Training Initiatives relating to ALMO expenditure (minute 105) and a plan for delivering affordable housing in Leeds (minute 106) as a board member of South East Leeds ALMO.
- (b) Further interests declared during the course of the meeting are referred to in minute 105 (Councillor J L Carter) and minute 114 (Councillor A Carter).

99 Minutes

RESOLVED – That the minutes of the meeting held on 18th October 2006 be approved.

CENTRAL AND CORPORATE

100 Approval of a Statement of Gambling Policy

Further to minute 55 of the meeting held on 20th September 2006 the Director of Legal and Democratic Services submitted a report presenting an updated revised draft policy on the licensing of gambling premises under the Gambling Act 2005 following Scrutiny consideration and responses to consultation. The Chair of the Overview and Scrutiny Committee attended the meeting and presented the comments of the Committee.

RESOLVED –

- (a) That having considered the responses to the consultation carried out, including the comments of the Overview and Scrutiny Committee at Appendix 1 and the table of responses at Appendix 2, the proposed responses to the consultation exercise be endorsed, and that Council be recommended to approve them as the response to matters raised in consultation.
- (b) That the revised draft Statement of Gambling Policy as set out at Appendix 3 to the report be noted and that Council be recommended to approve it as the final Policy under the Gambling Act 2005.

(Under the provisions of Council Procedure Rule 16.5 Councillor Brett required it to be recorded that he voted against this decision).

DEVELOPMENT

101 Advertising Design Guide

The Director of Development submitted a report on progress on the preparation of an Advertising Design Guide proposed for adoption as a Supplementary Planning Document. An updated version of the guide, containing different illustrations from the version circulated with the agenda, had been provided to members of the Board and the Director of Development indicated that illustrations which offered best examples in relation to the guide would be sought up to the date of publication.

RESOLVED – That the Advertising Design Guide, as attached to the submitted report, be adopted as a Supplementary Planning Document.

CITY SERVICES

102 Advertising on Lamp Posts

The Director of City Services submitted a report on the lamp post advertising trial and its findings, reviewing other issues pertinent to advertising on lamp posts and presenting a proposed future strategy for such advertising as a means to generate income to support service provision.

An appendix to the report was designated exempt under Access to Information Procedure Rule 10.4(3).

Following consideration of the exempt appendix in private at the conclusion of the meeting it was

RESOLVED –

- (a) That the principle of advertising on lamp posts in Leeds be approved.
- (b) That the Director of City Services be authorised to vary the trial contract arrangement with the service provider to enable up to 10 trial sites to be installed in the city centre.
- (c) That the Director of City Services be authorised to commence procurement of an advertising contract to include supply, installation and maintenance of advertising panels.
- (d) That the content of the Advertising Content Guidance document be noted.

NEIGHBOURHOODS AND HOUSING

103 Housing (Market) Renewal Investment Programme

The Director of Neighbourhoods and Housing submitted a report on funding recently secured by Leeds City Council and its partners from a Single Regeneration Housing Pot and Housing Market Renewal Investment Fund to enable issues of low demand and poor quality housing in a number of inner city neighbourhoods to be addressed. The report described conditions attached to the two funding streams, how the money had been allocated to individual projects that comprise the overall programme, and what needed to be done to ensure that the projects were delivered to programme.

RESOLVED –

- (a) That the Director of Neighbourhoods and Housing be authorised to make changes to individual schemes which have been approved by this Board.
- (b) That the Director of Neighbourhoods and Housing and Director of Development be authorised to make and promote any necessary Compulsory Purchase Orders which may be required in the event that agreement cannot be reached with any property owner within the target area(s) of any approved scheme.

104 Empty Property Strategy 2006 - 2010

The Director of Neighbourhoods and Housing submitted a report on the proposed revised Corporate Empty Property Strategy and the updated targets set for the strategy for 2006-2010.

RESOLVED – That the Empty Property Strategy be approved.

105 Local Employment and Training Initiatives Relating to ALMO Expenditure

The Director of Neighbourhoods and Housing submitted a report on work with the construction industry in Leeds with regard to Local Employment and Training Initiatives since the launch of the Leeds Home Construction Partnership in November 2005 to deliver decent homes and on current

proposed future developments on responsive repairs and maintenance contracts.

RESOLVED – That the report be noted.

(Councillor J L Carter declared a personal interest during the discussion on this item as Chair of Re'new).

106 A Plan for Delivering Affordable Housing in Leeds

The Director of Neighbourhoods and Housing submitted a report describing the key components of the plan for the delivery of affordable housing in Leeds "Making the Housing Ladder Work" developed by the Corporate Affordable Housing Task Group.

RESOLVED –

- (a) That the report be noted and that the principles of the Plan for Deliverable Affordable Housing in Leeds and the key actions for delivery be supported.
- (b) That the proposed development of a 'Special Purpose Vehicle' in respect of cleared Council land be noted as one of the key mechanisms to deliver affordable housing solutions on the scale required.
- (c) That progress on the delivery of the Plan be reported back to this Board in early 2007.

107 Little London Housing PFI - Outline Business Case

The Director of Neighbourhoods and Housing submitted a report on progress in seeking approval to the outline business case for the Little London project and the likely timetable for its completion, on a proposed updated affordability position and management of scenarios which might impact on affordability.

Appendix 1 to the report was designated exempt under Access to Information Procedure Rule 10.4(3).

Following consideration of the exempt report in private at the conclusion of the meeting it was

RESOLVED –

- (a) That progress made in seeking approval for the Little London outline business case and the current timetable for completion be noted.
- (b) That the updated affordability position for the project as set out in paragraph 1 of the exempt Appendix to the report be approved.
- (c) That the Board notes the financial implications of a number of scenarios which might impact on the affordability of the project and confirms support for the way in which these might be managed as set out in paragraph 2 of the exempt Appendix.
- (d) That the commitment of the Council to the Little London PFI Project be reconfirmed.
- (e) That the increased Council contribution of £149,000 in year one, giving a total of £570,000 be approved and that the updated financial

summary table for the 20 year contract as set out in the appendix be noted.

- (f) That in view of the sensitivities outlined in the exempt appendix, a further contingency sum of £150,000 per annum be committed, such sum to be sought in the first instance from the Housing Revenue Account.
- (g) That, should any affordability gap arise beyond this level, the project be supported through other mechanisms including capital receipts from the area or through reviewing the project scope without impacting on value for money.

CENTRAL AND CORPORATE

108 Lord Mayors Earthquake Appeal

The Chief Officer (Executive Support) submitted a report on a proposal that the Council support the rebuilding of a hospital in Muzaffarabad.

RESOLVED –

- (a) That this Board endorses the proposal of the Elected Member Advisory Group to support the project to build and equip a hospital in Muzaffarabad.
- (b) That funding toward this capital scheme of £43,871.06 be approved and authority be given to spend the full £50,000 of grant payments from the capital programme to be funded from fund raising (£6,128.94) and an allocation of Leeds capital resources (£43,871.06).
- (c) That the Chief Officer (Executive Support) be authorised to agree the terms of, and to complete the grant agreement and the payment of funds.

109 Capital Programme - 2006/07 Mid Year Financial Update

The Director of Corporate Services submitted a report giving a summary of financial details of the 2006/07 month 6 Capital Programme position.

RESOLVED –

- (a) That the latest position of the Capital Programme 2006/07 and the projections for 2007/08 and 2008/09 be noted.
- (b) That the injection into the Capital Programme of £5.521m General Sure Start grant for children's centres and extended schools be approved.
- (c) That the injection of £500k of Leeds resources in 2007/08 into the Northern Ballet and Phoenix Dance Company scheme be approved.
- (d) That the approval for the injection of £44k of Leeds resources in 2006/07 in respect of the funding granted to the Pakistan Earthquake Appeal, as referred to in minute 108 above, be noted.
- (e) That the Board notes the pressures on the approved funding for the South Leeds Swimming and Diving Centre and the City Museum schemes and the intention of the Director of Learning and Leisure to report on these schemes to the December 2006 and January 2007 meetings of this Board respectively.

- (f) That the injection of £125k of Leeds resources in 2006/07, to enable the Director of Development to conclude the tenant compensation arrangements at the Otley Ashfield works site, be approved.
- (g) That the injection of £100k of Leeds resources in 2006/07, to enable the Director of City Services to conclude a negotiated settlement of the Council's refurbishment liability in respect of Belgrave House, be approved.
- (h) That the injection of £5.005m of funding, met from unsupported borrowing for the additional and replacement wheeled bin programme, be approved and that the approval of subsequent expenditure within this programme to be delegated to the Director of Corporate Services in line with the management of the equipment purchases scheme.

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

110 Financial Health Monitoring - Half Year Report

The Director of Corporate Services submitted a report on the financial health of the authority after six months of the financial year, in respect of the revenue budget for general funds services, the housing revenue account and presenting the mid year update of the Annual Efficiency Statement.

RESOLVED – That the projected financial position of the Authority be noted, together with the decision of the Leader, Chief Executive and Director of Corporate Services to approve the Annual Efficiency Statement – Mid Year update 2006/07 for submission to the Department of Communities and Local Government by the 17th November 2006.

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

111 Financial Plan Annual Review

The Director of Corporate Services submitted a report providing an update of the current approved Financial Plan covering the years 2005-2008.

RESOLVED –

- (a) That the update to the Council's Financial Plan 2005-2008 be approved and that departments be requested to prepare detailed budgets for 2007/08 in accordance with the principles included within the submitted report.
- (b) That the report be forwarded to the Council's Overview and Scrutiny Committee as part of their review of the Executive's initial budget proposals in accordance with the Council's Constitution.
- (c) That the Board notes the intention to produce a new financial plan once the details of the Comprehensive Spending Review 2007 have been announced and the expected move towards three year budgeting.

112 Treasury Management Strategy Update 2006/2007

The Director of Corporate Services submitted a report reviewing and updating the treasury management borrowing and investment strategy for 2006/07.

RESOLVED – That the report be noted.

CHILDREN'S SERVICES

113 Children's Services Annual Performance Assessment

The Director of Children's Services submitted a report summarising the findings of the 2006 annual performance assessment process for Leeds and presenting the letter advising of the outcome of the assessment.

RESOLVED – That the report be noted.

DEVELOPMENT

114 Site 1, Quarry Hill - Northern Ballet Theatre Company and Phoenix Dance Theatre

The Director of Development submitted a report on proposed terms for the disposal of Site 1 Quarry Hill to Rushbond Plc, the making of a capital grant to the Northern Ballet Theatre Company and the Phoenix Dance Company Theatre for the construction of their dance headquarters on the site, and the use of the Council's prudential borrowing powers in order to assist the two companies in funding the scheme, the cost of which would be met by reducing the grants that the Council makes to them.

Appendix 1 to the report was designated exempt under Access to Information Procedure Rule 10.4(3). A revised version of this appendix was circulated at the meeting.

Following consideration of the exempt appendix 1 to the report in private at the conclusion of the meeting it was

RESOLVED –

- (a) That approval be given to the disposal of part of site 1 (site A), Quarry Hill to Rushbond plc on the terms reported to facilitate the construction of the new dance headquarters for Northern Ballet Theatre Company / Phoenix Dance Company, and that further decisions relating to the terms of the transaction be delegated to the Directors of Development and Learning and Leisure.
- (b) That approval be given to the disposal of part of site 1 (site B), Quarry Hill to Northern Ballet Theatre Company/Phoenix Dance Company on the terms reported in the confidential appendix to the report, and that any further decisions relating to the terms of the transaction be delegated to the Directors of Development and Learning and Leisure.
- (c) That approval be given to a fully funded injection into the Capital Programme of a sum equivalent to the premiums as reported in the confidential appendix to the report, representing the net site values of sites A and B Quarry Hill, towards the construction of the dance headquarters to grant fund Northern Ballet Theatre Company and Phoenix Dance Company for the construction of dance headquarters on Site B.

- (d) That approval be given to the incurring of expenditure up to the premiums representing the net site values of sites A and B Quarry Hill for the capital grants to Northern Ballet Theatre Company and Phoenix Dance Company to construct the dance headquarters.
- (e) That approval be given to capital grants of £750,000 to Northern Ballet Theatre Company and £200,000 to the Phoenix Dance Company to fund the gap to construct the dance headquarters, the borrowing costs of these grants to be funded by reductions in the annual grants that the Council currently makes to the two organisations in accordance with the arrangements set out in the report.
- (f) That approval be given to an injection into the Capital Programme of £500,000, this being the Yorkshire Forward grant monies the Council transferred to the City Museum project in 2005/06.

(Councillor A Carter declared a personal and prejudicial interest in this item as a director of a company which may tender for works in the construction project and left the meeting).

DATE OF PUBLICATION: 17TH NOVEMBER 2006
LAST DATE FOR CALL IN: 24TH NOVEMBER 2006 (5.00 PM)

(Scrutiny Support will notify relevant Directors of any items Called In by 12.00 noon on 27th November 2006)