

SCRUTINY BOARD (REGENERATION)

TUESDAY, 27TH SEPTEMBER, 2011

PRESENT: Councillor J Procter in the Chair

Councillors B Anderson, B Atha, D Collins,
P Ewens, P Grahame, J Harper,
G Hussain, M Iqbal, T Murray and R Pryke

9 Chair's Opening Remarks

The Chair welcomed everyone to the September meeting of the Scrutiny Board (Regeneration).

He also welcomed Mr G Hall who was observing the meeting today prior to being officially co-opted on to the Board (Minute 14 refers).

He apologised for the late start of the meeting which was due to the urgent consideration by Board Members at the pre meeting of a final draft report on the Board's Inquiry into Housing Growth which was due to be presented to an additional meeting of the Scrutiny Board early next month prior to the report being considered by the Executive Board on 2nd November 2011.

10 Declarations of Interest

There were no declarations of interest made at the meeting.

11 Late Items

There were no formal late items of business to consider, however the Chair agreed to accept the following supplementary items which were circulated at the meeting:-

- A copy of an e-mail and report submitted by Property Regeneration Consultants produced for the Northern Way (Agenda Item 8) (Minute 15 refers)
- A copy of an e-mail and attachments received from the Chair of National Market Traders Federation Leeds (Kirkgate Branch) (Agenda Item 9) (Minute 16 refers)
- A copy of a report of the Head of Scrutiny and Member Development on the response to the Scrutiny Inquiry Report on the Future of Kirkgate Market reported to Executive Board on 27th July 2011 (Agenda Item 9 refers) (Minute 16 refers)

12 Apologies for Absence and Notification of Substitutes

Apologies for absence were received on behalf of Councillors K Mitchell and G Wilkinson.

Notification had been received for Councillor P Grahame to substitute for Councillor K Mitchell and for Councillor B Anderson to substitute for Councillor G Wilkinson.

Draft minutes to be approved at the meeting
to be held on Monday, 31st October, 2011

13 Minutes of the Previous Meeting

RESOLVED –That, subject to the following amendment, the minutes of the meeting held on 28th June 2011 be confirmed as a correct record:-

Apologies for Absence and Notification of Substitutes (Minute 2 refers) – Councillor A Hussain should have read ‘Councillor G Hussain’

14 Co-option to the Board

Referring to Minute 7 of the meeting held on 28th June 2011, the Head of Scrutiny and Member Development submitted a report which sought the Board’s formal consideration for the co-option of Mr G Hall on this Scrutiny Board.

RESOLVED-

- a) That the contents of the report be noted.
- b) That approval be given to appointing the co-option of Mr G Hall to this Scrutiny Board without voting rights for a term of office which does not go beyond the next Annual Meeting of the Council in 2012.

15 Inquiry to consider Affordable Housing by Private Developers - Draft Terms of Reference

Referring to Minute 5 of the meeting held on 28th June 2011, the Head of Scrutiny and Member Development submitted a report on the draft terms of reference in relation to the Board’s Inquiry to consider Affordable Housing by Private Developers.

Appended to the report was a copy of the draft terms of reference for the information and comment of the meeting.

The Board’s Principal Scrutiny Adviser presented the report and responded to Board Members’ queries and comments.

It was noted that there had been no formal comments received from the relevant Directors or Executive Board Members. However Councillor P Gruen, Executive Member, Neighbourhoods, Housing and Regeneration had stated that he supported the Inquiry having seen the terms of reference.

RESOLVED –

- a) That the contents of the report and appendices be noted.
- b) That approval be given to the terms of reference for this inquiry which included the co-option of Mr G Hall to this inquiry and the establishment of a working group comprising all Members of the Board to undertake this work.

16 Recommendation Tracking - Future of Kirkgate Market

The Head of Scrutiny and Member Development submitted a report on progress made in responding to the recommendations arising from the previous Scrutiny Inquiry into the future of Kirkgate Market.

Appended to the report was a copy of the following documents for the information/comment of the meeting:-

- Recommendations tracking flowchart and classifications; Questions to be considered by Scrutiny Boards (Appendix 1 refers)
- Draft status for each recommendation (Appendix 2 refers)

The Board's Principal Scrutiny Adviser apologised for the submission of an additional appendix which related to another inquiry and which had been circulated in error (pages 19 to 24).

The following representatives were in attendance and responded to Board Members' queries and comments:-

Paul Stephens, Chief Economic Development Officer, City Development
Cath Follin, Head of City Centre and Markets
Councillor G Harper, Chair, Leeds Markets Forum
Liz Laughton, Chair of National Markets Traders Federation Leeds (Kirkgate Branch)

At the request of the Chair, the Chief Economic Development Officer and the Head of City Centre and Markets outlined the key issues within the report highlighting the progress made towards the twelve recommendations.

Councillor G Harper and Liz Laughton were also invited to comment on the recommendations.

Detailed discussion ensued on the contents of the report and appendices and Board Members raised their concerns on the apparent lack of progress made against the majority of the recommendations since July 2011.

Following discussions, the Board made a number of changes to the proposed category status recommendations identified in Appendix 2 of the report which were duly noted by the Board's Principal Scrutiny Adviser.

In concluding, the Chair agreed to raise the above concerns with the Executive Member, Development and the Economy.

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That approval be given to those recommendations (recommendations 8, 9 and 11) which no longer require monitoring to be removed from the schedule in accordance with the report now submitted.
- c) That the Principal Scrutiny Adviser make changes to the proposed category status of appendix 2 of the report as follows:
 - Recommendation 1 change from category 4 to category 5
 - Recommendation 2 change from category 4 to category 5
 - Recommendation 3 remains at category 5
 - Recommendation 4 change from category 1 to category 4
 - Recommendation 5 remains at category 4

Recommendation 6 remains at category 5
Recommendation 7 remains at category 4
Recommendation 10 remains at category 4
Recommendation 12 remains at category 6

- d) That a report of the Director of City Development be presented to the next Board meeting providing the following information on the:
- Relevant Executive Board minute of 27th July 2011
 - Steps taken to comply with the Executive Board's decision of 27th July 2011 to transfer Kirkgate Market to an arms length company and the instruction given to officers to further investigate what form this should taken in response to the Scrutiny Inquiry Report on the Future of Kirkgate Market
 - Details of the work that has been commissioned to establish the optimum size of the future market, together with consultant costs
 - Details of the lettings policy for the indoor market, together with exempt information showing the amount each trader pays.
 - Market traders signage and the payment of a bond
 - Action taken to facilitate meetings between the market traders and Hammersons
 - Works that are to be carried out by the Council in the indoor market at a cost of £200,000 and whether market traders have now been notified of this fact
- e) That the Director of City Development be invited to attend the next Board meeting on 31st October 2011.
- f) That minutes of the Market Traders Forum be circulated to Board Members on a regular basis for their information/retention.

(Councillor R Pryke left the meeting at 11.45am during discussions of the above item)

(Councillors J Harper and M Iqbal left the meeting at 12 noon during discussions of the above item)

17 Work Schedule

The Head of Scrutiny and Member Development submitted a report providing Members with a copy of the Board's current draft work schedule. The Executive Board minutes of 7th September 2011, together with the Forward Plan of Key Decisions for the period 1st September 2011 to 31st December 2011 were also attached to the report.

RESOLVED-

- a) That the contents of the report and appendices be noted.
- b) That the Executive Board minutes of 7th September 2011, together with the Forward Plan of Key Decisions for the period 1st September 2011 to 31st December 2011 be noted.
- c) That in relation to the Board's Inquiry to consider Affordable Housing by Private Developers, the Board's Principal Scrutiny Adviser be

requested to circulate details of proposed dates to Board Members for the first meeting of the Working Group.

- d) That the Board's Principal Scrutiny Adviser be requested to update the work schedule to include a report on Town and Village greens and green space designations.

18 Date and Time of Next Meeting

Scheduled Board Meeting to be held on Monday 31st October 2011 at 10.00am in the Civic Hall, Leeds (Pre meeting for Board Members at 9.30am)

(The meeting concluded at 12.25pm)