

EXECUTIVE BOARD

WEDNESDAY, 14TH MARCH, 2007

PRESENT: Councillor A Carter in the Chair

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

Councillor Blake – Non-voting Advisory Member

190 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) Appendix 1 to the report referred to in minute 207 under the terms of Access to Information Procedure Rule 10.4(1) and (3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because it deals with the financial and business affairs of another body and also publication could be prejudicial to the Council's interest in terms of any ongoing negotiations.
- (b) Appendix A to the report referred to in minute 209 under the Terms of Access to Information Procedure Rule 10.4(4) and (5) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information as negotiations on equal pay, in particular pay protection arrangements, are ongoing, the Council is currently defending a large number of equal pay cases before the Employment Tribunal and release of the information at this time could prejudice negotiations and the outcome of tribunal claims proving costly to the Council and thereby having an adverse impact on the public.

191 Declaration of Interests

Members declared personal interests in relation to school governorships, as contained in the register of interests, in the item relating to the Leeds Scheme for Financing Schools (minute 198).

Further declarations of interest made during the meeting are referred to in minute 194 (Councillor J L Carter) and Minute 214 (Councillor Harris).

192 Minutes

RESOLVED – That the minutes of the meeting held on 9th February 2007 be approved.

NEIGHBOURHOODS AND HOUSING

193 Disposal at Less Than Best Consideration - Shay Street Woodhouse

The Director of Neighbourhoods and Housing submitted a report on a proposal to grant a long lease at less than best consideration for 56 three bedrooomed flats at Shay Street and Holborn Terrace to Connect Housing Association, for the purpose of refurbishing and improving the buildings for accommodation for mature students with families.

The report identified the benefits to be brought by the schemes as being preferable to the option of marketing without restrictions.

RESOLVED – That the principle of a disposal to Connect at less than best consideration be approved, subject to obtaining the Secretary of State’s consent and subject to approval by the Director of Development of the terms of the lease and a reasonable rental level to be payable during the term of the lease, having regard to the level of social rents receivable and costs of refurbishment, subsequent maintenance, management and other outgoings.

194 Establishment of a Strategic Partnership to Deliver Affordable Housing

The Director of Neighbourhoods and Housing submitted a report on the options for the establishment of a Strategic Partnership to make a significant contribution to the increase of affordable housing in the city.

The report examined the three options of a Leeds Partnership Homes model, the establishment of an arms length company or of a strategic partnership.

RESOLVED –

- (a) That a Strategic Partnership, as described within the submitted report, be established with the purpose of increasing the supply of affordable housing in the city.
- (b) That the transfer or utilisation of 77 acres of Council land to the Strategic Partnership or other social housing partners for the purpose of developing affordable housing schemes across the city be approved
- (c) That necessary capital receipts generated from the sale of the 77 acres of Council land be made available to the Strategic Partnership to deliver 375 affordable housing units per year for the next 6 years.
- (d) That this Board notes that any additional capital receipts over and above those needed to develop 375 units per year and any subsequent equity generated from shared equity schemes, resulting from the development of the 77 acres, will be returned to the Council to allocate to its capital spending priorities, including the further expansion of affordable housing.
- (e) That the Director of Neighbourhoods and Housing be authorised to make arrangements for the establishment of the Strategic Partnership.

(Councillor J L Carter declared a personal interest in this minute as Chair of Renew and Renewal Ltd)

195 Progress report on Regeneration and Development issues in South Leeds

The Director of Neighbourhoods and Housing submitted a report on the proposed principles to underpin the development of a regeneration strategy for the South Leeds area with a view to detailed proposals being presented to a future meeting of the Board in the summer of 2007.

RESOLVED –

- (a) That the decision of the Department for Communities and Local Government on the Beeston Hill and Holbeck Round 5 Housing PFI scheme be noted.
- (b) That an Outline Business Case for the Beeston Hill and Holbeck PFI scheme be prepared.
- (c) That a Regeneration Investment Plan for South Leeds, which includes the following specific priorities be prepared:
 - Developing and progressing regeneration proposals for the Beeston Hill and Holbeck area
 - Developing and progressing a scheme that will integrate the major private sector housing development at Sharp Lane, Middleton with adjacent older housing areas
 - Strengthening the role of the Parkside industrial area and the John Charles Centre for Sport and South Leeds High School as an employment/recreation/learning campus and improving accessibility from adjacent communities
- (d) That the Council owned land off Throstle Road, Middleton marked as A on the plan attached to the report be retained in Council ownership until the potential to integrate the development of adjacent areas has been assessed.

CHILDREN'S SERVICES

196 The Leeds Play Strategy and Big Lottery Play bid

The Director of Children's Services submitted a report on the proposed Leeds Play Strategy to be implemented through local action and supported through the bid for 'Big Lottery' play funds.

RESOLVED – That the Leeds Play Strategy be approved and that further information be provided to members of the Board on the processes by which specific bids for funding are being determined.

197 Provision Of Children's Centres

The Director of Learning and Leisure submitted reports on the proposed provision of children's centres at Horsforth Broadgate, Swinnow and Yeadon Queensway.

RESOLVED –

- (a) That £534,500 be transferred from the Phase 2 Children's Centre Parent Scheme 12394 and that authority be given to incur expenditure on the provision of a Children's Centre at Horsforth Broadgate at a total cost of £534,500.

- (b) That a £23,000 contribution from Swinnow Primary School devolved capital be injected into the Learning and Leisure Capital Programme, that £525,800 be transferred from the Phase 2 Children's Centre Parent Scheme 12394 and that authority be given to incur expenditure on the provision of a Children's Centre at Swinnow at a total cost of £548,800.
- (c) That £526,000 be transferred from the Children's Centre Phase 2 Parent Scheme 12394 and that authority be given to incur expenditure on the provision of a Children's Centre at Yeadon Queensway at a total cost of £526,000.

198 Changes to the Leeds Scheme for Financing Schools

The Chief Executive of Education Leeds submitted a report on statutory amendments to the scheme for financing schools as required by the Secretary of State and on a proposed local scheme amendment to protect the financial interest of the City Council.

RESOLVED –

- (a) That the Statutory Scheme Changes required by the Secretary of State be noted.
- (b) That the proposed local scheme change as described in paragraph 3.2.1 of the submitted report be approved.
- (c) That the Secretary of State be requested to approve the revised Leeds Scheme for Financing Schools incorporating the amendments.

199 Education and Inspections Act 2006

The Chief Executive of Education Leeds submitted a report on the implications for the City Council arising from the key provisions of the Education and Inspections Act.

RESOLVED – That the detailed requirements in the Education and Inspection Act 2006 be noted together with the issues raised in regard to each of the specific areas of the Act described in the report.

200 Proposed Prescribed Alteration at Harehills Primary School

The Chief Executive of Education Leeds submitted a report on a proposal to permanently increase the admission number at Harehills Primary School from 60 to 90 places establishing a three form entry school.

RESOLVED – That formal public consultation be undertaken on a proposal to make a prescribed alteration at Harehills Primary School by raising the admission number from 60 to 90 pupils with effect from September 2009 to permanently establish a three form entry school.

201 Harehills Primary School - Provision of Additional Classrooms

The Chief Executive of Education Leeds submitted a report on a proposed scheme to provide additional accommodation at Harehills Primary School.

RESOLVED –

- (a) That the design proposals for additional accommodation at Harehills Primary School be approved.
- (b) That expenditure of £579,700 from capital scheme 13286 be authorised.

202 Primary Review: Alwoodley Primary Planning Area

Further to minute 123 of the meeting of the Board held on 13th December 2006 the Chief Executive of Education Leeds submitted a report on the outcome of the statutory representation period for the reorganisation of primary provision in the Alwoodley Primary Planning Area.

RESOLVED –

- (a) That having considered the representations received authority be given to proceed with the proposal to close Fir Tree Primary School and Archbishop Cranmer Church of England (Aided) Primary School on 31st August 2007 and for the Church of England Diocese to establish a one and a half form entry voluntary controlled school in the existing Archbishop Cranmer building on 1st September 2007.
- (b) That it be noted that as a result of the representations the determination of the notice falls to the School Organisation Committee.
- (c) that the comments prepared by Education Leeds and contained in the submitted report serve as the Local Authority's response to the representations for consideration.

203 Horsforth West End: Outcome of Statutory Notice

Further to minute 71 of the meeting of the Board held on 21st September 2005 the Chief Executive of Education Leeds submitted a report on the outcome of a statutory notice posted in January 2007 about a proposal to close the resourced provision for deaf children at Horsforth West End Primary School.

RESOLVED – That the resourced provision for deaf children at Horsforth West End Primary School be closed with immediate effect.

204 Bracken Edge Primary School - Extension and Adaptation Project

The Chief Executive of Education Leeds submitted a report on a proposed scheme to provide Bracken Edge Primary School with suitable and sufficient accommodation to meet curriculum needs.

RESOLVED – That the design proposals be approved and authority be given to incur expenditure of £757,800 on the scheme.

205 Leeds Building Schools for the Future

The Deputy Chief Executive submitted a report giving an update on progress towards financial close of the BSF programme.

RESOLVED –

- (a) That the contents of the report and progress towards Financial Close be noted together with the decision of the Chair of the Education PFI/BSF Projects Board to enter into an Early Works Agreement with Interserve Project Services Limited on behalf of the E4L Consortium

- (b) That a revised PFI affordability threshold of £13,148,000 be approved, being the first full year Unitary Charge in 2010/11 to protect the programme against further adverse upward movement in interest rates
- (c) That approval be given to the incurring of additional capital expenditure above the current Capital Programme provision of £30,934,000 amounting to £947,192 on Cockburn and Temple Moor High Schools

(This decision was exempt from Call In by reasons of urgency as detailed in paragraphs 2.1 and 2.2 of the report)

LEISURE

206 John Davies

Noting that this would be his last meeting of the Board before retirement the Board expressed thanks to John Davies for his work for the Council, for his dedication to the City and wished him a happy retirement.

207 Roundhay Park Golf Course

Further to minute 294 of the meeting of the Board held on 18th May 2005 the Director of Learning and Leisure submitted a report on the current position with regard to the bid for a 75 year lease of the Roundhay Park Golf Course.

RESOLVED – That it be noted that the 75 year leasing of Roundhay Park Golf Course will not now proceed and that management and maintenance of the Course will remain with the City Council's Parks and Countryside service.

208 Middleton Park Equestrian Centre

The Directors of Learning and Leisure and Corporate Services submitted a joint report on current arrangements with regard to the Middleton Park Equestrian Centre and on options for its future operation.

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

RESOLVED –

- (a) That the report be noted and confirmation given of the Council's support to maintaining a riding for the disabled facility at the centre.
- (b) That the contents of the exempt appendix be noted and approval given to the action proposed in paragraph 3.4 of the appendix in the event that the revised governance proposals detailed in paragraph 3.3 are rejected by the trustees.

CENTRAL AND CORPORATE

209 Leeds Comprehensive Performance Assessment Scoreboard 2006 - 2007

The Chief Executive submitted a report on the Council's CPA rating for 2006.

RESOLVED –

- (a) That the report be noted.
- (b) That a report be brought back to the Board on the result of the Audit Commission's review of the Council's Direction of Travel judgement.
- (c) That the recommendation of this Board be put to Overview and Scrutiny Committee that an inquiry be undertaken on this matter, with a particular focus on the Council's predicted CPA position for future years.

210 Implementation of New Pay and Grading Structure - Phase 1

The Director of Corporate Services submitted a report on the proposed new pay and grading structure and pay protection proposals for the Council and on issues associated with implementing the new pay and grading structure.

Appendix A to the report was designated exempt under Access to Information Procedure Rule 10.4(4) and (5), was considered in private at the conclusion of the meeting, and it was

RESOLVED –

- (a) That the new pay and grading structure as presented in the report be implemented.
- (b) That, subject to final negotiations with the Trade Unions, the pay protection arrangements as set out in the report be approved.

211 Gambling Act 2005 - Statement of Licensing Policy

The Director of Legal and Democratic Services submitted a report on the proposed amendment of Part F of the Council's statement with regard to the manner in which the Council should determine any competing applications for a large scale casino in Leeds.

RESOLVED – That the Director of Legal and Democratic Services be authorised to undertake a consultation on a revision to Part F of the Council's 'Gambling Act 2005 – Statement of Licensing Policy' as soon as practicable.

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

DEVELOPMENT

212 Leeds Local Development Framework - Revised Local Development Scheme

The Director of Development submitted a report following a recommendation by Development Plan Panel to consider proposed updates, rolling forward and new injections into the Local Development Scheme for submission to the Secretary of State.

RESOLVED –

- (a) That the updated and revised Local Development Scheme as attached at Appendix 1 to the report be approved for submission to the

Secretary of State pursuant to Section 15 of the Planning and Compulsory Purchase Act 2004.

- (b) That the revised Local Development Scheme shall be brought into effect as from 1 June 2007, subject to one of the requirements set out below having been met. Namely that either:
- during a period of 4 weeks starting on the day the Council submits the scheme to the Secretary of State the Council receives from the Secretary of State notice that he does not intend to give a direction to amend the scheme, or
 - the Council has received such a direction and has either complied with it or received notice that it has been withdrawn, or
 - the Council has received notice that the Secretary of State requires more time to consider the scheme and either has subsequently received notice that the Secretary of State does not intend to give a direction or a direction has been complied with or withdrawn, or
 - the 4 week period has ended and the Council has not received either:
 - (i) a notice that the Secretary of State does not intend to give a direction
 - (ii) a direction
 - (iii) notice that the Secretary of State requires more time to consider the scheme.
- (c) That Director of Development be authorised to make any necessary changes to the revised Local Development Scheme prior to it coming into effect in order to comply with a direction from the Secretary of State pursuant to Section 15(4) should one be received.

213 UDP Saved Policies Review

The Director of Development submitted a report on recommendations of Development Plan Panel that this Board consider and agree which planning policies of the UDP should be 'saved' and which should be 'deleted' and agree that the proposals be submitted to the Secretary of State.

RESOLVED – That proposals to save and delete UDP policies as set out in the Appendix to the report be approved for submission to the Secretary of State.

214 Local Enterprise Growth Initiative

The Director of Development submitted a report on the successful outcome of the Round 2 Leeds LEGI bid.

RESOLVED-

- (a) That the three year programme set out in the bid and the indicative funding allocations detailed in Appendix A to the report be endorsed.
- (b) That the £500,000 grant and the disposal of the former Hillside Primary School as set out in Appendix B to the report be noted.
- (c) That it be noted that decisions on expenditure will be made by the Director of Development in consultation with the LEGI Board
- (d) That reports on progress of implementation be brought to this Board as appropriate.

(Councillor Harris declared a personal and prejudicial interest in this decision as a Fellow of Leeds School of Entrepreneurship. He also declared a personal and prejudicial interest in the decision referred to in minute 215 in relation to his business interests and left the meeting during the discussion and voting on both matters)

215 Elland Road Master Plan

The Director of Development submitted a report on the work undertaken towards the development of a Masterplan proposal for land in the vicinity of Elland Road Football Ground and on proposed public consultation to enable the development of an informal planning statement for the site.

RESOLVED –

- (a) That the Director of Development be authorised to procure consultants to undertake a preliminary public consultation exercise on the draft masterplan proposals contained in Appendix 1 of the report.
- (b) That the Director of Development be authorised to develop an informal planning statement for the site, taking account of the outcome of the public consultation exercise.
- (c) That a report be brought back to this Board with a revised masterplan/ planning statement produced, prior to inviting bids from developers for their arena proposals.
- (d) That a report be brought back to this Board with proposals as to how any development of the Elland Road site may be brought forward once the preferred site for an arena development has been identified.

DATE OF PUBLICATION: 16TH MARCH 2007
LAST DATE FOR CALL IN : 23RD MARCH 2007 (5.00 PM)

(Scrutiny Support will notify relevant Directors of any items Called In by 12 noon on 26th February 2007)