



Notice of a public meeting of

Economy & Place Scrutiny Committee

To: Councillors N Barnes (Chair), K Myers (Vice-Chair),
D'Agorne, Funnell, Gates, Hunter and Reid

Date: Wednesday, 2 August 2017

Time: 5.30 pm

Venue: The Snow Room - Ground Floor, West Offices (G035)

AGENDA

1. Declarations of Interest

At this point, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. Public Participation

It is at this point in the meeting that members of the public who have registered to speak can do so. The deadline for registering is **5.00pm** on Tuesday 1 August 2017. Members of the public can speak on agenda items or matters within the remit of the Committee. To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

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http://www.york.gov.uk/download/downloads/id/11406/protocol_for_webcasting_filming_and_recording_of_council_meetings_20160809.pdf

3. Minutes (Pages 1 - 6)

To approve and sign the minutes of the Economy and Place Scrutiny Committee meeting held on 28 June 2017.

4. Attendance of Deputy Leader (Economic Development and Community Engagement), Executive Member for Environment & Executive Member for Transport & Planning - Priorities & Challenges for 2017/18 (Pages 7 - 20)

The Deputy Leader (Economic Development and Community Engagement), Executive Member for Environment and the Executive Member for Transport and Planning to provide an overview of priorities and challenges for the Economy & Place Development Committee in 2017/18.

5. 2016/17 Finance & Performance Outturn Report (Pages 21 - 30)

This report updates Members on the details of the 2016/17 outturn position for both finance and performance across the Economy and Place Directorate.

- 6. Evaluation of Impact on Air Quality of New Developments**
(Pages 31 - 42)
This report presents an evaluation of the impact on air quality of new developments.
- 7. Briefing on Building Control & Fire Risks** (Pages 43 - 62)
This overview report provides Members with the steps being taken to check the fire risks associated with buildings in York.
- 8. Workplan 2017/18** (Pages 63 - 64)
Members are asked to consider the Committee's revised work plan for the municipal year.
- 9. Urgent Business**
Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Angela Bielby

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For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim (Polish)
własnym języku.

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

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City of York Council

Committee Minutes

Meeting	Economy & Place Scrutiny Committee
Date	28 June 2017
Present	Councillors N Barnes (Chair), K Myers (Vice-Chair), D'Agorne [in attendance from minute 3 to 5], Funnell, Gates, Mason (Substitute for Councillor Hunter) [in attendance from minute 3 to 5] and Reid (Substitute for Councillor Orrell)
Apologies	Councillors Hunter and Orrell

1. Declarations of Interest

Members were asked to declare any personal interests not included on the Register of Interests or any prejudicial or disclosable pecuniary interests that they might have in respect of the business on the agenda. Cllr Mason declared a personal interest in relation to agenda item 3 (Introductory Presentation on Customer Interface, Operational Practice & Outcomes, and Commercial Estate) as a Council appointee to the Make it York Board.

2. Public Participation

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

3. Introductory Presentation on Customer Interface, Operational Practice & Outcomes, and Commercial Estate

The Corporate Director of Economy and Place explained that the role of the committee is to act as a critical friend, and monitor and challenge where necessary, operational practice, performance and outcomes.

He also confirmed the new Assistant Director Transport, Highways and Environment had been assigned as Lead Officer to the committee.

The Committee received presentations from each of the Assistant Directors on their respective service areas and their operational

performance priorities. The Assistant Director for Planning and Public Protection highlighted the following:

- An expected increase in major planning applications as the local plan develops.
- Improved mobile working as a result of the optimisation of efficient electronic working and increased channel shift of customers to website and e-form usage.
- Greater opportunities for sharing resources with other LA's in the future and the integration of more volunteers into service delivery.

Consideration was given to examining building regulations and fire risks following recent events and it was agreed that a briefing should be added to the work plan.

The Assistant Director for Planning and Public Protection confirmed the current areas of risk were building regulations, licensing, customer satisfaction and the planning fee uplift.

The Assistant Director for Regeneration and Asset Management highlighted the following:

- Regeneration and asset management was largely strategic and therefore outside of the remit of the committee.
- The only ongoing major project currently in delivery was the Guildhall on which the Committee might choose to receive a progress update.
- There were twelve members of staff in the asset management team.
- The greatest areas of risk were the extension of estates, fire risk, and commercial estate delivery.

The Assistant Director for Regeneration and Asset Management suggested the following as possible areas of focus for the committee:

- The fire safety of the Council's estate e.g. of the Shambles and other medieval buildings.
- The rolling programme of the academisation of schools and the transfer of those assets on long leases.
- The delivery of good landlord services to commercial tenants & the progress of commercial activity.
- The maintenance of retained assets.

The Director Transport Highways and Environment explained his role and gave an overview of his service areas, confirming they were largely operational with a focus on meeting customer expectations

and delivering services well. He went on to propose the following areas of work for the committee:

- The new Park & Ride contract - The Corporate Director of Economy and Place commented that there are some questions regarding its roll out which the committee could look at.
- The delivery of resident's parking.
- Improving ward based emergency planning and collaboration with other services e.g. the military and emergency services.

In response to a question from the Chair, the Assistant Director, Transport, Highways and Environment, stated that the greatest area of risk was making the Park and Ride contract work.

The Lead Officer for Programmes and Economic and Place Policy summarised the key areas of focus ongoing to deliver the Council priority "A Prosperous City for all". The Corporate Director of Economy and Place Neil Ferris proposed that the committee look at the council's relationship with and the decision making processes for the Local Enterprise Partnerships (LEPs) suggesting there was very little scrutiny of it at present.

It was also proposed that Members consider looking at the council's working relationship with Make it York.

Finally, Members suggested looking at the Allerton Park Waste Recovery Plan and opportunities for resident education, and were advised that the commissioning for Allerton Park was scheduled to begin on 17 July 2017.

It was also suggested that a committee visit to Allerton Park would be beneficial.

In light of the number of priority areas highlighted across all of the service areas the Chair proposed a Task Group be formed to consider the Committee workplan for the municipal year.

Resolved: That Members note the presentations.

That a site visit to Allerton Park Waste Recovery Centre be arranged for both Economy & Place Committees

That a Task Group be formed made up of the following Members:

- Cllr Barnes
- Cllr D'Agorne
- Cllr Myers
- The Lib Dem Group agreed to confirm their nominee later

Reason: To develop the Committee Workplan for the 2017-18 municipal year.

4. Implementation update - Grass Verges Scrutiny Review

Members considered the implementation update on the recommendations arising from the previously completed scrutiny review on the Protection of Grass Verges.

In regard to recommendation vii Members suggested that the menu of options needed to include statistical feedback.

Some members confirmed they had used their ward funding to repair grass verges in their wards, and queried whether the list of contractors was ever reviewed and the Corporate Director of Economy and Place undertook to find out.

Resolved: That:

- The implementation update be noted.
- Recommendations i – iv, and vi be signed off as fully implemented.
- A further update on recommendations v & vii be provided in six months.

Reason: To raise awareness of those recommendations which are still to be fully implemented.

5. Draft Workplan 2017/18

The Committee considered the draft work plan for the 2017/18 municipal year and queried why it included an update on a previous Arts & Culture Review. It was confirmed that the focus of that scrutiny review was to examine the opportunities for economic development brought to the city by arts and culture, and therefore that it was within the remit of the committee.

Having agreed a number of revisions, the Committee recognised that the workplan would need be further updated once the Task Group had met to consider the areas of priority identified earlier in the meeting.

Resolved: That the work plan be initially revised as follows:

- The inclusion of an update on building control and fire risks at its next meeting in August 2017.
- The biannual update on CYC's flood defences action plan be slipped to the meeting in October 2017

Reason: To ensure that the Committee had an agreed programme of work in place.

Councillor N Barnes, Chair

[The meeting started at 5.30 pm and finished at 6.50 pm].

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Scrutiny report for the year ahead 2017**Executive Member for Environment**

There are a number of projects which will be ongoing throughout the year ahead;

1. Flood Defence

I will be working with officers to develop the response to the improvements to the City's flood defences with the Environment Agency. The "Five Year Plan" is currently also labelled with the figure £45 million, however, this is due to be succeeded by higher figures as the full scale of the costs become clearer. I will continue to lobby for increased funding to match the increased requirements as the plans are worked up across York.

Alongside this is the response to the Independent Flood Inquiry with its 90 recommendations. These will be coming to my decision sessions throughout the year, and at the July meeting there were representations from Fulford and Micklegate Wards. I anticipate as projects are further developed that this will become an opportunity for representations from ward councillors and the public into the local processes with the Board led by the Environment Agency, and I would appreciate members views on how this can be most productively achieved. It is important that communication is developed with the public and interested parties to make sure that funding is preserved for flood defence improvement and that early discussion can help to eliminate any factors which might cause funds to be wasted.

Whilst there has been considerable work to get the improvements to the Foss Barrier implemented this has been calculated to produce the potential at peak flood of the Ouse and the Foss for a further 8 cms on the Ouse if the pumps are used to their maximum 50 tonnes per second (or 50 cubic metres per second). Therefore I appreciate resident's concerns to speed up delivery of defences especially at Clementhorpe, and improvements to existing walls at Lower Ebor Street. This will involve joint commissioning with Yorkshire Water, which is itself developing evidence for submission to OFWAT for the 2019 pricing review (PR19) which sets out capital investments including new pumping capacity for sewers to support schemes for new areas of the city to receive flood fences.

Ensuring that all communities across the city who are at risk gain benefit from the funding will be a key part of my work along with officers, and the new posts which have been created including a project post to boost community resilience to flooding (as has successfully worked in other parts of the country). Updates will be provided on the work that has been done to tackle problematic surface water drainage problems identified in previous Executive Member Decision Session for which there has been specific investment made by the council to overcome in partnership with other responsible bodies.

2. **iCASP Yorkshire project**

This is the Integrated Catchment Solutions Project for which more details can be obtained via <https://www.environment.leeds.ac.uk/research/yorkshire-icasp/> Data for the measurable impact of schemes such as “Slowing the flow” at Pickering is important for long term decisions about the benefits to hard flood defences in the region.

There has been considerable interest in how full river catchment plans working with natural flood management (NFM) can benefit flood protection downstream. I attended the recent launch of the Yorkshire iCASP (see photo with Prof Joseph Holden, Director for iCASP) which includes academics from Leeds, York, and Sheffield Universities (linked to other Universities in the North of England) and will bring together the measurement of the outcomes from a wide range of projects to bring NFM to the region. The investment is being made to support economic development, and this is becoming a key factor in application for funding. Together with the work by the Local Enterprise Partnerships (Leeds City Region, and



York, North Yorkshire , East Riding LEP) with key awareness of the feeder rivers to our Ouse being in the latter LEP area. Ensuring that York benefits from this work, and that projects such as the Becks Project being run by St Nick's Field (which is linked to the work in Hull Road Park which recently received approval for this financial year) demonstrate that we are making our own contribution to the wider issue of NFM, rather than expecting other areas to work for us.

Implications of Brexit – whatever one's views on the June 2016 Referendum there are huge implications on the Environment of the city for which I will be maintaining a close interest. I have been discussing with the NFU the impact on plans for Natural Flood Management and how the changes to land use require the confidence in long term national policies and funding. I will therefore be working closely with the Yorkshire Regional Flood and Coastal Committee to ensure that the region is heard, and I have been involved with the lobbying for funding from the national £15 million funding pot for pilot schemes.

3. Air Quality – measurement and supporting sustainable transport

York was one of 30 councils to participate in the first national Clean Air Day. Having met with the national organisers for the DEFRA sponsored event earlier in the year I was keen that York showed that it was taking steps to spread the message about the need to switch engines off when idling, switch to sustainable forms of transport, and switch to electric vehicles.

- Our taxi incentive scheme and the recently agreed low emission taxi policy has contributed to over 100 low emission taxis (Euro 5+ hybrid or electric) in York (14% of all taxis in the city).
- There are currently 1500 charging sessions per month (and rising) of electric vehicles in York.
- Advising government, local authorities and other organisations on air quality



I supported officers on the day with the work at St George's Field Car Park and at Westfield Primary School to get the message across (the stickers are very popular!)



There will be the annual update report coming to my decision session in August which I am keen to ensure that all members of council are familiar with the information that is provided as York is seen nationally as a leading authority for measurement of data. There will in the autumn be the proposals for the Clean Air Zone which will be significant for the city in the delivery of our objectives with air quality.

4. Renewable Power, and batteries

As part of the promotion of clean renewable power I will be working with officers to develop more PVs at the council's Eco Depot, and proposals for utilisation of the transformation in battery technologies to maximise the impact of renewably generated electricity. In time this will make savings in the energy bill of the council as well as improving our local energy security.

Working with York Community Energy I will be supporting the proposals for Community power being generated on the roof of the eco Business Centre.



5. Recycling and Waste

The new Allerton Park Waste Recovery Park near Knaresborough will start to be 'hot' commissioned soon and this will involve waste from the city. Shown on the right is the Anaerobic Digestion Plant (which together with the Mechanical separation of recycling of input waste was a requirement from the near beginning of the project in 2005). By avoiding the need to drag refuse trucks up the Harewood Whin landfill site this will reduce the damage to our vehicles and thus reducing



downtime and maintenance costs.

More information on the facility is available via the link

<https://wasteservices.amey.co.uk/where-we-work/north-yorkshire/>

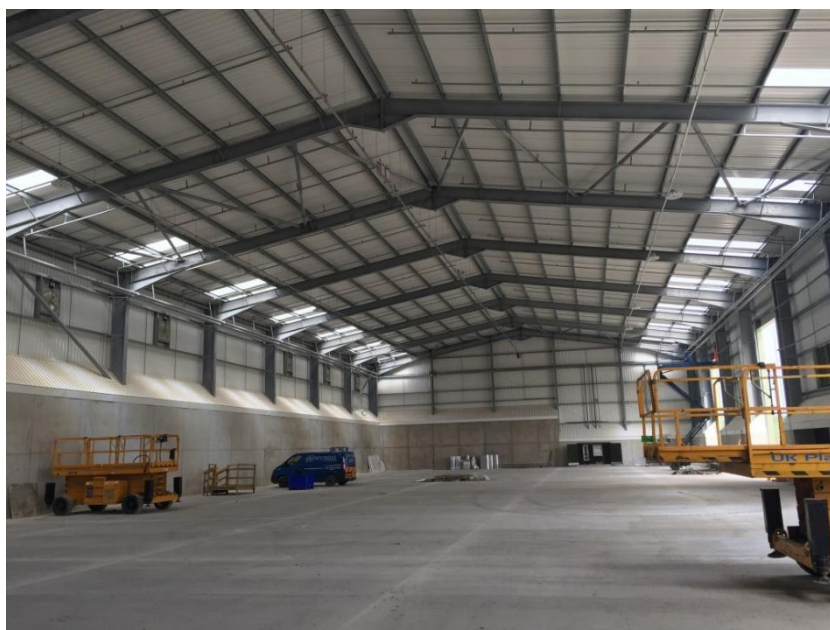
This will lead to more black sack/grey bin waste being recycled, however, I will be working with officers to work with the city, community groups and ward committees to promote the recycling message across York to continue improvement to the separation of recycling. There are still strong messages about recycling to save waste, provide materials for new products, saving raw materials being used and assisting with the One Planet objective which is running through our work.



I will be working with officers to drive down the tonnage of comingling of recyclables, which is becoming ever more important as the quality of recyclates is being driven up by enforcement from end users. However, no comingled recyclables end up in landfill and are separated. New

vehicles will be arriving later this summer to help with the situation.

PAS 100 accreditation has occurred for compost from Yorwaste and this is now on sale. Nevertheless I appreciate that some residents are keen



to see the reintroduction of the “Compost Giveaways” and I am pressing for these to be resumed now that building work at the transfer station (due to be opened on 20th July – see photos

to the left) has come to an end.

I am reviewing reporting systems for Street Environment, and working to bring more data on environmental enforcement to Ward Committees so that local decision making can assist with the improvement of the local environment.



Bring banks upgrade

Our bring banks are looking old, and there is public consultation ongoing about how we can improve these, and not just the appearance, but to respond to demands for more

materials. I will be reviewing the outcomes from this consultation.

6. Green Economy Panel

I will continue to work to link York with the other parts of the region through the Leeds City Region Green Economy Panel. There are strong links on the Green and Blue Infrastructure Report to York and the need to maintain Sustainable Urban Drainage systems in the years ahead after they have been constructed. I will be working to ensure that York benefits from the EU funds for low carbon schemes.

7. Community Recycling Fund

(below the Planet South Bank Repair Café 23rd April which has been followed up with the June 14th “Sew Easy, Clothes mending workshop”)



There are a wide range of projects which the Community Recycling Fund has supported throughout the year, and a number of repair cafes have emerged from these which groups are looking to sustain into the future and I will be looking at how these can help to spread the message about reducing waste through repairing items across the city (there is also a photo of a solar cooker below at the St Nick's Fix It Café).



will be working with groups to see how this can be developed in future years, and as York now gets the direct value of its recycling via Yorwaste there is even more incentive to encourage residents to separate more of their waste.

8. Carbon Footprint

York has its own role to play in the delivery of the Paris Agreement in seeking a worldwide attempt to limit climate change, and holding the increase in global temperatures to less than 2 °C above pre-industrial levels. Of particular relevance to the city is the consequence of more severe weather patterns leading to increased pressures on flood defences, and likelihood of localised surface water flooding in areas of

other areas of the city. I will be working with officers to develop a new Carbon Management Plan, and progress has been made with benchmarking the current performance of the council.

9. One Planet York

Following the successful second Conference for One Planet York I will be following up with council officers the next steps, and involving partners to progress the city's standing in the Grant Thornton Index measurements to rank the performance of cities against each other. This year we were fortunate to have as the key speaker Oberbürgermeister Markus Lewe from our twin city of Münster. We were able to see the Electric double decker bus from Optare (see below) which First York will be using on some routes, and following the progress with electric buses in Münster there will now be an exchange of experiences between the two cities which I will be maintaining as a way to help deliver cleaner air and maintain strong links between our two cities going forward. I will be supporting bids for funding to make sure that as many of the Park and Ride Fleet can be electric.



10. Health and Safety

Implications of the merged service with North Yorkshire and how this will provide a more resilient service across the two authorities. Regular reports will demonstrate the work that is being done and that the city is getting a return on the funds that it is providing. There will updates on the work of the team, and any specific work which needs to be followed up on fire safety following the Grenfell Tower fire in Kensington.

11. Council owned Community Centres

I will continue to work with officers to develop community centres with the volunteer groups who run them, and this is especially important with the various schemes for financial inclusion that the council is now running. The programme for the replacement of the Burton Stone Lane Community Centre with a modern sustainable facility has been progressing in consultation with user groups and the local community. These will during the year ahead result in specific proposals for a future development. I will continue to work with officers and the local ward councillors.

Cllr Andrew Waller

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Executive Member for Transport and Planning

Economy & Place Scrutiny Committee – 2 August 2017 at 5:30pm

Key Issues (17/18)

- **Park and Ride**
Role out of Park and Ride and Contract – major investment for the city
- **Outer Ring Road**
Upgrading of key roundabouts to improve traffic flow
- **Scarborough Bridge**
Is taking off the current narrow and stepped pedestrian bridge and making it ramped bridge
- **A19 Pinch point Phase**
The proposed scheme to improve southbound traffic flow at the A19/ Crockey Hill junction (by widening the road to create an extra lane outbound through the junction) will be constructed in Jan-March 2018 (with preparatory works/ utility diversions in late 2017).
- **P&R Advance Signage**
Installation of new directional signs to P&R sites on the main approaches to York (A64, A19 North, A19 South, A1036, A1079, and A59).
- **Tour Bus Conversions**
Work to convert five City Sightseeing tour buses to electric drive is ongoing,
- **Traffic Signals Asset Renewal**
Ongoing scheme to improve Traffic Signals.

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Economy and Place Scrutiny Committee

2nd August 2017

Report of the Corporate Director of Economy and Place.

2016/17 Finance & Performance Outturn Report

Summary

1. This report provides details of the 2016/17 outturn position for both finance and performance across the Economy and Place Directorate.

Analysis

Finance

2. A summary of the services within Economy and Place is shown below:

	Budget £'000	Outturn £'000	Variance £'000
Economy and Place			
Transport	7,203	7,096	-107
Fleet	-117	-63	+54
Highways	3,656	3,839	+183
Parking Operations	1,413	1,379	-34
Parking Income	-6,747	-6,709	+38
Waste	9,555	9,766	+211
Public Realm	2,949	3,109	+160
Development Management	258	756	+498
Forward Planning	862	806	-56
Building Control	-92	9	+101
Land Charges	-68	-55	+13
Environmental Management	665	586	-79
Environmental Health & Licensing	1,281	1,291	+10
Asset and Property Management	-2,000	-2,062	-62
Economic Development	1,209	1,126	-83
Management and Support	265	142	-123
TOTAL	20,292	21,016	+724

Note: '+' indicates an increase in expenditure or shortfall in income
'-' indicates a reduction in expenditure or increase in income

3. The outturn position for Economy & Place is an overspend of £724k, a slight improvement from the Monitor 3 report. This is primarily due to shortfalls in planning income and overspends within waste services due to pressures within waste collection and unachieved income budgets across waste services.
4. There was a shortfall in income arising from the Government grant claim following the December 2015 flooding (£74k) partly due to the non payment of landfill tax costs within the claim. The reimbursement of these costs is still subject to a final ministerial decision but it is prudent to assume they will not be paid. There were increased subcontractor and material costs within Highways (£92k) and £70k higher than budgeted insurance costs. There was also higher than forecast expenditure on gully emptying (£50k) due to increased focus on drainage works. These overspends are in part offset by £104k underspend on winter maintenance.
5. There was a £112k unachieved legacy saving from council transport costs which will be delivered in 2017/18. This was partly offset by higher than forecast income from the vehicle workshop mainly from internal users.
6. Within waste collection the year end overspend was £624k. The main variances were £99k additional staffing costs, primarily the use of temporary staff, and increased transport costs of £469k for vehicle repairs and hire.
7. The first phase of the waste services review has been implemented from 1st April 2017 reducing the number of recycling rounds and this should start to address the overspends within the waste collection service. The introduction of a Waste Transfer Station at Harewood Whin should also reduce vehicle damage which occurs when vehicles traverse on the Landfill site. The outcome of the review will be monitored during 2017/18.
8. Within waste disposal tonnages are broadly in line with budgets however there is an overspend of £183k on dealing with recycling due to the costs of processing co-mingled recyclates. This is offset by significant one off increased income (£326k) from the sale of separated recyclate and additional income from the sale of landfill gas (£70k). This has arisen due to the new services contract with

Yorwaste where the council takes the risk on the market price of recyclates.

9. There was an underspend on waste strategy (£289k) mainly due to lower waste Public Private Partnership procurement costs (£148k).
10. There was a shortfall in Automatic Number Plate Recognition income from Coppergate (£100k) and an overspend of £123k due to the risk and reward payment for Poppleton Bar Park and Ride. These overspends were offset by lower than forecast expenditure on concessionary fares (£131k), road safety activities (£65k) and subsidised buses (£64k). There was also higher than forecast income from Traffic Regulation Orders (£76k).
11. An overspend of £160k within Public Realm, mainly due to delays in delivering savings accepted as part of the 2016/17 budget was partly offset by savings due to a vacant assistant director post (£73k) that has been filled from May 2017.
12. There has been a shortfall of £440k on planning fees . This was partly due to a fall in the number of major housing site applications but also due to the government's expansion of permitted development rights and subsequent fall in prior notification submissions. Whilst the workload remains the same, fees attached to these applications have significantly fallen. There was also a shortfall of £159k in pre-application advice fees due to uncertainty over which major sites will be included in the draft Local Plan. This has led to a reluctance by developers to engage with the council and commit funding for pre-application advice.
13. There was a shortfall in income across the Building Control service of £101k. This is mainly due to reduced inspection fees where due to the nature of the work the average inspection fee fell from £125 to £79. Officers intend to review the service and associated income.
14. A number of other minor variations make up the overall directorate position.

Performance Update

15. The 2016/17 scorecard for Economy and Place is attached at Annex 1. Other key performance information is included in the following paragraphs.

16. In 2016/17 there were over 5 million refuse and recycling collections with the recycling rate within the city increasing to 47% (44% Q3 2015/16). Residual waste per household reduced to 412kg per household (417kg in Q3 2015/16) with 52% of respondents to the latest Talkabout survey thinking that the Council and partners are doing well helping to reduce amount of household waste.
17. A report on improving the efficiency of York's household waste collection service was approved at a public meeting on 9th January by the councillor responsible for the environment. The proposals included saving around £400k, reducing the amount of waste going to landfill and enabling the roll out of recycling collections to rural areas of the city that don't currently have them. Around a third of all households in York saw their collection day for recycling changed. Rubbish (grey bin/black bags) and garden waste (green bin) collections were not affected.
18. The York Community Recycling Fund, of £30,000, was established in September 2016 to provide the opportunity for community groups to apply for up to £5,000 to support community schemes so that they can make a real impact on the city's recycling and waste prevention performance. In March 2017, 18 projects were approved across the city including a bike repair & reuse project at Archbishop Holgate's School and creating a green community centre in Tang Hall.
19. During December and February, City of York Council facilitated the BID to dress the historic Bar Wall entrances to the City with sparkling lights. This proved to be a major success, with at least 10,000 interactions on social media and positive press coverage. Invitations to tender for the Winter 2017 campaign are expected in early May for evaluation with the intention of capitalising on the success of this year with plans for displays on a much larger scale.
20. 47% of the respondents to the Talkabout survey in December (up from 45% in June), think that the Council and partners are doing well at improving the quality of streets/public spaces. More panellists were positive about how well the council was doing at improving green spaces and helping to reduce household waste.
21. Future Cleaning Services have been contracted as a 24 rapid response street cleaning team for the BID levy area. The service builds on the ongoing baseline cleansing efforts provided by Council and include routine deep cleaning such as heavy-duty pavement jet wash, gum, flyposting and graffiti removal and rapid response clean-up.

22. In 2016/17 there were 86,708 square metres of streets and 14,455 square metres of footpaths resurfaced and 48 gritting treatments (2,192 tonnes of salt) applied to the primary network. There were also 2,477 street lighting faults repaired with 4,000 lamps replaced and 1,000 illuminated bollards cleaned.
23. In 2016 the median gross weekly earnings for residents of York were £509.60 which was an increase of 2.82% from £496.00 in 2015. The median earnings are higher than the Yorkshire & the Humber average of £498.30 but lower than the Great Britain average of £541.00. York is currently ranked 7/22 in the region (up from 8/22 in 2015) with Selby ranked the highest with the median gross weekly pay of £549.40 and Craven ranked the lowest with a gross weekly pay of £413.10. We are aware that York still fails to meet its full potential in terms of wage levels and part of the reason for this is the availability of space for high quality employment. The recently agreed economic strategy includes a number of areas to assist these issues; including developing York Central; delivering the local plan; and promoting university led growth.
24. Figures from the Office for National Statistics showed there were 625 JSA claimants in York in March which is an increase of 5 from last month but a decrease of 30 from March 2016. The claimant count for York represents 0.5 per cent of the working population, which is lower than both the regional and national figures of 1.6% and 1.2% respectively in March 2017. The recent figures also highlight a fall of 10 in the youth unemployment count since March 2016. The youth unemployment figure of 0.3% is lower than both the regional and national figures of 1.3% and 1% respectively.
25. Data released by the Department of Work and Pensions is published 6 months in arrears - the latest data relates to November 2016. The total number of working age Benefit Claimants continues to fall (a reduction of 160 to 8,750 from 8,910 August 2016). This represents 6.4% of the working age population and is lower than both the regional and national figures of 12.6% and 11.1% respectively. The reduction is predominantly due to a decrease in the number of Out of Work Benefit Claimants (a 1.16% reduction to 6,790 from 6,870 in August 2016).
26. In January, the Department for Transport (DfT) awarded i-Travel York a further £1.3 million to deliver sustainable transport projects that seek to grow the economy by boosting levels of cycling and walking, and by improving access to jobs, skills, training and

education. i-Travel York aims to inspire people in York to help look after our city - to keep it moving and keep the air clean - by considering travel options before making a journey. This additional funding will continue to help to reduce congestion, improve air quality and provide sustainable travel options for everyone in York.

Implications

27. There are no financial, human resources, equalities, legal, crime & disorder, information technology, property or other implications associated with this report.

Risk Management

28. The report provides Members with updates on finance and service performance and therefore there are no significant risks in the content of the report.

Recommendations

29. As this report is for information only, there are no recommendations.

Reason: To update the scrutiny committee of the latest finance and performance position.

Author:

Patrick Looker
Finance Manager
Tel: 551633

Chief Officers responsible for the report:

Neil Ferris
Corporate Director of Economy and Place

**Report
Approved**



25 July 2017

Annex

Annex 1 – Scrutiny Performance Scorecard



Economy & Place 2016/2017

No of Indicators = 22 | Direction of Travel (DoT) shows the trend of how an indicator is performing against its Polarity over time.
Produced by the Strategic Business Intelligence Hub July 2017

ANNEX 1

				Previous Years			2016/2017						
			Collection Frequency	2014/2015	2015/2016	2016/2017	Q1	Q2	Q3	Q4	Target	Polarity	DOT
Climate Change	OPC00	One Planet Council - All Resources - Total Cost (£)	Annual	£5,496,059	NC	-	-	-	-	-	-	Up is Bad	◀▶ Neutral
	CES08	Number of Home Completions (performance against Local Plan)	Quarterly	N/A	N/A	N/A	-	-	-	-	-	Up is Good	◀▶
Planning and Building Control	CES13	New Homes Built on Previously Developed Land (%) - (YTD)	Quarterly	70.17%	86.25%	82.33%	NC	81.75%	NC	82.33%	-	Up is Good	◀▶ Neutral
	CES905	% of major applications determined within 13 Weeks (NPI157a)	Quarterly	81.00%	81.00%	87.00%	86.00%	100.00%	69.00%	100.00%	-	Up is Good	◀▶ Neutral
		Benchmark - National Data	Quarterly	77.00%	81.00%	87.00%	83.00%	85.00%	86.00%	87.00%	-		
		Benchmark - Regional Data	Quarterly	81.00%	81.00%	92.00%	88.00%	87.00%	90.00%	92.00%	-		
	CES910	% of minor applications determined within 8 Weeks (NPI157b)	Quarterly	76.00%	73.00%	81.00%	83.00%	79.00%	73.00%	87.00%	-	Up is Good	◀▶ Neutral
		Benchmark - National Data	Quarterly	70.00%	75.00%	85.00%	79.00%	81.00%	82.00%	85.00%	-		
		Benchmark - Regional Data	Quarterly	74.00%	77.00%	86.00%	84.00%	85.00%	86.00%	86.00%	-		
	CES911	% of other applications determined within 8 Weeks (NPI157c)	Quarterly	90.00%	81.00%	91.00%	93.00%	86.00%	88.00%	92.00%	-	Up is Good	◀▶ Neutral
		Benchmark - National Data	Quarterly	82.00%	84.00%	90.00%	88.00%	88.00%	89.00%	90.00%	-		
		Benchmark - Regional Data	Quarterly	86.00%	88.00%	93.00%	92.00%	93.00%	92.00%	93.00%	-		
	CJGE121a	Average House Price	Monthly	£200,445	£210,085	£241,042	£231,001	£241,174	£242,389	£241,042	-	Neutral	◀▶ Neutral
		Average House Price	Monthly	£200,445	£210,085	£241,042	£231,001	£241,174	£242,389	£241,042	-	Neutral	◀▶ Neutral
		Benchmark - National Data	Monthly	£178,007	£189,901	£227,449	£224,429	£229,048	£231,205	£227,449	-		
		Benchmark - Regional Data	Monthly	£120,914	£121,841	£149,606	£149,706	£151,339	£154,985	£149,606	-		



Economy & Place 2016/2017

No of Indicators = 22 | Direction of Travel (DoT) shows the trend of how an indicator is performing against its Polarity over time.
Produced by the Strategic Business Intelligence Hub July 2017

ANNEX 1

				Previous Years			2016/2017				Target	Polarity	DOT
			Collection Frequency	2014/2015	2015/2016	2016/2017	Q1	Q2	Q3	Q4			
		Regional Rank (Rank out of 15)	Monthly	1	1	1	1	1	1	1	-		
	HM01	Gross Additional Homes Provided - (YTD)	Quarterly	523	1,171	996	NC	641	NC	996	-	Up is Good	◀▶ Neutral
	HM03	Net Additional Homes Provided - (YTD)	Quarterly	507	1,121	977	NC	629	NC	977	-	Up is Good	◀▶ Neutral
	HM07	Net Housing Consents - (YTD)	Quarterly	1,264	680	451	NC	197	NC	451	-	Up is Good	▼ Red
Projects - Large	CORP10L	Large Project - Local Plan	Quarterly	-	Amber	Amber	Amber	Amber	Amber	Amber	-	Neutral	◀▶ Neutral
		Large Project - York Central	Quarterly	-	Amber	Amber	Amber	Amber	Amber	Amber	-	Neutral	◀▶ Neutral
		Large Project - Castle Gateway	Quarterly	-	Amber	Amber	Amber	Amber	Amber	Amber	-	Neutral	◀▶ Neutral
		Large Project - Guildhall	Quarterly	-	Green	Green	Amber	Green	Green	Green	-	Neutral	◀▶ Neutral
		Large Project - Outer Ring Road (A1237)	Quarterly	-	N/A	Amber	N/A	N/A	Red	Amber	-	Neutral	◀▶ Neutral
		Large Project - York Central Access	Quarterly	-	N/A	(See York Central)	N/A	N/A	Amber	(See York Central)	-	Neutral	◀▶ Neutral
		Large Project - Allerton Park (NYCC Managed)	Quarterly	-	-	Green	N/A	N/A	N/A	Green	-	Neutral	◀▶ Neutral
Public Protection	PP01	% of businesses reporting that contact with officers was helpful	Annual	97.28%	98.00%	-	-	-	-	-	-	Up is Good	◀▶ Neutral
	PP02	% of businesses reporting that they were treated fairly	Annual	98.56%	95.50%	-	-	-	-	-	-	Up is Good	◀▶ Neutral
	PP03	% of businesses reporting that the information provided was useful	Annual	98.14%	98.10%	-	-	-	-	-	-	Up is Good	◀▶ Neutral
	PP04	% of customers who were satisfied with the action taken to resolve their complaint	Quarterly	95.57%	79.10%	-	88.50%	-	-	-	-	Up is Good	◀▶ Neutral
	PP06	% of food premises that are classified as broadly compliant	Quarterly	93.00%	94.00%	94.25%	94.00%	94.00%	94.00%	95.00%	-	Up is Good	◀▶ Neutral
	PP07	% of businesses that were compliant with legislation concerning the illegal use and sale of alcohol and tobacco	Annual	100.00%	63.20%	-	-	-	-	-	-	Up is Good	▼ Red
		% of panel satisfied with their local area as a place to live	Quarterly	NC	NC	89.84%	91.90%	NC	89.84%	NC	-	Up is Good	◀▶ Neutral



Economy & Place 2016/2017

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Produced by the Strategic Business Intelligence Hub July 2017

ANNEX 1

				Previous Years			2016/2017						
			Collection Frequency	2014/2015	2015/2016	2016/2017	Q1	Q2	Q3	Q4	Target	Polarity	DOT
Resident and Corporate Surveys	TAP01	Benchmark - Community Life Survey	Annual	86.00%	86.00%	-	-	-	-	-	-		
		Benchmark - LG Inform	Annual	81.00%	82.60%	-	-	-	-	-	-		
		% of panel dissatisfied with their local area as a place to live	Quarterly	NC	NC	6.18%	5.60%	NC	6.18%	NC	-	Up is Bad	◀▶ Neutral
	TAP30	% of panel who think that the council and partners are doing well at improving green spaces	Quarterly	NC	NC	42.80%	47.80%	NC	42.80%	NC	-	Up is Good	▼ Red
		% of panel who think that the council and partners are not doing well at improving green spaces	Quarterly	NC	NC	40.77%	39.50%	NC	40.77%	NC	-	Up is Bad	▲ Red
	TAP32	% of panel who think that the council and partners are doing well at improving the quality of streets/public spaces	Quarterly	NC	NC	47.40%	45.30%	NC	47.40%	NC	-	Up is Good	▲ Green
		% of panel who think that the council and partners are not doing well at improving the quality of streets/public spaces	Quarterly	NC	NC	44.00%	48.50%	NC	44.00%	NC	-	Up is Bad	▼ Green
Waste	CES36	Household waste recycled / composted - (YTD)	Quarterly	42.50%	42.80%	44.00%	49.00%	50.00%	47.00%	44.00%	-	Up is Good	◀▶ Neutral
		Benchmark - National Data	Annual	43.70%	43.00%	-	-	-	-	-	-		
		Benchmark - Regional Data	Annual	43.60%	42.20%	-	-	-	-	-	-		
		Regional Rank (Rank out of 15)	Annual	7	8	-	-	-	-	-	-		
	CES48	Missed bins per 100,000 collections - (YTD) (COLI3)	Monthly	60.16	45.75	54.64	56.44	53.87	53.88	54.64	-	Up is Bad	◀▶ Neutral

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**Economy & Place Scrutiny Committee**

2 August 2017

Report of the Assistant Director
Planning & Public Protection

Evaluation of the Impact on Air Quality of New Developments - Planning Briefing Note**Introduction – Air Quality and Planning**

1. The planning system has an important role to play in reducing emissions, improving local air quality and minimising exposure to harmful pollutants. Where air quality impacts are expected as a result of development, the planning process requires comprehensive assessment of such impacts and appropriate mitigation.
2. Air pollution is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children and older people, and those with heart and lung conditions. The annual health cost to society of the impacts of particulate matter alone in the UK is estimated to be around £16 billion¹
3. Any air quality issue that relates to land use and its development is capable of being a material planning consideration. However, the weight given to air quality in making a planning application decision will depend on such factors as the severity of the impacts on air quality, the air quality in the area surrounding the proposed development and the sensitivity of the likely use of the development. The length of time people are likely to be exposed at a location and the positive benefits provided through other material considerations are also important issues that have to be considered.
4. Development is not inherently negative for air quality. Whilst a new development at a particular site may have its own emissions, it may also bring an opportunity to reduce overall emissions in an area over time by installing new, cleaner technology and applying policies that promote

¹ DEFRA. Abatement cost guidance for valuing changes in air quality, May 2013

sustainability. The installation of more efficient low NO_x boilers is one example.

5. With careful consideration and appropriate mitigation, new development can help to protect and improve air quality by reducing the need for vehicle trips, encouraging the uptake of lower emission vehicles, minimising existing and new exposure to poor air quality and supporting and contributing towards the delivery of Local Air Quality Action Plans (AQAPs).

Local Air Quality Management and Health Based Air Quality Objectives

6. The Local Air Quality Management (LAQM) process places an obligation on all local authorities to regularly review and assess air quality in their areas and to determine whether or not the air quality objectives are likely to be achieved. Air Quality Objectives are health based objectives, designed to protect human health.
7. Where exceedences of Air Quality Objectives are considered likely, the local authority must then declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives. The LAQM process is set out in Part IV of the Environment Act (1995), the Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007 and the relevant Policy and Technical Guidance documents.
8. York currently has 3 AQMAs covering properties around the inner ring road, in Fulford and in the Leeman Road area. The 3 AQMAs are joined together via the road network and are declared on the basis of exceedances of the annual mean nitrogen dioxide objective. The AQMA in the Leeman Road area, covering properties along Salisbury Terrace, is due for revocation later in 2017 (subject to an Executive Member Decision Session on 7 August 2017) as levels of nitrogen dioxide have been well below objective levels for a number of years. In general, greater weight is given to the issue of air quality for development proposals within AQMAs, where levels of pollution are already elevated, and smaller impacts would be considered 'significant'.

National Policy

9. The National Planning Policy Framework (NPPF) provides guidance on how planning can take account of the impact of new development on air

quality. This replaces the guidance provided via the old system of National Planning and Policy statements. The NPPF identifies air quality as a material consideration in planning decisions and states that:

- The planning system should contribute to and enhance the natural and local environment by: preventing both new and existing developments from contributing to or being put at unacceptable risk from soil, air, water or noise pollution or land instability (Paragraph 109);
- To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account (Paragraph 120);
- Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local Air Quality Action Plan (Paragraph 124);
- Developments should be located and designed where practical to incorporate facilities for charging plug in and other ultra low emission vehicles (Paragraph 35);

Local Policy

10. City of York Council produced a Low Emission Strategy (LES) in 2012 and Air Quality Action Plan (AQAP3) in 2015 to reduce pollutant concentrations within the current Air Quality Management Areas and to provide longer term protection of public health. All development proposals must be fully compatible with the aims and objectives of the current York LES and AQAP. In particular developments must prevent:
 - The need to declare further AQMAs in the city
 - Any increase in the number of people exposed to poor air quality in the city
 - City wide emission growth as far as possible, via on-site mitigation measures

11. City of York Council's emerging Local Plan Air Quality Policy, aims to reduce pollutant emissions across the entire York area, targeting background concentrations both within and beyond Air Quality Management Areas (AQMAs) and helping to safe guard compliance with air quality objectives and reduce particle levels, for which there is no known safe limit. . A Low Emission Supplementary Planning Document (SPD) will be prepared which will set out how the Council will consider and how applicants should approach, planning applications that could have an impact on air quality.
12. As part of the technical officer assessment element of the site selection process, comments have been provided on all proposed sites identified in the emerging Local Plan with respect to likely air quality impact (including cumulative impacts from nearby sites) and anticipated levels of assessment and mitigation required as sites come forward for development. The detailed scope of air quality assessment required is discussed with developers on a site by site basis at the application stage.

The Pre-Application Process

13. The pre-application phase of Development Management is part of the positive and proactive planning service provided by City of York Council. We welcome and encourage early discussions with those considering development, particularly in relation to environmental planning issues. Pre-application discussions in relation to air quality enable a clear understanding of likely site impacts, assessment and mitigation, and enable a shared understanding of constraints and opportunities for developing a site.

Guidance on Assessing AQ impacts

14. Assessments of air quality impacts are generally carried out following guidance issued by DEFRA and other non-governmental organisations (Environmental Protection UK, Institute of Air Quality Management), and are made against air quality objectives set out in regulations. City of York Council has also developed draft Low Emission Planning guidance which is currently being developed further through the YALPAG (Yorkshire and Lincolnshire Pollution Advisory Group) Air Quality forum. A number of other Yorkshire authorities are interested in adopting this guidance. Air Quality planning guidance is intended to assist developers in assessing the air quality impacts of their development and in reducing and mitigating these impacts in a cost effective manner.

15. Whether or not air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns may arise if the development is likely to generate air quality impacts in areas where air quality is known to be poor. They could also arise where the development is likely to adversely impact upon the implementation of air quality strategies / air quality action plans.
16. When deciding whether air quality is relevant to a planning application, considerations are likely to include whether the development would:
 - Significantly affect traffic in the immediate vicinity of the proposed development site or further afield. This could be by generating or increasing traffic congestion; significantly changing traffic volumes, vehicle speed or both; or significantly altering the traffic composition on local roads. Other matters to consider include whether the proposal involves the development of a bus station, coach or lorry park; adds to turnover in a large car park; or result in construction sites that would generate large Heavy Goods Vehicle flows over a period of a year or more. Threshold levels exist for factors such as traffic generation and the need for an air quality assessment is generally determined from the figures presented in a traffic impact assessment.
 - Introduce new point sources of air pollution. This could include furnaces which require prior notification to local authorities; or extraction systems (including chimneys) which require approval under pollution control legislation or biomass boilers or biomass-fuelled CHP plant; centralised boilers or CHP plant burning other fuels within or close to an air quality management area or introduce relevant combustion within a Smoke Control Area;
 - Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor air quality.
 - Give rise to potentially unacceptable impact (such as dust) during construction for nearby sensitive locations.
17. Where there are concerns about air quality, City of York Council will generally want to know about:
 - 'Baseline' air quality - Public Protection operates an extensive monitoring network across the city and developers appointed environmental consultants will generally always utilise this data for their assessments.

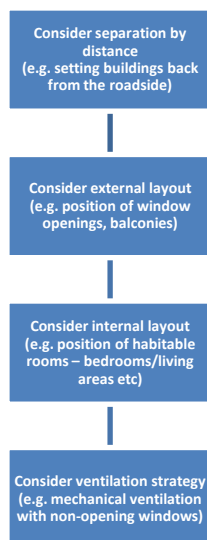
- Whether the proposed development could significantly change air quality during the construction and operational phases; and/or
 - Whether there is likely to be a significant increase in the number of people exposed to elevated concentrations of pollution, such as when new residential properties are proposed in an area known to experience poor air quality.
18. Early engagement with Public Protection is therefore important to establish the need and, where appropriate, scope of any assessment that will be needed to support the application.
19. Air Quality Assessments, especially for larger sites, will commonly make use of air quality dispersion models that can be used to model the impacts of additional traffic movements in terms of air quality impacts. Public Protection regularly discusses the scope of these assessments with applicants, to agree model input parameters and modelled receptor locations, for example.
20. Current national guidance requires that air quality assessments consider air quality at 'relevant locations'. Such locations are defined as outdoor, non-occupational locations where members of the public are likely to be regularly exposed to pollution for extended periods. With respect to nitrogen dioxide and the annual mean objective (the main pollutant and objective of concern in York), relevant locations include areas such as residential accommodation with opening windows, schools and care homes etc. With respect to the hourly mean nitrogen dioxide objective, any outdoor locations where members of the public might reasonably be expected to spend one hour or more, would be considered relevant (e.g. pavements of busy shopping streets including cafes, car parks and bus stations, for example).
21. The emerging low emission planning guidance, once adopted, will aim to classify sites based on their location, size and likely traffic generating potential. This site classification will dictate the type and level of assessment required for the application. In addition to on-street air quality impacts (detectable changes to ambient concentrations of air pollutants directly attributable to development occupation and/or use of a site) it will also require consideration of total emissions from a site, with a view to reducing and mitigating these emissions, based on an estimated damage cost. Damage costs are a simple way to value changes in air pollution. They estimate the cost to society of a change in emissions of

different pollutants². Developers would be expected to undertake a damage cost calculation and use this figure to ensure that mitigation measures are reasonable and proportionate with respect to the emission 'harm' caused by the development.

Exposure mitigation

22. It is important to consider if future occupants of a development are likely to be potentially exposed to unacceptable levels of pollution. This is normally informed by a simple screening exercise undertaken by reviewing local monitoring data, considering the locations of AQMAs and discussing with CYC Air Quality Officers. The screening exercise will draw broad conclusions about the exposure risk presented by the development.
23. The following exposure mitigation hierarchy is followed to ensure that pollution levels at building facade with openings to habitable rooms do not exceed health based Air Quality Objective levels and to ensure that effective room ventilation is maintained within habitable rooms.

Figure 1: Exposure mitigation hierarchy



24. When required for a development, continuous mechanical supply and extract ventilation systems should incorporate heat recovery and should be designed to meet current Building Regulations with respect to the provision of fresh air and the extraction of stale air.

² <https://www.gov.uk/guidance/air-quality-economic-analysis>

25. Where the proposed design leaves uncertainty regarding the pollution levels at facades with openings to habitable rooms, the developer is likely to be required to demonstrate, via appropriate monitoring, that occupants will not be exposed to levels of pollution above Air Quality Objective values. This may involve site specific air quality monitoring at different levels (on the building exterior) and elevations. Where uncertainty still exists, or if monitoring suggests levels of pollution are borderline with respect to health based objectives, City of York Council will take a precautionary approach with respect to mitigation and request non-opening windows and mechanical ventilation.

Assessing Significance of Air Quality Impacts

27. Impacts on air quality, whether adverse or beneficial, will have an impact on human health that can be judged as 'significant' or 'not significant'. This is a requirement of the EIA regulations but is also relevant to other air quality assessments. National guidance provides an assessment framework for describing impacts that is generally used as a starting point to make a judgement on significance. Judgement on overall significance of the air quality impact of a development will take account of factors such as the existing and future air quality in the absence of the development, the extent of current and future population exposure to the impacts, and the influence and validity of any assumptions adopted when undertaking prediction of the impacts.

Mitigating Air Quality Impacts

28. In circumstances where an air quality assessment concludes that there will be a significant effect, there is a requirement to mitigate such impacts, where feasible. The type of measures proposed to reduce air quality impacts will depend on the nature and scale of the proposed development. Where the proposal is for a small number of residential units in an area of poor air quality, it would be reasonable to examine design and ventilation arrangements to reduce the impact of the external environment on occupants in the building. Where the proposed development is larger and its impact is greater, wider measures could be considered, such as funding for traffic management measures and sustainable travel initiatives.
29. Mitigation measures for larger development sites generally fall under the following headings:

- **Construction Environmental Management Plan (CEMP)** – this plan will cover issues such as construction vehicle emission standards, construction staff travel planning and delivery arrangements and control of fugitive dust emissions. Where required, a CEMP must be submitted to and approved by City of York Council. The plan should include appropriate measures, to minimise emissions to air and restrict them to within the site boundary during the construction (or demolition) phases. Measures may include, but would not be restricted to on-site wheel washing, agreement on the routes to be used by construction traffic, restriction of stockpile size, targeted sweeping of roads and proactive monitoring of dust. The plan should also provide detail on the management and control processes.
- **Provision of Electric Vehicle Recharging Infrastructure** – aimed at encouraging the uptake of low emission/electric vehicles on site. Charging facilities for electric vehicles are now required for all developments in York that include parking (including residential developments).
- **Trip reduction measures** - it is important that sites minimise trips initially through good design and then through effective mitigation. Requirements are usually established via the separate transport assessment process and packaged in the form of a site travel plan. This will cover a variety of issues such as policies that will influence active travel and public transport use and any car related initiatives e.g. car clubs, car sharing etc
- **On-site measures** - On-site technology measures are defined as package of measures, which help to reduce emissions over and above design features and other aspects of mitigation already incorporated into the scheme proposal. Examples may include the use of low emission service vehicles, designation of parking spaces for low emission vehicles, or an on-site fleet low emissions operation plan. The developer should consider the full raft of possible measures and select an appropriate mix, which delivers mitigation commensurate with the scale and impact of the development.

30. As part of City of York Council's low emission planning approach (draft guidance currently being prepared), where emissions can not be fully mitigated using on-site measures, the intention is to request a financial contribution which reflects residual site emissions cumulated over a 5 year period from first operation. This funding would be used as part of a Low Emission Fund to implement measures that will complement the

aims and objectives of the adopted Low Emission Strategy and Air Quality Action Plan (AQAP3). However this approach needs to be tested for compliance with the Community Infrastructure Levy regulations, which require planning obligations to be necessary for the specific development to be acceptable, and for contributions to be pooled from no more than 5 legal agreements.

Recommendations made by Public Protection Officers

31. Where an air quality assessment for a development indicates that the development is likely to introduce unacceptable public exposure to air pollution, the developer must demonstrate that adequate mitigation is in place to address all relevant risk. Planning conditions are routinely used to ensure that suitable mitigation measures are put in place. However where those mitigation measures may give rise to other considerations, for example installation of mechanical extract system into a listed building, officers will seek to ensure that sufficient detail is provided before the granting of permission, to be satisfied that the impact of any measures are acceptable
32. Planning applications that support the objectives of CYC's Air Quality Action Plan / Low Emission Strategy are generally welcomed. For example, developments which have low levels of parking and which support walking, cycling, public transport measures and alternative fuel/infrastructure provision. Developments within the AQMA are generally permitted if they do not result in further public exposure or large increases in traffic flow (and corresponding increases in air pollution).

Other Relevant Current Issues

33. **Permitted Development Rights** - Whilst we do have controls through the planning process to help limit public exposure to poor air quality, the government has recently introduced 'permitted development rights' for certain types of development, an example being the conversion of office space to residential use. Other than the consideration of contamination and flood risks, and noise and highway impacts, there is have no basis to object to applications for conversion of city centre office space to residential properties, even when they might be in areas of poor air quality. Whilst we are unable to use planning conditions to ensure mitigation measures are put in place, Public Protection will still comment on all such applications and include an informative about air quality where appropriate.

34. **Short Term Operating Reserve (STOR) installations** – whilst this is not currently an issue in York, STOR sites using diesel powered electricity generation are becoming of increasing concern with regard to air quality, as emissions are not regulated. DEFRA is currently considering control options for air quality impacts from diesel generators (including standby generators, STOR and other electricity grid support generation plant). STOR sites are usually sized below the threshold that would require an Environmental Permit and therefore regulatory controls are limited. It is also difficult to accurately model the air quality impacts of such installations, as hours of operation are variable.

Contact Details

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Mike Slater
Assistant Director
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Report Approved

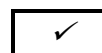


Date 21 July 2017

Specialist Implications Officer(s) N/A

Wards Affected:

All



For further information please contact the author of the report

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**Economy & Place Scrutiny Committee**

2 August 2017

Report of the Assistant Director
Planning & Public Protection

Building & Fire Regulations & Risks – Briefing Note**Summary**

1. This briefing paper provides members with an overview of the steps being taken to check the fire risks associated with buildings in York.

Background

2. In light of the recent tragic event at Grenfell Tower in London, at the Committee's previous meeting in June 2017 Member's requested a briefing on the situation with buildings in York and the associated fire risks.

Grenfell Tower

3. The Building

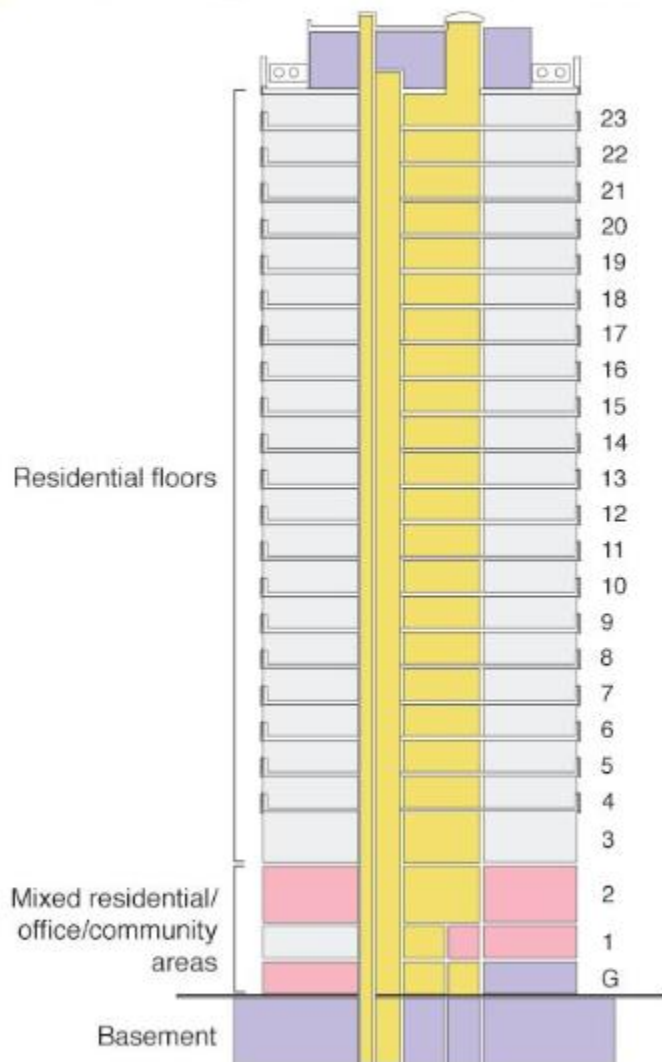
The building was a 1970's built tower block some 24 storeys and 67m high. It was a concrete frame construction, and had a single central core staircase for escape purpose. Over the previous few years it had been refurbished. The full details of this refurbishment are as yet unknown, but part of the refurbishment involved the external fixing of insulated aluminium clad panels. For information; Tall buildings are those with a floor height over 18m – approx six storeys).

4. The Fire

The fire reportedly started on the fourth floor due to a white goods fire, and was apparently extinguished by the fire service. As fire personnel were leaving the building it was noticed that the fire was actually still burning, but now external to the building, and was moving up the building via what is now thought to be the external insulation panels, and the external windows that were open due to a warm night. The fire moved at a considerable rate both up and also around the building, and went beyond the height at which the fire services were able to fight the fire.

Grenfell Tower

■ Stairs and lifts
 ■ Community areas
 ■ Residential
 ■ Other



Source: Studio E Architects

BBC

5. As a consequence of the fire and for reasons as yet unknown, smoke entered the stairwell - this hindered escape from the building. The exact cause of the fire, the deficiencies in the buildings construction and the possible lack of fire detection and prevention are still under investigation.

Issues to Consider for Buildings in York

6. Older Buildings (1960-1984)
York is fortunate not to have many tall (over 18m – 6 storeys) buildings. Current buildings are being inspected for any potential issues by either North Yorkshire Fire & Rescue Service, or if they are local authority housing stock, by the Housing department. This does not include

Georgian or Victorian historic buildings that are unlikely to have a construction that may be an issue.

7. Modern Buildings

Again there are few tall buildings. Accommodation at York University has been inspected by the university facilities staff. St John's University have been advised of the government's suggested checking procedure. We are advised that other property owners are in the process of checking their own buildings in line with Government guidance, however most, if not all buildings do not have external metal skinned insulation panels attached to the outer facade, as the thermal requirements of the building are inherent in the main construction.

8. In addition, all modern higher buildings contain:

- Requirements for multiple escape provision, (Fire escapes)
- Fire fighting risers for fire service connection at each floor.
- Fire doors and closers to doors.
- Smoke control and smoke ventilation provisions.
- Enhanced alarm and emergency lighting.
- Compartmentation and fire stopping between units.

Actions

9. City of York Council (CYC) Building Control is in communication with North Yorkshire Fire & Rescue Service (NYFRS) and are providing them with information relating to the construction of buildings (as requested in their action plan).
10. The NYFRS is currently inspecting and fire auditing buildings of six storeys and above, followed by four storey and above buildings. Their action plan is indicated below. The timescale is as soon as possible.
11. Action 1:
- The priority is to establish the number and location of high rise buildings within the county, high rise for the purpose of this exercise is defined as 6 storeys and/or equates to 18m or higher. This is building on the work already completed and needs to identify all of the items on the attached example. It would also be useful to know if it is local authority owned or private. If the building falls into the high rise category as described above and has cladding, then the responsible person should arrange for it to be tested, if this test

returns as positive then we will be notified and a joint inspection will be held, ideally within 48 hrs.

12. Action 2:

- The next priority is to identify any premises of 4 storeys or more and to record the same information as the attached example. We are aware that this will encompass a large number of premises so the focus should be on any with cladding, any with a stay put policy and the social housing premises.
- When talking to the Responsible Persons (RP) the advice should be for them to review their risk assessment and take notice of any cladding on their buildings and how this may affect the fire spread or the evacuation. Should we inspect any premises we need to re-iterate that we are not experts in cladding and that it is the RP's responsibility to get this checked. We will focus on the general fire precautions and give guidance and advice to ensure that they are adequate for the building.

13. Action 3:

- Information may need to be updated or created for any properties that pose a risk which are identified when gathering this information. Operational crews need to ensure that tactical plans include information about stay put policies and how the building could be fully evacuated if necessary. There should be detailed information on any fixed installations such as dry risers and how crews need to use them.
- It is expected that operational crews and TFS staff will all assist with this work, therefore TFS staff are putting together a presentation and will work with ops crews to ensure that they are clear about what they need to be looking for when auditing flats. A list of frequently asked questions is being compiled for the public and can be used by staff to answer any queries.
- The NYFRS website is also being reviewed to ensure that it has the latest updates regarding high rise flats and cladding of buildings.
- Three engagement events are being planned by TFS staff at Harrogate, Scarborough and York throughout July. Anyone with concerns regarding high or medium rise buildings or premises with cladding can attend to find out more information.
- TFS staff are also working to cleanse the data kept on purpose built flats of 4 floors or more however until this is completed a spread sheet will be kept here NYFRS High Medium Rise Risk Flats

information from now please can all amendments be made to this list.

- An Incident log has been created to deal with everything relating to this issue.
 - Communication has been made with all the Hospital Trusts that have premises in North Yorkshire to explain that the email sent at the weekend indicating that FRSs would audit all their inpatient buildings has now been amended and that we will only focus on specific buildings that have cladding. In these cases we will undertake a joint inspection and offer guidance regarding the general fire precautions.
 - This work is to take priority and weekly updates sent to senior management.
14. The number of six storey and over residential buildings in York is 6, all of these premises have been or are booked in for a Fire Safety audit under the Regulatory Reform Order (RRO), buildings that have been audited produced no issues relating to cladding. Housing services have checked CYC housing stock, a letter has been sent to tenants and information has been placed on the CYC web site. I am advised, that to date, none of the housing stock have been found to have any issues.
15. Information has been sent to property owners/landlords on potential fire issues regarding buildings (primarily relating to insulated panels) and how to have them tested if there are grounds for concern.
16. The CYC Health & Safety team are currently liaising with the Regional (Yorkshire) Fire Safety Advisors Group, on how and what may be necessary to identify, and address, deficient Local Authority buildings across the county.

Points to Consider

17. The Building Regulations themselves may be amended after the enquiry into the fire, however what appears to have happened, is that the existing guidance has not been followed correctly regarding alterations to Grenfell Tower, that, in conjunction with multiple other factors, created a situation that resulted in the disaster.
18. CYC Building Control supervises approximately 60% of the construction projects within the CYC area, the remaining 40% are supervised by private companies known as Approved Inspectors. CYC is not required

to have any details of the work supervised by the private sector, so the status and levels of compliance of 40% of the work in York is unknown. It is our understanding that the private sector will be undertaking their own investigative measures.

19. Building Control does not have any continuing legislative powers beyond two years of construction. The Chief Fire Officer has powers under the RRO to visit buildings to which the order has effect and request any remedial measure that they deem appropriate.
20. Attached at Annex A is a copy of a Fire Safety Update previously circulated to Members on 30 June 2017 by the Head of CYC Building Services, that highlighted the action being taken relating to CYC properties.

Briefing Note Provided By:

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Briefing Paper Approved ☒ **Date** 19 July 2017

Specialist Implications Officer(s) N/A

Wards Affected: All ☒
 For further information please contact the author of the report

Background Papers: N/A

Annexes:

Annex A: Fire Safety Update dated 30 June 2017

Abbreviations:

CYC – City of York Council
 NYFRS – North Yorkshire Fire & Rescue Service
 RP – Responsible Person
 RRO – Regulatory Reform Order
 TFS – Technical Fire Staff

Fire Safety Update 30 June 2017

Dear Councillors

This is our third update of the briefing note provided to you on 16 June. This contains additional information about CYC's fire safety approach, and where possible response to questions raised by members. We hope this provides assurance about fire safety and helps you to answer any questions you get from residents;

Contents

- Summary
- Fire Assessment Regime
- High Rise Blocks
- Cladding
- Fire Safety Policy
- Supported Living
- Sheltered Schemes & Hostels/Temporary Accommodation
- General Needs blocks
- Schools
- Domestic smoke alarms
- Sprinklers (water suppression)
- Stay-put policy
- Licensing of private landlords/HMOs
- Student Accommodation
- Information for tenants and residents

Summary

- CYC operate a fire safety management regime in line with the Regulatory Reform Order - Fire safety 2005 - (RRO) and Housing Act (2004).
- We have no 'high rise' blocks of more than 6 storeys. Our highest is 5 storeys.
- None of our social housing has Aluminium Composite Material or (ACM) cladding panels as used at Grenfell Towers.

- All blocks with communal areas are required to have a fire safety risk assessment (FRA), however there is no fixed period for reviewing that assessment. CYC aim to carry out FRA reviews annually for sheltered, hostels, OPHs, and schools – and every 3 years for general needs stock.
- Reviews are carried out by qualified assessors as part of a rolling programme.
- The programme is designed to bring all social housing blocks with communal areas within the review cycles referred to above by the end of 2017/18.
- We have a corporate fire policy (compliance note CN14) and, in association with Health and Safety colleagues, are currently developing a fire safety policy for our social housing. Together, these policies will cover all council-owned buildings covered under the RRO.
- Older Persons Housing (OPHs) have a phased evacuation policy – unless ‘stay put’ is specified in a resident’s Personal Emergency Evacuation Plan (PEEP).
- All sheltered housing and hostels have communal fire alarms, regular drills, and alarm testing, plus PEEPS.
- In-line with current legislation, none of our social housing or OPHs currently have sprinkler systems installed
- While legislation does not require it, we have hard-wired smoke detectors in two thirds of our general needs housing and tenants are able to fit their own.
- We currently have a ‘stay put’ policy in our general needs blocks in case of fire, as all are fitted with fire doors

In our sheltered, hostels, OPHs schemes we either operate a delayed evacuation, or are moving towards operating a delayed evacuation approach.

Fire Assessment Regime

- All buildings with communal areas are required to have a fire safety risk assessment. However there is no fixed period for

reviewing that assessment. Guidance suggests that reviews should be undertaken following any *significant* changes which could affect the fire risk, including changes to the building, staff, occupancy, activities, legislation etc.

- CYC have adopted best practice with regard to review cycles and aim to carry out fire safety risk assessment reviews every year on schemes where the most vulnerable tenants & residents live such as sheltered housing schemes and hostels; and every 3 years on our general needs blocks.
- Reviews are carried out by qualified assessors as part of a rolling programme.
- **New** - Currently 307 reviews are outside of the 3 year cycle, however this year's programme is designed to bring all blocks within the CYC adopted review cycles referred to above by the end of 2017/18, and will involve undertaking reviews for approximately 350 blocks during the year.
- **New** - Building Services and Health and Safety have been working together closely on our existing programme of FRA reviews, and were in the process of introducing an additional shared resource to undertake FRA reviews and supervision of remedial works programmes, via a service level agreement prior to the Grenfell Tower fire. This will make the most of our in-house resources across CYC and NYCC, and will enable us to accelerate the FRA review programme.
- **New** - The in-house team will also be supplemented by consultancy. To this end, we have commissioned Macdonald Martin to carry out a programme of 70 priority FRAs. This work is due to commence on 10 July.
- **New** - We have brought forward the regular programme of scheme/block inspections carried out by Estate Managers, which whilst aimed at reviewing all aspects of the physical environment around blocks, also looks to identify any problems with obstacles or stored belongings hallways/entrances/stairwells and other communal areas. Building Services, Health & Safety and Housing teams, will be coordinating this work alongside the FRA

programme; and it will provide an important 'heads-up' function to identify any major issues that could impact on residents ability to exit blocks in the event of a fire, or on the overall fire integrity of the block.

High Rise Blocks

- CYC has no housing buildings above 6 or more storeys – the height where building are considered as 'high rise 'for the purposes of fire regulations.

Cladding

- None of CYC's housing stock has the 'Rain Screen', curtain wall facade cladding used at Grenfell Tower. This cladding is sometimes referred to as Aluminium Composite Material or (ACM).
- We are currently checking with the Education & Skills Funding Agency who led on the building of 4 schools in York (as part of the Priority School Building Programme), to confirm no Aluminium Composite Material (ACM) cladding was used.
- **New** - All of the above schools have now confirmed that where cladding has been used none of it is of the ACM type. We are however seeking final confirmation from two developers involved in the development of two further schools built as part of the Priority School Building Programme.”
- **New** - The Government testing programme requires LAs to inspect buildings over 18m high where cladding has been used. 18m is the height at which regulations change with respect to the required fire resistance of cladding materials used. Where it is suspected that the cladding is ACM type, LAs are required to submit samples for testing to the British Research Establishment (BRE). As CYC have no buildings over 18m, nor any with ACM type cladding, we have not been required to send any cladding materials for testing. 23 of our 4 storey blocks had external insulation, and render systems applied in 2009, and we have spoken to the suppliers, who provided written assurance relating to fire safety compliance of their product. We also have appropriate certification verifying

compliance, which was issued at the time the work was carried out.

- **Fire safety policy**
- We are shortly to launch a new fire safety management policy for our social housing stock. This will reflect the latest guidance and best practice, and will pick up any key learning points arising from the current review of our fire safety approach.
- There is also a corporate fire policy (compliance note CN14), and between the corporate and housing fire policies, all CYC owned properties are covered, and premises managers and landlords are expected to adhere to them.
- **New** - The Head of Health & Safety is liaising with the North Yorkshire Fire & Rescue Service (NYFRS) on behalf of the North Yorkshire and York Councils including district councils. NYFRS are going to respond in the early part of next week as to how they will support the councils going forward.

Supported Living

- All CYC's supported living residential care accommodation within York is less than six storeys in height. The majority are two storeys, with a small number of three storey buildings such as the Arc Light hostel, one supported living service and larger residential and nursing schemes. None of these building have ACM type cladding.
- All residents are required to have a 'Personal emergency evacuation plan' (PEEP) and all schemes have annual fire risk assessments undertaken. OPHs have a phased evacuation approach unless otherwise specified in a resident's PEEP. This is because there could be scenarios where residents who require hoisting, are likely to be recommended to be stay put, protected by building compartmentalisation and fire doors.
- Please note most of this type of accommodation is managed by third party housing providers. They have responsibility for fire safety, including carrying out fire safety assessments and any

associated remedial works. Schemes range in size from large 100 person extra care schemes to small two bed accommodation, with differing provision of fire safety equipment dependent on assessed risk and appropriate legislation.

Sheltered Schemes & Hostels/Temporary Accommodation

- All CYC sheltered housing schemes and hostels have communal fire alarm systems. These schemes have been assessed as having the highest risk given their multiple occupation, and the vulnerability of their tenants and residents. These fire alarm systems are regularly tested, and there are regular fire drills where staff are based permanently on site to lead the drills. Fire extinguishers are only provided at sheltered schemes and hostels where we have staff based there permanently, as users of this equipment need to be appropriately trained. The extinguishers and any other fire fighting equipment is regularly serviced, and records of this are kept in on-site fire log books.

General Needs blocks

- Most general needs blocks do not have communal fire alarms. Government guidance suggests '*Communal fire alarm systems should not be installed unless it can be demonstrated that there is no other practicable way of ensuring an adequate level of safety. If such a system is provided, it must be possible to manage it*' <https://www.local.gov.uk/fire-safety-purpose-built-flats> .
- These blocks are not provided with fire extinguishers, as this equipment should only be used by trained operators. Fire drills are not currently carried out at general needs blocks. This is largely because they require on-site staff to lead them who know which tenants and leaseholders are in the building at that particular time which is not available for these type of schemes. However, as mentioned earlier we will be undertaking further work to improve the quality and frequency of information provided to tenants and residents about what to do in the event of a fire.

Schools

- There are no schools of 6 storeys or above.
- We are not aware of any schools with ACM cladding panels where CYC's Property Services have been involved, but we are seeking confirmation from external suppliers on other schools (such as PFI, modular etc). The council's Health and Safety team carries out and annually reviews fire risk assessments for LA schools that buy our core H&S service level agreement (SLA). Currently only one LA School doesn't buy this service. All schools signed up to the SLA have an up to date FRA.
- CYC is not responsible for the fire safety requirements in Academies and independent schools/colleges. However, we do carry out a fire risk assessment/review where they procure our H&S service.
- **New** - All schools'* and council offices' fire alarms are regularly maintained. The majority of these buildings are specified to 'L2'. L2 is a classification of a fire alarm system that is defined in BS5839. The prefix 'L' standards for life protection. This means the primary purpose of L2 fire alarms is to protect life. Whereas 'P' prefix are primarily designed to protect damage to buildings. L2 fire alarm systems are designed to offer automatic detection on all escape routes within a building, with the addition of all rooms adjoining to the escape route. An L2 fire alarm system should also take in to account any further areas of high risk which may not necessarily be covered with detection on the escape routes and adjoining rooms. The system should also incorporate audible sounders and manual call points.
- ***Note:** *The Facilities Management Team does not have any current information on 15 York Schools as they have decided to maintain their buildings independently of the council.*

Domestic smoke alarms/Fire Alarms

- Where we rewire social housing (typically as part of Tenants' Choice works) we install hard-wired smoke detectors.

- Our records show that approximately two thirds of CYC homes have a smoke detector that we fitted. Of course many tenants and residents may have installed their own, but we will not have a record of this on our stock condition data system.
- Our gas engineers test smoke alarms when they attend to carry out gas services – any that are found to be faulty are reported and then replaced by our electricians. We also test hard-wired smoke alarms when properties are empty and being re-let.
- The Smoke and Carbon Monoxide (CO) Alarm (England) Regulations 2015 set out the requirements around smoke detectors and carbon monoxide detectors. This requires private landlords to install smoke detectors and CO alarms in their properties. The Act gives local authorities the power to police compliance with these requirements. However the act also explicitly excludes local authorities and registered social housing providers from these requirements. Please see excerpt from the act below.
- *'The regulations do not apply to Social Housing landlords. At present, private rented sector properties have fewer working alarms installed than other types of housing tenures. These regulations are designed to ensure all privately rented homes are equipped with working smoke alarms at the start of each new tenancy, and where necessary, working carbon monoxide alarms'.*
<https://www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords/the-smoke-and-carbon-monoxide-alarm-england-regulations-2015-ga-booklet-for-the-private-rented-sector-landlords-and-tenants#tenancies-and-exemptions>

New - West Offices' fire alarm system is designed to L2P2 – protects both life and the building, chosen due to the strategic importance of the building to the council.

Sprinklers (water suppression)

- Under current regulations sprinkler systems must be installed in all new buildings in England that are higher than 30 metres. There is tighter regulation in Scotland and Wales.
- CYC has no buildings over 30 metres. Therefore none of our general needs blocks, hostels or sheltered accommodation have sprinkler systems.
- Retrospective fitting of such systems has previously been seen by some in our sector as expensive, intrusive and in some cases disproportionate to the risk present. We are committed to considering the need for water suppression systems as part of the design process for new builds and major refurbishments as part of the risk assessment process.
- Some fire experts believe that the retrospective installation of sprinkler systems is not necessary within low-risk general needs stock. However, our Health and Safety team will be discussing fire safety strategies for all building types the next meeting of the Local Government safety group. We'll feed back to members and any agreed standards will be implemented locally.
- Some schools have full sprinkler systems or partial sprinkler system, but most do not.
- Recent changes to legislation has removed the requirement to install sprinklers in new-build schools. This has been replaced with the requirement to 'consider' whether it would be appropriate to install sprinkler systems.
- A number of social housing providers have now commenced programmes of retrofitting sprinklers into their high rise accommodation, including councils in Leeds, Tamworth, Southwark and Nottingham.
- A 2011 pilot sprinkler retrofit project at Callow Mount, Sheffield found that the combined cost of installation and maintenance was £40 per flat per year over a 30-year time frame. Sheffield has subsequently rolled out sprinkler projects to other high rise blocks and some elderly persons accommodation.

- We will keep a close watch on discussions and any proposed changes coming out of the review of the fire at Grenfell Towers, and look at the use of these systems as part of our overall review of our fire safety approach.

Stay-put policy

- We do not have a coverall stay-put policy in our sheltered schemes, however as with OPHs some residents will have PEEPs recommending 'stay-put'. Following the Government's Guidance on Fire Safety in purpose-built blocks of flats, we do have a stay-put policy in most general needs blocks and signage is in place to this effect. However the Local Government Fire Safety Group (northern area) is meeting on 12 July 2017 and will discuss 'stay-put' approaches in light of any initial findings from the Grenfell Tower fire. This discussion will inform an assessment of whether we need to review our existing policy.

Licensing of private landlords/HMOs

- The responsibility for compliance with fire safety legislation lays entirely with private landlords under the Regulatory Reform Order (Fire Safety) 2005.
- For the private rented housing (14,000 homes in York):
- We have worked closely with North Yorkshire Fire and Rescue Service (NYFR) and have provided guidance on fire safety including information on how landlords should carry out fire risk assessments and the standards they should look to implement.
https://www.york.gov.uk/info/20097/private_landlords_and_tenants/1073/fire_safety_guidance
- Since the introduction of the Smoke and Carbon Monoxide Alarm (England) Regulations in 2015 it has been a legal requirement that **all** private rented accommodation has smoke detectors fitted to each storey of the property where a room is used wholly or partly as living accommodation. We worked closely with NYFR raising awareness of the requirement including the provision of free

smoke alarms. Penalties for not having smoke detectors could be a civil penalty notice of £5000. Since the introduction of the regulations, we have come across very few premises without smoke detectors. Those we have found without have been installed by the landlord the same day

https://www.york.gov.uk/info/20097/private_landlords_and_tenants/1755/smoke_and_carbon_monoxide_regulations

- Houses in Multiple Occupation (3,000 properties)
 - o Currently we licence all larger HMOs – (three storeys and above with five or more occupants – 473 such properties are licensed in the city) and our standards mean that it is insufficient to just install individual smoke detectors on each floor.
- Currently we don't licence smaller shared properties. We are awaiting further regulations which will extend licensing to smaller shared HMOs.
- We can also enforce fire safety standards via the HMO management regulations/Housing Act using the housing health and safety system.

New - Student Accommodation

Below is a statement from University of York

Fire Safety on University of York Campus

Meeting Regulatory Standards:

- The University campus does not have tower block student accommodation above 18 metres high.
- A recent assessment shows that we meet all fire safety regulations in respect of our building materials.
- We have a robust evacuation policy and there are dedicated fully trained members of staff in fire safety procedures in every building on campus.

Specific University Fire Safety Arrangements

The University has in place the following fire safety precautions that would allow the safe evacuation of all residents and users of buildings on our campus:

All students receive a Residential Fire Safety briefing at the start of term. This includes new starters, students on Centre for Global Programmes (CGP) courses and students of the International Pathway College (IPC).

- Automatic fire-safety-detection systems are in full working order, are maintained in line with standards, and fault monitored to ensure any identified failures are immediately highlighted and responded to.
- Protected Means of Escape (PMoE) are in accordance with the requirements of the Building Regulations and Regulatory Reform (Fire Safety) Order (RRO).
- There is a network of trained Fire Wardens and Sweepers.
- There is a policy of simultaneous evacuation across all buildings (***there are no 'stay-put' policies***).
- Annual fire drills in all Academic buildings and termly fire drills in residential accommodation check our procedures and peoples' understanding of fire alarms and evacuations.
- We undertake regular inspections, testing and maintenance of passive fire precaution arrangements.
- All staff receive Fire Safety training annually.
- Fire Risk Assessment (FRA) is undertaken by trained and competent staff, subject to regular audit and review by the Fire Authority
- Individuals with additional support requirements have a Personal Emergency Evacuation Plan (PEEP) in place.

The above measures give a significant level of assurance for persons occupying our buildings in the event of a fire. University Fire Safety management systems and arrangements are constantly monitored against legislative fire safety standards; any deficiencies are highlighted and remedial action taken.

Approved accommodation off campus (Student Castle)

- The building has a maximum height of 20m
- The cladding and insulation are compliant with fire and building regulations
- Fire safety equipment serviced as required by legislation
- Weekly tests are also done in house on the fire alarm system and monthly tests on the emergency lights.

Information for tenants and residents

- We have written to all tenants and leaseholders living in block with communal areas to provide details about CYC's approach to the management of fire safety.
- We have also issued a press release outlining our message to tenants and residents.
- We are also pulling together articles for the Streets Ahead magazine and our website.
- We will be reviewing the fire safety information we provide to tenants at 'sign-up'.

Regards

Mike Gilsenan

Head of Building Services

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Economy & Place Scrutiny Committee - Draft Workplan 2017-18	
28 June 2017	<ol style="list-style-type: none"> 1. Introductory Presentation on Customer Interface, Operational Practice & Outcomes, and Commercial Estate 2. Implementation update – Grass Verges Scrutiny review 3. Draft Workplan 2017/18
2 August 2017	<ol style="list-style-type: none"> 1. Attendance of Deputy Leader (Economic Dev), Exec Mbr for Transport & Planning & Exec Mbr for Environment - Priorities & Challenges for 2017/18 (all confirmed) 2. Year End Finance & Performance Monitoring Report (Patrick Looker) 3. Evaluation of Impact on Air Quality of New Developments (Mike Southcombe) 4. Briefing on Building Control & Fire Risks (John Fowler & Jonathan Carr) 5. Workplan 2017/18
4 October 2017	<ol style="list-style-type: none"> 1. Finance & Performance Monitor 1 2. Progress Update on Allerton Park Waste Recovery Treatment Centre (Dave Atkinson) 3. CYC Flood Defences Action Plan – Biannual Update (Steve Wragg & Environment Agency) 4. Overview of Current Shared Resources in York & Across the Region & Future Opportunities (Mike Slater) 5. Presentation on CYC's Commercial Portfolio (Tracey Carter) 6. Bi-annual Update on Ongoing Major Projects (Tracey Carter) 7. Workplan 2017/18
28 Nov 2017	<ol style="list-style-type: none"> 1. Make It York Bi-annual Update 2. Overview of Emergency Planning (James Gilchrist) 3. Update on Park & Ride Contract (James Gilchrist) 4. Mapping of Volunteers Integrated into Service Delivery – Risk Assessment & Analysis (MS & JG) 5. Workplan 2017/18

17 Jan 2018	<ol style="list-style-type: none"> 1. Finance & Performance Monitor 2 2. Waste Update on Mixed Recycling & Waste Collection, including tangible timelines (JG) 3. CYC Flood Defences Action Plan – Biannual Update 4. Implementation Update – Arts & Culture Scrutiny Review 5. Workplan 2017/18
7 March 2018	<ol style="list-style-type: none"> 1. Finance & Performance Monitor 3 2. Update Report from the Managing Director of BID 3. Bi-annual Update on Ongoing Major Projects (Tracey Carter) 4. Workplan 2017/18
21 May 2018	<ol style="list-style-type: none"> 1. Make it York Annual Report 2. One Planet York – Implementation Review (Mike Slater)