

Meeting	Executive
Date	3 March 2026
Present	Councillors Douglas (Chair), Kilbane (Vice-Chair), Kent, Lomas, Pavlovic, Ravilious, Steels-Walshaw and Webb
In attendance	Councillor Widdowson (Opposition Deputy Group Leader)

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**198. Apologies for Absence**

An apology for absence was submitted by Councillor Ayre.

Councillor Widdowson was in attendance as substitute.

**199. Declarations of Interest**

There were no declarations of interest at this point, but there was a declaration of interest made at a later point in the meeting (Minute no. 212 refers).

(Councillor Pavlovic joined the meeting at 4.32pm during the consideration of this item.)

**200. Exclusion of Press and Public**

Whilst it was acknowledged that Annex A to agenda item 14 and Appendices I and J to agenda item 15 were classed as exempt for the reasons set out below, it was not anticipated that there was a need for Executive to consider these documents in private session.

**Resolved:** That the press and public be excluded from the meeting in relation to Annex A to agenda item 14 and Appendices I and J to agenda item 15 on the grounds that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). This information is classed as exempt under paragraph 3 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by The Local Government (Access to Information) (Variation) Order 2006).

## 201. Minutes

**Resolved:** That the minutes of the Executive meeting held on 27 January 2026 be approved and then signed by the Chair as a correct record.

## 202. Public Participation

The Leader of the Council reported that four written representations had been submitted in advance of the meeting. The representations were all in relation to agenda item 10, 'City Centre Events and Permanent Anti-Terrorism Traffic Regulation Order'. These had been taken into account and published on the Council's website.

It was reported that there had been five registrations to speak at the meeting under the Council's Public Participation Scheme.

Flick Williams spoke remotely in relation to agenda item 10, 'City Centre Events and Permanent Anti-Terrorism Traffic Regulation Order'. It was emphasised that Coppergate car park did not have a ground floor. Dundas Street was far away from the foot streets. Improvements within the city centre would assist those disabled people already able to get there, but if vehicles were not permitted into the foot streets, then there would be disabled people for whom there was no mitigation, and they would be excluded.

The report made eight references to co-design. It was pointed out that sitting disabled people in a room and asking what their solution was to an intractable set of circumstances was not co-design. That it may be well-meaning, but it was managing expectations and making them complicit in their own exclusion. This had been exacerbated by the lack of a remuneration policy and expecting disabled people to give their time and expertise for free. There was reference to co-production. This was considered a gross misrepresentation. Co-production was about power sharing, making decisions on an equal basis. Yet, disabled people were not even part of the safety advisory group and had to rely on a council officer to represent them.

Paragraph 25 of the report was considered insulting. That talking about better mapping of lived experience was nonsense.

Disabled people had reported in every consultation about access needs. It was predicted that once in place, far from lying dormant, a permanent ATTRO would be used for more events, including protests. And with the UK terror threat level now certain to rise from substantial to severe, it meant the prospect of a permanent blue badge ban.

Councillor Baxter spoke in relation to agenda item 9, 'Recycling Review'. She thanked Councillor Kent, Executive Member for Environment and Climate Emergency and officers for all the work that had gone into this area of work. Waste and recycling was a complex service to run, especially with the continual balancing act across the city with different priorities. Recycling collections was an issue that had an impact on residents as soon as it happened, whether it was a recycling box that had blown over or materials that had spilled into the street. It had an impact on how people felt about their neighbourhood and the council's approach to dealing with these matters seriously was welcomed.

Reference was made to Hull Road with the mix of housing types, and that three boxes could be challenging in some areas. The proposal to start engagement on moving to wheeled recycling bins for many households could bring huge practical improvements. This included better containment of materials, better capacity or a simpler system for people to navigate. It could also reduce littering on windy days.

Councillor Baxter also wished to pay tribute to the late Martin Emerson who was Chair of the local residents' association and who it was reported had e-mailed on a regular basis on this issue. It was felt that although he wasn't here to see it through, he would be pleased with this development.

Diane Roworth spoke remotely in relation to agenda item 10, 'City Centre Events and Permanent Anti-Terrorism Traffic Regulation Order'. Reference was made to the ambition of the council to provide full independent access for all to the city centre. An ambition that was applauded and no less than should be expected of a human rights city. Getting to grips with ATTRO was one factor in achieving this. ATTRO may be necessary at times but needed to be implemented in a way that upheld the council's plans for accessibility for all. The council plan with a core objective of equality of opportunity, the local transport plan, economic strategy, and city centre 10-year plan all embedded

inclusivity and access for all. But there was a need to be more ambitious in achieving access for all because disabled people were being left behind.

The report was not considered robust enough in explaining the complete exclusion of some people from the city centre when the ATTRO was in place. The human rights and equality impact assessment was confusing as it identified the actions proposed as positive for disabled people. It was not considered positive for those disabled people for whom their mitigation such as closer parking was insufficient. They would be excluded and that needed to be publicly acknowledged because it was an important factor in how the ATTRO was to be enforced in future.

The report had not identified that disabled people were not a static cohort. There were over 8,000 blue badge holders, but 1,600 new blue badges had been issued over the last 12 months. That was 1,600 people who were unable to go into the city when an ATTRO was in place unless it was applied differently.

Proposals in the report had been described as co-designed and co-produced with York Disability Rights Forum and York Access Forum, which was stated to be a generous description. Two meetings had been held to seek disabled people's views on what could be done to mitigate the impacts of the ATTRO. However, this report was the first time they had seen what had been taken from those meetings despite asking to see it before it went into the report.

There was a need to develop a common understanding of what co-design and co-production involved before it was applied. Thousands of people were being marginalised, including the 1,600 new blue badge holders. 24% of the population were disabled people, which in social model terms meant disabled by society not their impairments.

Andy D'Agorne spoke in relation to agenda item 9, Recycling Review and agenda item 10, City Centre Events and Permanent Anti-Terrorism Traffic Regulation Order. He welcomed the recycling review and plans to consult residents on proposals for recycling bins to replace boxes wherever possible. This should reduce injuries and minimise street litter on windy recycling days.

The main concern was the limited outside storage space for houses with yards or smaller gardens. Other ideas could be explored, which included encouraging residents to share one or more bins and allowing residents to swap to a smaller slimline residual waste black bin, such as those that had been used on the 'Bags to Bins' project.

In relation to inclusive access to the city centre, the proposed permanent ATTRO needed to be consulted on urgently. In relation to paragraph four of the report, concern was expressed that cycle use as a mobility aid was still banned throughout the year when provision had been made for car users with blue badges to access various routes. Paragraphs five and nine suggested a completely unacceptable three-to-five-year time scale for mitigating the impact of the measures despite work having started in 2021 to consider new disabled parking bays.

Councillor Fisher spoke in relation to agenda item 11, 'Consultation on a York Wide Smoke Control Area'. He expressed concern that the proposed measures were considered a solution to a problem that was negligible. He stated that PM2 particles was an issue in medium to high concentrations, but the additional areas had very low concentrations and that most of it blew away.

He also expressed concern that many older residents used open fires or older wood burning stoves. That many could not afford new appliances. In addition, it was highlighted that the consultation showed that there was 64.7% opposition to the proposed measures.

### **203. Forward Plan**

Members received and noted details of items that were on the Forward Plan for the next two Executive meetings at the time of agenda publication.

### **204. Report of the Budget and Medium-Term Financial Strategy Task and Finish Group**

The Director of Governance and Monitoring Officer submitted a report which presented the final report and recommendations of the Budget and Medium-Term Financial Strategy Task and Finish Group, as agreed by the Corporate Scrutiny Committee at its meeting held on 19 January 2026.

The following elected member and officer were in attendance for this item:

- Councillor Anna Baxter, Chair of the Task and Finish Group
- James Parker, Scrutiny Officer.

The key areas of discussion were:

- Councillor Baxter thanked all members and officers involved with the task and finish group. It was a constructive working group and members had worked well together. The group particularly focussed on the importance of ensuring early and effective scrutiny and the need for clear financial information to be presented to members. The working group had also reviewed the need to develop the level of consultation with residents and stakeholders.
- The Executive Member wished to place on record her thanks to the working group. Executive was already in the process of implementing some of the recommendations. It was noted that a task and finish group had been established, specifically focussing on adult social care and the financial challenges faced in relation to that area.

**Resolved (unanimously):** That Executive endorses the report and recommendations of the Budget and Medium-Term Financial Strategy Task and Finish Group.

**Reason:** To contribute to the development of a structured and consistent approach to budget scrutiny.

## 205. **Best Start in Life (BSiL) Local Plan**

The Corporate Director of Children and Education and the Director of Public Health submitted a joint report which sought approval for the strategic approach to York's local Best Start in Life (BSiL) plan, which focussed on early childhood development and reducing inequalities, with the aim of increasing the proportion of children achieving a Good Level of Development (GLD) by the end of Reception year.

The following officers were in attendance for this item:

- Martin Kelly, Corporate Director of Children’s and Education
- Peter Roderick, Director of Public Health
- Kate Horne, Public Health Principal
- Rob Newton, Local Evidence Lead.

The Executive Member thanked officers for the excellent work and positive attitude that they had brought to this piece of work. That it was a universal approach aimed at ensuring the best possible opportunities for young people in York. He also highlighted the positive work undertaken by SureStart in supporting young families. In addition, a centre for excellence was being developed, which was expected to make a big difference for children and families in York.

**Resolved (unanimously):**

That Executive

- a) Endorses the strategic Best Start in Life approach, focused on reducing inequalities and improving early childhood outcomes in order to meet the Government’s statutory targets for the proportion of children achieving a Good Level of Development by age five.
- b) Approves delegated authority to the Executive Member for Children and Education to sign off the final local Best Start in Life plan.
- c) Agrees the ambition to position York as a Centre of Excellence for early childhood development, working with Ebor Multi Academy Trust, the University of York, York St John University, and other partners, including the voluntary and community sector and — where appropriate — private sector investors. This ambition will include a particular focus on the first 1001 days.

**Reason:** Supports statutory compliance, strengthens system leadership, and enables York to take a more ambitious and evidence driven approach to improving early childhood outcomes.

**206. Recycling Review**

The Director of Environmental and Regulatory Services submitted a report which sought to review the domestic recycling service, including how materials were presented at the

kerbside. Also, to initiate public engagement and scrutiny to explore the benefits and costs of moving from recycling boxes to recycling wheeled bins for the majority of domestic properties in York.

Dave Atkinson, Director of Environmental and Regulatory Services, was in attendance for this item.

The key areas of discussion were:

- The Leader of the Council highlighted that a business case for the recycling review was to be presented to Scrutiny in May. It provided an opportunity for members to review the proposals and consider any necessary feedback that was required.
- The Executive Member reported that the report addressed issues with litter that was difficult to contain in boxes and the cost to the council to address it. Containing the litter was a positive step forward for the environment and residents. Recycling boxes caused issues for older residents and those with health conditions. It also supported the workforce who suffered a disproportionate number of musculoskeletal injuries due to the thousands of boxes that they lifted every year.

**Resolved (unanimously):** That Executive approves the commencement of public engagement around moving from recycling boxes to recycling bins and the emerging business case to be presented to Scrutiny in May 2026.

The scope of properties will be determined by the engagement exercise to inform a business case to be brought to a future Executive meeting.

**Reason:** To seek ways to improve efficiency of collections, increase recycling capacity, reduce operating costs, decrease musculoskeletal injuries and reduce street litter.

## 207. **City Centre Events and Permanent Anti-Terrorism Traffic Regulation Order (ATTRO)**

The Director of City Development submitted a report which presented options in relation to an emerging approach to strategic city centre access and associated measures.

The following officers were in attendance for this item:

- Garry Taylor, Director of City Development
- Ben Murphy, Head of City Development.

The key areas of discussion were:

- The Executive Member highlighted that a subsequent report was to be submitted to Executive setting out the outcomes of a formal ATTRO consultation and associated actions. Individuals and groups were thanked for sharing their concerns and viewpoints on this matter. It was important to balance the needs of residents, visitors and people who worked in the city. There was a need to work together to keep people safe and enable as much access as possible whilst recognising all needs, concerns and risks.
- There was an acknowledgement of the need to consider alternative opening times for the Christmas Market, which was to be added to the list of recommendations.

**Resolved (unanimously):** That Executive notes the work to date, strategic direction, and emerging approach to strategic city centre access and associated measures, and;

- a) Agrees the recommended option of maintaining a wide range of City Centre events, and managing their impacts over the short medium and long term through co-designed improvements to how events are accessed, managed and operated, and how city centre infrastructure operates.
- b) Approves the emerging package of short term measures as set out at paragraph 26 of the report, the further work to refine and develop these through ongoing co-design, and the initial budget allocation of up to £70k to implement identified measures, and to be funded through existing integrated transport block budgets, but with a proposal also being submitted to the York and North Yorkshire Combined Authority Transport Capital Programme 2026-2030, to establish a new dedicated allowance for this work package.
- c) Receives a subsequent paper setting out the outcomes of formal ATTRO consultation and associated actions.
- d) That further work be undertaken to establish the viability of ensuring greater access, rest days and times during the Christmas Market.

**Reason:** To support the long term economic and social vibrancy of the City Centre, manage the impacts of events over the short, long and medium terms, and anticipate future decisions around the implementation of permanent ATTRO.

## **208. Consultation on a York Wide Smoke Control Area (SCA)**

The Director of Environmental and Regulatory Services submitted a report which outlined the results of public consultation on proposals to further reduce emissions of PM2.5 and other pollutants from solid fuel burning through a York wide Smoke Control Area (SCA).

The following annexes were attached to the report:

- Annex A – Boundary of existing smoke control area and distribution of homes that have solid fuel appliances
- Annex B – Proposed smoke control area (extended to CYC boundary)
- Annex C – Consultation Summary
- Annex D – Full responses to survey question 16 (other comments)
- Annex E – Equalities Impact Assessment (EIA)
- Annex F – Draft City of York Council Smoke Control Order (2025).

The following officers were in attendance for this item:

- Peter Roderick, Director of Public Health
- Mike Southcombe, Public Protection, Regulatory Support and Advice Manager
- Andrew Gillah, Principal Air Quality Officer.

The Executive Member acknowledged that there were some residents who had thought that the report contained a proposal to ban all wood burners, which was not the case. That it was a communications issue which it was important to address. It was reported that the Director of Public Health together with Executive Members had met with leaders of the parish council last week to address some of these concerns. The Executive Member was also attending the next parish council meeting in March to respond to any queries arising from the implementation. The Council had developed posters, leaflets and other pieces of information to display in rural areas so that

residents understood the importance of it. That solid fuel burning was detrimental to human health, which had not been fully understood from some of the consultation responses. There was also a need to ensure consistency of approach across the city. That enforcement was easier when the whole of the city was a smoke-controlled area.

The Executive Member also sought to clarify that whilst some people had previously considered that wood burning was a climate friendly way of heating the home, recent evidence and science had suggested that it had a negative impact. Paragraph 23 of the report outlined the health impacts.

**Resolved (unanimously):**

That Executive

- a) Considered the consultation summary (Annex C to the report) and full comments (Annex D to the report) received in relation to the public consultation on a draft order to expand the SCA to cover the whole of CYC's administrative area (and associated revocation of historical orders covering the existing area).
- b) Delegates authority to the Director of Environmental and Regulatory Services, in consultation with the Director of Governance, to approve the making of the 'City of York Council Smoke Control Order (2025)' (as drafted at Annex F to the report) to come into effect on a date not less than 6 months after the date of making the order (Option A as set out in the report)

**Reasons:**

A York-wide SCA would:

- 1) Provide a mechanism to manage both the burning of the most polluting solid fuels and the appliances in which they are burned across the whole of York, thereby protecting the health of all residents. Burning non-authorized fuels contributes to air pollution and especially PM2.5 across the city which harms public health.
- 2) Ensure consistency in CYC's approach to dealing with smoke emissions across York, including future residential areas.

- 3) Ensure clear rules for burning solid fuels (which are currently different depending on the area of York and in some cases even on the same street).
- 4) Complement wider air quality improvement measure being implemented by CYC and contribute to national emission reduction targets.

(At the conclusion of this item the meeting was adjourned at 6.10pm and reconvened at 6.15pm.)

**209. Appropriation of Land at Bootham Stray for Highway Purposes**

The Director of City Development submitted a report which sought consent to appropriate land on a small part of Bootham Stray for highway purposes.

The following annexes were attached to the report:

- Annex 1 – Plan of Proposed Land to be Appropriated
- Annex 2 – Plan of 2018 Land Appropriation
- Annex 3 – Plan of Stray and Former Car Park Land
- Annex 4 – Photographs of Site
- Annex 5 – Section 122 Notice.

The following officers were in attendance for this item:

- Garry Taylor, Director of City Development
- Nick Collins, Head of Property Services.

The Executive Member reported that the appropriation of land enabled continuous walking, wheeling and cycling provision which linked the existing active travel routes. The upgraded bus stop and shelter supported the objectives contained in the transport strategy, climate change strategy and health strategy.

**Resolved (unanimously):**

That Executive

- a) Notes that the required consultation process in accordance with Section 122 of the Local Government Act 1972 for the appropriation of open space to be utilised as highway was carried out and no objections were received.

- b) Approves the appropriation of the land shown shaded orange in Annex 1 for highway purposes.

**Reason:** To enable the developers of the Cocoa Gardens housing site to provide the required sustainable transport infrastructure to benefit existing highway users and future residents of the development.

**210. Delivery of the Gypsy and Traveller accommodation improvement and expansion programme**

The Director of Housing and Communities submitted a report which sought authorisation to proceed with delivery of the improvement and expansion programme, subject to further Executive approvals being sought at identified key points within the programme.

The following annexes were attached to the report:

- Annex A: Cost Plan
- Annex B: Outgang Lane improvement works Site Plan
- Annex C: Osbaldwick Site Plan
- Annex D: James Street Site Plan
- Annex E: Clifton Site Plan
- Annex F: Equalities Impact Assessment (EIA)

The following officers were in attendance for this item:

- Pauline Stuchfield, Director of Housing and Communities
- Zoe Dunn, Housing Delivery Programme Manager.

The Executive Member thanked officers for development of this piece of work. Also, the feedback received from residents and the York Travellers Trust which had been incorporated into the report. That it was a community in desperate need of investment, which had been neglected for too long.

**Resolved (unanimously):**

That Executive

- a) Agrees with progressing the delivery of the Gypsy and Traveller accommodation improvement and expansion programme and associated cost plan to implement the York Local Plan proposals relating to Council-owned

sites as set out in its Policy H5; this includes authorisation to use £1.95m from S106 contributions, £0.625m from YNYMCA grant, and up to £2.675m from General Fund long term borrowing.

- b) Agrees to the delivery of the improvement works of the Osbaldwick site access road (Outgang Lane) as a priority and for CYC Highways to prepare the improvements proposals and issue a Traffic Regulation Order (TRO) to restrict parking as part of the proposed improvements, and (where necessary) to procure a contractor for the works.
- c) Agrees to procure a retrofit services team to produce proposals which improve the energy efficiency of the three Council sites' 61 utility buildings from EPC E to EPC A-B and to procure a contractor to carry out the works.
- d) Agrees to procure a design team to develop a masterplan for the expansion of the Clifton site and design for the 6 additional pitches with utility buildings, to submit planning application for the site expansion, and to procure a contractor to carry out the works.
- e) With respect to (a) to (d) above, agrees to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to take such steps that are necessary to procure and appoint any contractors for the aforementioned works and/or services, and to determine the provisions of and enter into the resulting contracts (and any subsequent modifications and/or extensions thereto), in accordance with the Council's Financial Regulations set out in Appendices 10 and 10a of the Constitution (the "Finance Regs"), the Contract Procedure Rules set out in Appendix 11 of the Constitution (the "CPRs") and (where applicable) the Procurement Act 2023 and the Public Contract Regulations 2015.
- f) Notes that a site search as referred to in the Local Plan or 'Call for Sites' exercise to be undertaken by Planning in 2026 in collaboration with stakeholders, will identify the location(s) of 17 further pitches to be provided on existing or new Council sites to meet the identified accommodation need.
- g) Notes the Carbon Negative Challenge Fund grant award received from the York and North Yorkshire Mayoral Combined Authority (YNYMCA), to contribute to the

retrofit measures to improve the energy efficiency of the three Council sites' 61 utility buildings from EPC E to EPC A-B, agrees to proceed with entering into a grant agreement to receive funding and agree to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to determine the provisions of and enter into the grant funding agreement, and the provisions of any subsequent modifications and/or extensions thereto, to ensure compliance with the Subsidy Control Act 2022, the Finance Regs and the CPRs.

- h) Approves the transfer to capital contingency of £625k for budget released from this scheme as a result of the YNYMCA grant award.
- i) Agrees to the application to Homes England for funding from the Social and Affordable Homes Programme (SAHP) to deliver the new accommodation pitches on Council sites, and (provided that the application to Homes England is successful) agrees to proceed with entering into a grant agreement to receive funding and agree to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to determine the provisions of and enter into the grant funding agreement, and the provisions of any subsequent modifications and/or extensions thereto, to ensure compliance with the Subsidy Control Act 2022, the Finance Regs and the CPRs.

**Reasons:**

- To ensure that the Council's commitment to meeting pitch requirements as set out in the Local Plan is appropriately met.
- To ensure any works and/or services are procured in compliance with the Finance Regs, the CPRs, and (where applicable) our statutory duties under the Procurement Act 2023 and the Public Contract Regulations 2015.
- To ensure any grant funding arrangements comply with the Subsidy Control Act 2022.

(Councillor Webb left the meeting at 6.32pm at the conclusion of this item.)

## 211. **Delivering More Affordable Housing in York - Castle Mills**

The Director of Housing and Communities submitted a report which sought support with a proposed delivery route for affordable housing at the Castle Mills site.

The following annexes were attached to the report:

- Confidential Annex A – Castle Mills Business Case
- Annex B – Castle Mills Site Plan
- Annex C – Equalities Impact Assessment (EIA)

The following officers were in attendance for this item:

- Garry Taylor, Director of City Development
- Pauline Stuchfield, Director of Housing and Communities
- Zoe Dunn, Housing Delivery Programme Manager.

The Executive Member highlighted the importance of affordable housing schemes such as these, particularly in supporting key groups that had difficulty getting onto the property ladder. The scheme provided affordable housing on council owned land. It recognised the need to develop housing in places that people could afford.

### **Resolved (unanimously):**

That Executive

- a) Agrees the preferred delivery route of 100% affordable housing at the Castle Mills site with the procurement of a design team to update the design previously approved by Planning to adapt it to 100% affordable housing, and achieve a refined design to RIBA Stage 3, using the proposed on-cost budget.
- b) Agrees to the submission of a planning application with the refined Castle Mills design.
- c) Agrees to procure a contractor to operate under a Pre-Contract Services Agreement or other type of design-only contract to collaboratively design Castle Mills to RIBA Stage 4 and price the design, to enable an updated full business case to be presented to the Executive for approval.
- d) Recommends to Full Council the creation of the Castle Mills scheme within the HRA capital programme; the

wider business case for which will come forward at a later date.

- e) Recommends to full Council approval of a budget of £2.377m funded from HRA borrowing, to develop the proposals through RIBA stages 3 and 4 as described in a), b) and c) above.
- f) Agrees to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to take such steps that are necessary to procure and appoint such the contractors, and to determine the provisions of and enter into the resulting contracts described in a) and c) above (and any subsequent modifications and/or extensions thereto), in accordance with the Council's Financial Regulations set out in Appendices 10 and 10a of the Constitution (the "Finance Regs"), the Contract Procedure Rules set out in Appendix 11 of the Constitution (the "CPRs") and (where applicable) the Procurement Act 2023 (the "Procurement Act") and the Public Contract Regulations 2015 (the "PCRs").
- g) Agrees to the preparation and submission of applications to Homes England for funding from the Social and Affordable Homes Programme (SAHP) to deliver the affordable homes at Castle Mills, and (provided that the application to Homes England is successful) to receive funding and agree to proceed with entering into a grant agreement with Homes England.
- h) Notes the Brownfield Fund grant awards received from the York and North Yorkshire Combined Authority (YNYCA) for the development of affordable housing at Castle Mills, Former Manor School and 68 Centre sites and agree to proceed with entering into grant agreements to receive funding.
- i) Notes that a Brownfield Land Release Fund grant application to the One Public Estate (OPE) has been submitted to contribute to funding of the Willow House project delivery including the necessary enabling works; and pending the grant award, agree to proceed with entering into a grant agreement to receive funding.
- j) Further to g), h) and i) above, agrees to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to determine the provisions of and enter into any resulting grant funding agreements with Homes England and YNYCA, and the provisions of

any subsequent modifications and/or extensions thereto, to ensure compliance with the Subsidy Control Act 2022, the Finance Regs and the CPRs.

**Reasons:**

- To ensure any works and/or services are procured in compliance with the Finance Regs, the CPRs, and (where applicable) our statutory duties under the Procurement Act 2023 and the Public Contract Regulations 2015.
- To ensure any grant funding arrangements comply with the Subsidy Control Act 2022.

**212. Update on the Asset Management Strategy - 2026 to 2031**

The Director of Finance submitted a report which presented an Asset Management Strategy covering the period 2026-2031, to benefit both social outcomes and financial performance, arising from the council's land and property assets.

The following appendices were attached to the report:

- Appendix A – Location Plan 25/27 Coney Street
- Appendix B – Location Plan 17-21 Piccadilly
- Appendix C – List of Allotments
- Appendix D – Location Plan Bustardthorpe Allotments
- Appendix E – Location Plan Land at Rowntree Park
- Appendix F – Location Plan Land at York Road, Strensall
- Appendix G – Location Plan Land at Hull Road Park
- Appendix H – Equalities Impact Assessment
- Confidential Appendix I – Financial Analysis and Market Valuation Report – 25/27 Coney Street.

The following officers were in attendance for this item:

- Nick Collins, Head of Property Services
- Shaun Gibbons, Head of Carbon Reduction
- Dave Meigh, Public Realm Operations Manager.

The Executive Member reported that commercial income was important to fund services for residents. It was about ensuring a balance so that the commercial income was not at the expense of community benefit. Working hard with community groups to ensure they could get the most out of the assets.

## **Resolved (unanimously):**

That Executive

a) Notes:

- i) The performance of the council's property estate and the annual revenue it provides.
- ii) The performance against the specific workflows, including disposals, as previously set out in the previous Strategy and the re-shaping of the operational estate at West Offices to provide additional annual revenue.
- iii) The performance and role the estate has played in helping to reduce the council's carbon footprint.

b) Agrees the principles of the Strategy which will form the Corporate Asset Strategy for the next 5 years, 2026-2031.

c) Agrees to:

- i) The sale of 25/27 Coney Street and lease back of part on a 999-year lease.
- ii) The grant of a lease renewal at 17-21 Piccadilly.
- iii) Lease the various City Council owned allotments, as detailed within the report to York Allotment Charitable Incorporated Organisation (YACIO) for 35 years at a peppercorn rental.
- iv) Lease Bustardthorpe Allotments, Bishopthorpe Road, to Bustardthorpe Allotment Association for 35 years at a peppercorn rental.
- v) Lease the store and outdoor space in Rowntree Park maintenance depot to York Canoe Club for 15 years at a peppercorn rental.
- vi) Lease the garage in Rowntree Park to the Friends of Rowntree Park for 15 years at a peppercorn rental.
- vii) Lease of the Rowntree Park Lodge Garden to the Friends of Rowntree Park for 99 years at a peppercorn rental subject to the Friends meeting the requirement of original lease for the upper floors.
- viii) Lease the land at York Road, Strensall to Strensall and Towthorpe Parish Council for 70 years at a peppercorn rental.
- ix) Lease the land in Hull Road Park to Choose 2 Youth for 10 years at a peppercorn rental,

all on the terms and conditions outlined in the report.

- d) Delegates to the Director of Finance (in consultation with the Director of Governance) authority:
  - i) To take such steps as are necessary to agree and complete the above transactions as detailed in this report; and
  - ii) To acquire and dispose of all interests in land for all future acquisitions and disposals.

### **Reasons**

- a) To ensure work continues to accord with the clear principles as set out under the Asset Management Strategy, which will continue to guide and shape future use of the council's property portfolio.
- b) To continue to support the ongoing economic vibrancy of the city, to protect and increase the income from the council's commercial property portfolio.
- c) To dispose of surplus property with an emphasis on providing affordable accommodation within the city; reduce the council's financial obligations and encourage regeneration and community involvement through the use of its assets.

(Councillor Kilbane declared a non-pecuniary interest in this item as an allotment holder.)

### **213. Urgent Business**

There were no urgent items of business to consider.

### **214. Chair's Closing Remarks**

The Leader of the Council reported that it was the final Executive meeting for Ian Floyd, Chief Operating Officer, due to his retirement from the Council later in the month. On behalf of Executive, the Leader of the Council thanked Ian for all his support and positive contribution to the Council during his 17 years' service.

Councillor Doulgas, Chair

(The meeting started at 4.30 pm and finished at 7.10 pm).