

EXECUTIVE

THURSDAY 16 MARCH 2017

DECISIONS

Set out below is a summary of the decisions taken at the Executive meeting held on Thursday 16 March 2017. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

Members are reminded that, should they wish to call in a decision, notice must be given to Democracy Support Group no later than 4pm on the second working day after this meeting.

If you have any queries about any matters referred to in this decision sheet please contact Carol Tague (01904 552094 or carol.tague@york.gov.uk).

7. City of York Safeguarding Children Board Annual Report 2015/16

Resolved: That the Executive receive the Annual Report of the Independent Chair of the City of York Safeguarding Children Board.

Reason: For members to have the opportunity to reflect on the key messages and priorities when considering plans.

8. Additional Primary School Places for Micklegate

Resolved: That the Executive agree to approve:

- (i) The expenditure of an estimated £225k of Basic Need funding to enable Scarcroft Primary School to increase by 0.5 form of entry (15 pupils per year group) to a 2 form of entry (60 pupils per year group). The funding will cover the cost of making internal refurbishment to the school building to add additional classroom space and other required facilities.

- (ii) £26k of additional expenditure from Basic Need funding to increase the amount of playing area on the school site (removal of car park spaces).
- (iii) £1m of basic need funding for a full size multi use games area (MUGA) to be located on the Millthorpe Secondary School site with additional parking spaces. The South Bank Multi Academy Trust has agreed to consult with the local community to determine the most appropriate place to locate these additional facilities on the school site. The Academy Trust has also agreed that during the school day the MUGA would be available for use by a number of schools in the area including Scarcroft Primary.

Reason: To enable the council to meet its statutory duties to provide sufficient school places, it supports the proposed changes to Scarcroft Primary school's building and the need to create additional outdoor play space. As from the 1 April 2016 Scarcroft Primary School became part of the South Bank Multi Academy Trust. This means that although the council remains responsible for ensuring there are enough school places in its area it will be the South Bank Multi-Academy Trust Board who have requested approval for the increase in the size of the school through the Regional Schools Commissioner.

9. Play Provision Scrutiny Review Final Report

Resolved: The Executive agree that:

- (i) A Best Practice Guide be introduced for Members containing a range of information (including those detailed in paragraph 40ii of the report), to be used when committing ward funds to the future development of community spaces schemes which incorporate play provision.

- (ii) The Best Practice Guide be used to support Members when new open spaces improvement schemes come forward. For example the proposed playground capital investment schemes in 2017 (see paragraph 40vi of the report)
- (iii) An appropriate Member training package be introduced to provide members with the necessary skills to effectively engage with children and young people in their local wards.

Reason: To take the recommendations from the Scrutiny Task Group forward in order to facilitate future improvements to the neighbourhood working model.

10. **Ward Funding Scrutiny Review Final Report**

Resolved: The Executive agree:-

- (i) That Members be actively encouraged to engage in any training opportunities available and the Political Groups be instrumental in facilitating this.
- (ii) That a set of standards be agreed to formalise the working arrangements between the Communities and Equalities Team (CET) and other CYC teams, eg Highways, in order to better manage the flow of information and manage councillor expectations, and speed up the progression of ward funded schemes.
- (iii) That appropriate changes be made to the internal processes to address the Veritau findings and scrutiny review findings, including:-
 - Improving communication and publicity of ward committee meetings;
 - Replacing the downloadable application form with an online application form, and providing guidance on the frequency that

individual wards make their funding decisions, and how long it will take to receive the funding once an application has been approved etc;

- Introducing a form to monitor the implementation and effectiveness of ward funded projects; and
 - A 'live' system be introduced with the capability to detail successful applications, pending applications, and the balance of available funding
- (iv) All case studies, fact sheets and other training materials be stored in a central depository made accessible to all councillors.
- (v) To endorse the principle of additional staff resource being provided in CET. The nature and level of this resource to be identified and agreed on a Ward by Ward basis. Ward Councillors to liaise with community officers to identify the resources required.
- (vi) That CET continue to provide a range of support in a range of ways to suit individual councillors' preferences and identify future improvements where feasible.
- (vii) That the Political Groups provide peer support to their ward members to enable them to progress schemes in their wards.
- (viii) The Scrutiny Committee to receive a future update on implementation progress of the model in order to assess any outstanding issues.

Reason: To take the recommendations from the Scrutiny Task Group forward in order to facilitate future improvements to the neighbourhood working model.

11. Oakhaven Extra Care Facility: the Sale of Land to Facilitate the Development

Resolved: That the Executive agree to:

- a) Note the appointment of Ashley House plc as the developer and operator of the Extra Care facility at Oakhaven and the securing of nomination rights to 20 affordable rented and 5 discount sale apartments for 80 years.
- b) Sell to Ashley House plc the 0.87 acres of land at Oakhaven on Acomb Road which will be used for the development of the Extra Care facility.

Reason: To progress to deliver the Extra Care facility at Oakhaven as part of the Older Persons' Accommodation Programme.

12. Burnholme: the Sale of Land to Facilitate the Development of a Care Home; Agreement to Management Arrangements for the Community & Library Facilities; Disposal of the Tang Hall Library site

Resolved: That the Executive agree:

- a) To note the appointment of Ashley House working with HC-One Care Group as the developer and operator of the care home on the Burnholme site and the partner in a contract to provide 25 care beds for up to fifteen years at an agreed price.
- b) To grant Ashley House a long lease of the 1.13 acres of land at Burnholme which will be used for the development of the care home for a term of 125 years in return for the Council receiving payment of a premium of £500,000.
- c) That the Council enter into a head lease with Explore York Libraries and Archives Mutual Limited for the management of community and library facilities at Burnholme on substantially the terms outlined within the report.

- d) To sell the Tang Hall Library land on Fifth Avenue for development or alternatively for the Council to undertake development of the land for housing and the funds released by this sale or development are used to support the provision of community, library and sports facilities on the Burnholme Site.

Reason: To progress to deliver the Burnholme Health & Wellbeing Campus including the delivery of a Care Home as part of the Older Persons' Accommodation Programme.

13. Delivering One Planet Council

Resolved: That the Executive agree to:

- (i) Approve the use of the One Planet Council Framework and the associated Action Plan (Annex 1 of the report).
- (ii) Approve the 'Better Decision Making' tool (Annex 2) for all new proposals going before the Executive (subject to the limitations set out in paragraph 28 of the report).
- (iii) Delegate to the Director of Economy and Place, in conjunction with the Executive Member for the Environment, the making of any revision to the 'Better Decision Making' tool following the six month pilot period, as well as the roll-out of the tool for other council decisions.
- (iv) Note the use of the proposed One Planet Council Communication Plan (Annex 3 of the report).

Reason: (i) In order to embed sustainability and resilience into council decision-making processes and work towards 'One Planet Living', as set out in the Council Plan (2015–19).

- (ii) The tool is a fundamental practical step to embedding the One Planet principles into decision-making processes across the Council.
- (iii) To validate the proposed changes and enable the One Planet Council Programme to move forward.
- (iv) To raise staff awareness of One Planet Council and gain the support of employees from across the Council.

14. Strategic Partnership Opportunities with the Homes and Communities Agency for the Accelerated Delivery of Housing

Resolved: That the Executive agree:

- (i) To enter into a Memorandum of Understanding (MoU) to establish a strategic partnership for housing development and investment with the Homes & Communities Agency.
- (ii) That a detailed business case for council-led housing development, including project management, governance, funding arrangements and risk assessments be presented for Executive approval in the summer of 2017.
- (iii) That the council will explore partnership and funding opportunities to deliver accelerated housing on public land.
- (iv) That as part of the development of business cases, the council will engage with health and education partners, to explore the local impacts of housing development on other strategic services.
- (v) To note that the financial plan for the council requires that an additional £1m of annual revenue is generated from Council-owned

property and land by 2020 and using budgets already held for this purpose, establish a project team who will develop proposals for housing development.

- (vi) To note that work has begun to develop proposals for housing on the Burnholme and Lowfield sites [in accordance with Executive decisions of 19th May 2016 and 8th December 2016] and agree that work begins to develop the business case for the development of homes on the Askham Bar site, the former Clifton Without School site and the Manor school site.
- (vii) To note the good progress made in delivering new affordable housing via Housing Revenue Account Investment and agree that this will continue, subject to individual consent for investment in accordance with Financial Regulations.

Reason: To progress with the building of much needed new homes in York.

15. The Development of the Guildhall Complex

Resolved: That Executive agree to:

- (i) The detailed business case for the regeneration of the Guildhall as set out in this report.
- (ii) Recommend to Full Council the total capital budget of £12.780m with prudential borrowing of £8.683m to fund the construction works to develop the Guildhall complex.
- (iii) Accept the terms of the Local Growth Fund (LGF) grant of £2.347m, from the Leeds City Region Local Enterprise Partnership (LCR LEP)

- (iv) Make a further listed building consent application to add a second lift into the south range to enable disabled access to both sides of the complex.
- (v) The award of a 25 year lease to a restaurant operator for the new build north annex riverside restaurant following a competitive marketing exercise.
- (vi) Put in place arrangements for CYC to manage and operate the serviced office and business club, Guildhall space and to procure an operator for the cafe provision for the Guildhall complex.
- (vii) Procure a construction contractor and to commence the construction of the Guildhall project in accordance with the Planning and LBC approvals and business case.
- (viii) The Mansion House, Guildhall and Common Hall Yard Management Plan establishing how the shared elements of the scheme will facilitate the operation of the Guildhall complex and the effective occupation of the Mansion House by the Civic Party.
- (ix) Form a cross party working group, working with Civic and Democratic Services to make recommendations to the Executive on refining the Management Plan before completion of the development and to keep the plan under review in operation.

Reason:

- (i) To ensure the future viability and effective re-use of the Guildhall as one of the City's most significant historic buildings, through the creation a vibrant business and civic venue, with supporting commercial development on the riverside.
- (ii) To ensure that the complex is as accessible as possible for disabled users.

- (iii) To ensure that the income generated by the Guildhall complex will fund the regeneration costs and will attract the high levels of use necessary to secure future viability, and manage the financial risk to the council.
- (iv) To ensure that the Guildhall will attract the high levels of use necessary to secure the future viability of the complex; deliver wider economic benefits to the city; manage the financial risk to the council and ensure the continuing civic use of the Guildhall.
- (v) To ensure the regeneration of the Guildhall complex and manage the financial risk to the council of developing a historic building.
- (vi) To satisfy the planning conditions and to ensure that the status of the Lord Mayoralty is enhanced, with safe and effective management and use of the public space and amenity for the Civic Party in the Mansion House.
- (vii) To ensure that the status of the Lord Mayoralty is enhanced, with safe and effective management and use of the public space and amenity for the Civic Party in the Mansion House.

16. Community Stadium and Leisure Facilities Report

Resolved: That the Executive agree to:

- a) Note the work of the Review which was to secure a long-term future for Yearsley Swimming Pool (YSP).
- b) Approve Option A-4 which will allow Greenwich Leisure Ltd (GLL) to continue to operate YSP for 91 hours per week under the Design, Build, Operate and Maintain contract (DBOM Contract) until 2024/25. (Details of Option A-4 are set out at

paragraphs 22 – 24 of the report).

- c) Acknowledge the £300k New Homes Bonus budget allocation previously approved by Members at the 2015/16 Budget Council, will be used from 2019/20 to 2023/24 financial years, to maintain the operation of YSP.
- d) Acknowledge that a decision on the continued operation by GLL of YSP and the funding considerations for YSP from 2024/25 onwards can only be made at the point of considering the overall financial position of the DBOM Contract for the full Project. A further report will be brought to Executive detailing the final financial position of the full Project prior to Financial Close later in the year (Final Executive Report).
- e) Approve for the Director of Economy and Place to have delegated powers to agree terms with Nestle to formalise access and use of the adjacent Nestle car park which is used by YSP customers.

Reason: To agree the long-term management arrangements for Yearsley Swimming Pool following the opening of the New Leisure Facility to be delivered as part of the proposed New Stadium and Leisure Complex (“NSLC”) at Monks Cross.

17. Update on the Re-Provision of the Ordnance Lane Temporary Homeless Accommodation

Resolved: That the Executive agree to:

- (i) Recommend to Council a revised overall budget of £10.5m from the Housing Revenue Account for the purchase (subject to contract) and conversion of James House as a permanent replacement for the council’s current temporary homeless accommodation at Ordnance Lane.

- (ii) Subject to recommendation (i) above, on the completion of the construction works at James House, agree to the disposal of 92 Holgate Road at market value to the highest bidder, with the proceeds used towards the costs of the James House purchase and conversion.
- (iii) Write off abortive costs relating to the Ordnance Lane scheme of £420k to the Housing Revenue Account funded from the HRA Investment Reserve.

- Reason:
- (i) To enable the re-provision of the council's temporary homeless accommodation at Ordnance Lane, Holgate Road, Crombie House and Acomb Road to a single service based at James House.
 - (ii) In order to account for the abortive costs incurred on the project to date.

18. Shareholder Committee – Appointment of Replacement Representative

Resolved: That the Executive approve the appointment of Councillor Gillies to replace Councillor Steward as one of the representatives on the Council's new Shareholder Committee.

Reason: In order to make appropriate appointments to the Shareholder Committee for the current municipal year.