



Notice of meeting of

Executive

To:	Councillors Waller (Chair), Ayre, Steve Galloway, Moore, Morley, Reid and Runciman
Date:	Tuesday, 16 November 2010
Time:	2.00 pm
Venue:	The Guildhall, York

AGENDA

Notice to Members - Calling In:

Members are reminded that, should they wish to call in any item on this agenda, notice must be given to Democracy Support Group by:

10:00 am on Monday 15 November 2010, if an item is called in *before* a decision is taken, *or*

4:00 pm on Thursday 18 November 2010, if an item is called in *after* a decision has been taken.

Items called in will be considered by the Scrutiny Management Committee.

1. **Declarations of Interest**

At this point, Members are asked to declare any personal or prejudicial interest they may have in the business on this agenda.

2. Minutes (Pages 3 - 10)

To approve and sign the minutes of the Executive meeting held on 2 November 2010.

3. Public Participation

At this point in the meeting, members of the public who have registered their wish to speak regarding an item on the agenda or a matter within the Executive's remit can do so. The deadline for registering is **5:00 pm on Monday, 15 November 2010**.

4. Executive Forward Plan (Pages 11 - 14)

To receive details of those items that are currently listed on the Forward Plan for the next two Executive meetings.

5. York Northwest Planning Framework - Update on progress and draft Supplementary Planning Document for the former British Sugar/Manor School sites (Pages 15 - 94)

This report asks Members to approve, for public consultation purposes, the draft SPD and the draft Consultation Plan for the former British Sugar/Manor School sites, taking into account the recommendations and amendments of the Local Development Framework (LDF) Working Group.

Note: Appendices 1, 2, 3, 5, 6 and 8 to the above report have not been included in the printed agenda pack but are available on-line. Appendix 7 is available on request from the York Northwest team (see report for details).

6. Second Performance and Financial Monitor 2010 (Pages 95 - 110)

This report provides details of the headline issues from the second quarterly finance and performance monitor of 2010-11, covering the period from 1 April to 30 September 2010, with more up-to-date data provided where available.

Note: the above report was published on-line with this agenda on 8 November 2010.

7. Capital Programme - Monitor 2 (Pages 111 - 140)

This report informs Members of the likely outturn position of 2010/11 Capital Programme, based on the spend profile and information to September 2010, and seeks approval for the slippage of funding arising from changes to the programme.

8. Treasury Management Monitor 2 and Prudential Indicators 10/11 (Pages 141 - 160)

This report provides an update on the Treasury Management performance for the period 1 April 2010 to 30 September 2010, compared against the budget presented to Council on 25 February 2010.

9. 2011-12 Budget Update I - Spending Review Implications (Pages 161 - 176)

This report provides an update on the 2011-12 budget process, with particular emphasis placed on the impacts of the recent Spending Review and an overview of forthcoming plans for the More for York programme.

10. Lord Mayoralty 2011/2012 (Pages 177 - 180)

This report asks the Executive to consider which of the political groups should be invited to appoint the Lord Mayor of the City of York for the municipal year 2011/2012.

11. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Fiona Young

Contact details:

- Telephone – (01904) 551027
- E-mail – fiona.young@york.gov.uk

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

- Registering to speak
- Business of the meeting
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The majority of councillors are not appointed to the Executive (40 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Decision Session) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

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City of York Council

Committee Minutes

MEETING	EXECUTIVE
DATE	2 NOVEMBER 2010
PRESENT	COUNCILLORS WALLER (CHAIR), AYRE, STEVE GALLOWAY, MOORE, MORLEY AND RUNCIMAN
APOLOGIES	COUNCILLOR REID

PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS**94. DECLARATIONS OF INTEREST**

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Cllr Waller declared a personal interest in agenda item 6 (Childhood Obesity Scrutiny Review Final Report), as a governor of York High School and Westfield Primary School.

Cllr Runciman also declared a personal interest in agenda item 6, as a governor of Joseph Rowntree School and New Earswick Primary School.

At a later stage in the meeting, Cllr Morley declared a personal interest in agenda item 10 (Proposed Sale of Mansfield Street Garage), as one of the bidders was known to him professionally. Although he did not consider his interest to be prejudicial, he left the room during consideration of this item and took no part in the decision thereon.

95. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be excluded from the meeting during consideration of Annex 3 to agenda item 10 (Proposed Sale of Mansfield Street Garage, Foss Islands Road), on the grounds that it contains information relating to the financial or business affairs of particular persons, which 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).

96. MINUTES

RESOLVED: That the minutes of the Executive meeting held on 19 October 2010 be approved and signed by the Chair as a correct record.

97. PUBLIC PARTICIPATION / OTHER SPEAKERS

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme, but a request to speak had been received from a union representative.

With the consent of the Chair, Heather Mackenzie, of UNISON, spoke in relation to agenda item 9 (Sustaining the More for York Programme and Creating the Office of the Chief Executive). She noted that the presentation of figures in the report and its annexes made it unclear exactly how much was expected to be saved by the departmental re-structure and highlighted the union's concerns about the speed with which the plans were being carried out, expressing the hope that there would be proper discussions and consultation with staff at all levels prior to implementation.

98. EXECUTIVE FORWARD PLAN

Members received and noted details of those items listed on the Forward Plan for the next two Executive meetings at the time the agenda was published.

99. CHILDHOOD OBESITY SCRUTINY REVIEW FINAL REPORT

Members considered a report which presented the final conclusions arising from the Childhood Obesity Scrutiny Review. Cllr Wiseman, the Chair of the Task Group that undertook the review, was in attendance to present the report.

The review had set out to examine whether current service provision was effectively reducing childhood obesity in the City. The Group's recommendations, summarised in paragraph 4 of the covering report and paragraph 101 of the final report at Appendix 1, had been approved by the Health Overview & Scrutiny Committee on 22 September 2010. They centred around the appointment of a dedicated lead officer responsible for promoting and leading on the childhood obesity agenda.

In considering the recommendations, Members noted that the NHS already had a Health Improvement Manager (Obesity) and that, although they would be happy to support the continuation of cross-agency working by means of a named lead officer, they felt there was no need for a new appointment to a dedicated post.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That, in respect of the Task Group's recommendation to appoint a dedicated lead officer responsible for promoting and leading on the childhood obesity agenda, the Executive recommends that the views of the Scrutiny report should be included in the re-structuring of the Council, so that there is

ultimately a named officer who is responsible for leading on the childhood obesity agenda.¹

(ii) That the Task Group's remaining recommendations, specifying the objectives of the lead officer, be supported.

REASON: In order to respond appropriately to the Task Group's recommendations and to address the concerns raised when this scrutiny topic was originally submitted.

Action Required

1. Take action to ensure that the Scrutiny recommendations PD are fed into the re-structure

100. ACCOMMODATION PROJECT - UPDATE REPORT

Members considered a report which provided an update on the implementation of an Exit Strategy for those properties currently occupied by the Council, as part of the Accommodation Project for the new Headquarters building.

As requested at the Executive meeting on 20 July 2010, the report provided information on:

- Current accommodation lease termination and break clause dates
- The strategy for dealing with dilapidations
- The strategy to minimise the time between the Council's departure from the buildings and the lease termination dates
- How the risk of disruption to council services would be minimised during staff re-location to the new premises
- The financial benefits of the project, in simple terms, with further details of annual savings attached at Annex A.

Property Services had adopted two options for dealing with dilapidations:

Option A – negotiate a cash settlement with the landlord in lieu of carrying out the works. This was the preferred option, as is made budgeting easier and enabled the service to remain in occupation for longer.

Option B – carry out the works necessary to hand the property back in a state of repair in accordance with the terms of the lease.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the progress being made with the Accommodation Project be noted.

REASON: To confirm that Members are being kept informed on this project.

(ii) That, in dealing with the dilapidations issues, Option A (a cash settlement in lieu of works) be supported.¹

REASON: To provide greater financial certainty for the departure from rented properties, and because calculations show this method to be best value for council tax payers.

Action Required

1. Ensure that the preferred option for dealing with dilapidations is used when terminating leases PC

101. FLOOD AND WATER MANAGEMENT ACT

Members considered a report which provided advice on a number of flood-related issues arising from the recently enacted Flood and Water Management Act (FAWMA) and the Flood Risk Regulations 2009, and offered options on how the Council could respond to these pieces of legislation. Approval was also sought for a new Sandbag Policy (attached as Annex A), revised to take account of flooding from a number of sources, and not just river flooding.

The FAWMA and Flood Risk Regulations had placed a range of new duties and responsibilities on local authorities, the Environment Agency and other partners in relation to the management of flood and coastal risk. In particular the Council, as Lead Local Flood Authority (LLFA), was required to develop, maintain, apply and monitor a local flood risk management strategy in its area, covering flood risk from surface run-off, groundwater and ordinary watercourses.

The legislation would bring with it new financial and resource burdens. The government's original position that no additional funding would be needed now seemed to have shifted, following extensive lobbying, and it was suggested that funding might be provided through an Area Based assessment. York's need for additional staff resources arising from the new duties had been estimated at between 1.5 and 2.3 FTEs. A growth bid had been submitted to fund some initial work to scope the impact of the new burdens and Members were invited to consider whether to:

- Recognise the need for extra staff resources in the Structures and Drainage team so as to deliver the new duties (Option 1) or
- Revise the duties of the Structures and Drainage team to as to deliver the new duties without increasing staff resources (Option 2).

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the contents of the report, and the potential for expenditure growth, be recognised, and that the Executive will consider what additional resources might be allocated to deal with the new burdens arising from the Flood and Water Management Act, and the Flood Risk Regulations 2009, once the 2011/12 government grant settlement for the City is clearer.

REASON: In order to fulfil the Council's obligations under the Flood and Water Management Act and the Flood Risk Regulations 2009.

(ii) That Officers be requested to arrange for the Sandbag Policy to be published on the Council's website and for a suitable article summarising the Policy to be made available for publication in appropriate ward committee newsletters.¹

REASON: To allow the efficient and effective distribution of sandbags in a flood emergency situation.

Action Required

1. Make arrangements to publish the Sandbag Policy on the RC website and publish summary in ward committee newsletters

102. PROPOSED SALE OF MANSFIELD STREET GARAGE, FOSS ISLANDS ROAD, YORK

Members considered a report which sought approval to dispose of Mansfield Street Garage to the highest bidder, following an analysis of the bids received.

The property in question had been let by the Council since 1996. In the light of its condition and the current economic climate, a decision had been taken to ask applicants for the lease if they were interested in purchasing the property. Two offers had been received, as set out in exempt Annex 1. Approval was now sought to accept the higher of these offers – offer A.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: That offer A, to purchase the property for the figure set out in Annex 1 to the report, be accepted and that the use of the sale proceeds to fund the capital programme be approved, thus generating a revenue saving to the Council.¹

REASON: In order to obtain the best return on this property, which is no longer required by the Council.

Action Required

1. Accept the approved offer and make arrangements to conclude the sale PC

PART B - MATTERS REFERRED TO COUNCIL

103. SUSTAINING THE MORE FOR YORK PROGRAMME AND CREATING THE OFFICE OF THE CHIEF EXECUTIVE

Members considered a report which set out proposals for sustaining the More for York programme team over an extended period, in order to respond to the Comprehensive Spending Review and the cut in central government funding, and presented a new structure for the Office of the Chief Executive (OCE).

The push to reduce the national budget deficit, and the announcement of a 7.1% cut in central government grant, meant that savings in the region of £50m would now be required during the period 2010-2015. The More for York programme would be essential in delivering these savings, thus requiring investment to re-base the budget for the programme's team by:

- Revising the Venture Fund repayment schedule over the next 7 years, with annual repayments of £100k, as set out in Annex 1 to the report;
- Investing £600k of the £8m+ savings to be generated by the programme in 2011/12.

As part of the Organisation Review, the OCE was being re-shaped to make it more streamlined and effective. Services were being reviewed to ensure that the focus of the teams was on delivering savings and value to the customer-facing services. The proposal was to revise the structure to create three teams - Strategy Partnerships & Communications, Performance & Business Change, and a Commercial Procurement Hub. This would reduce the establishment by 13.1 FTE posts, delivering a cost reduction of over £638k. Details of the current and proposed structures were set out in Annex 2. Members were invited to note and comment on the revised structure.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RECOMMENDED: (i) That the Venture Fund be re-profiled as set out in Annex 1 to the report.

REASON: To repay the Venture Fund for work undertaken to deliver [Easy@york](#) Phase 2 and More for York Phase 1.

(ii) That approval be given to the ongoing use of £600k savings generated from More for York in 2011/12 to fund the More for York programme team as part of the Office of the Chief Executive.

REASON: To fund a programme team to deliver £50m savings over four years.

A Waller, Chair

[The meeting started at 2.00 pm and finished at 2.35 pm].

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EXECUTIVE FORWARD PLAN (as at 14 October 2010)

Table 1: Items scheduled on the Forward Plan for the Executive Meeting on 30 November 2010		
Title & Description	Author	Portfolio Holder
<p>York's Housing Strategy</p> <p><i>Purpose of report: To advise members on York's housing priorities and ambitions covering the period 2010 - 2013.</i></p> <p><i>Members are asked to: Approve the strategic priorities and Action plan.</i></p>	Paul McCabe	Executive Leader
<p>York's Older Persons Housing Strategy</p> <p><i>Purpose of report: To advise members on York's Older Person housing priorities and ambitions covering the period 2010 - 2013.</i></p> <p><i>Members are asked to: Approve the strategic priorities and action plan.</i></p>	Paul McCabe	Executive Leader
<p>North Yorkshire and York Sub Regional Housing Strategy</p> <p><i>Purpose of report: To advise members on North Yorkshire and York Sub Regional Housing Strategy housing priorities and ambitions covering the period 2010 - 2015.</i></p> <p><i>Members are asked to: Approve the strategic priorities and action plan</i></p>	Paul McCabe	Executive Leader
<p>Minutes of Working Groups</p> <p><i>Purpose of Report: This report presents the minutes of recent meetings of the Young People's Working Group, the LDF Working Group, the Social Inclusion Working Group and the Mansion House and Mayoralty Advisory Group and asks Members to consider the advice given by the groups in their capacity as advisory bodies to the Executive.</i></p> <p><i>Members are asked to: Note the minutes and to decide whether they wish to approve the specific recommendations made by the Working Groups, and/or respond to any of the advice offered by the Working Groups.</i></p>	Jayne Carr	Executive Member for Corporate Services

<p>Waste PFI Award of Contract</p> <p><i>Purpose of report: The report will seek to consider the award of a PFI contract to provide a facility to treat the city's waste that currently gets disposed in landfill. Should Members agree the Contractor will seek planning permission for the facility, build and operate for a period of 25 years.</i></p> <p><i>Members are asked to: Recommend to full Council that the City Council enter into a contract which will result in the future treatment of the councils waste that currently is sent to landfill be dealt with by Thermal treatment/Anaerobic digestion</i></p>	Bill Woolley	Executive Member for City Strategy
<p>Affordable Housing Viability Study</p> <p><i>Purpose of report: To seek final approval of the Affordable Housing Viability Study following the progress report on 5 October 2010.</i></p> <p><i>Members are asked to: Approve the final report.</i></p> <p><i>Report slipped from 2 November meeting, agreed at Agenda Planning meeting.</i></p>	Derek Gauld	Executive Member for City Strategy
<p>Corporate Asset Management Plan 2010-2015</p> <p><i>Purpose of report: To submit the new five year Corporate Asset Management Plan for approval by Members.</i></p> <p><i>Members are asked to: Approve the new Corporate Asset Management Plan.</i></p>	Tim Bradley/ Philip Callow	Executive Member for City Strategy
<p>Development Management - Planning and Development Advice</p> <p><i>Purpose of report: The formalisation of arrangements to provide planning and development advice is a key element of the new Development Management service. The proposed changes will impact on applicants and developers. It is envisaged that the proposed new arrangements including fees/charges would come into effect from 1 January 2011.</i></p> <p><i>Members are asked to: Note the proposed changes to the Development Management service and to approve fee/charges for the provision of advice in relation to planning and development.</i></p> <p><i>ITEM DEFERRED TO 30 NOVEMBER EXECUTIVE MEETING: This will enable further benchmarking to be undertaken with other local authorities to ascertain information on the level of possible fees and charges.</i></p>	Mike Slater	Executive Member for City Strategy

<p>Housing Anti Social Behaviour Strategy</p> <p><i>Purpose of report: To agree the strategy document and the supporting action plan.</i></p> <p><i>Members are asked to: Approve the strategy.</i></p> <p><i>Deferred from Executive on 19 October as the report has to go to the Safer York Partnership Board prior to consideration by the Executive.</i></p>	Tom Brittain	Executive Member for Neighbourhoods
<p>York Local Investment Plan</p> <p><i>Purpose of report: To advise members on York's Local Investment Plan which sets out York's housing and regeneration priorities to be considered by the Homes and Communities Agency for funding.</i></p> <p><i>Members are asked to: Agree the priorities set out in the plan.</i></p>	Steve Waddington/ Sharon Brown	Executive Member for Neighbourhoods

<p>Table 2: Items scheduled on the Forward Plan for the Executive Meeting on 14 December 2010</p>		
<p>Minutes of Working Groups</p> <p><i>Purpose of Report: This report presents the minutes of recent meetings of the Young People's Working Group, the LDF Working Group, the Social Inclusion Working Group and the Mansion House and Mayoralty Advisory Group and asks Members to consider the advice given by the groups in their capacity as advisory bodies to the Executive.</i></p> <p><i>Members are asked to: Note the minutes and to decide whether they wish to approve the specific recommendations made by the Working Groups, and/or respond to any of the advice offered by the Working Groups.</i></p>	Jayne Carr	Executive Member for Corporate Services
<p>2011 - 12 Budget Update II</p> <p><i>Purpose of report: To outline the current progress including an assessment of the annual government grant settlement and the current budget gap.</i></p> <p><i>Members are asked to: Take note of the issues contained in the report.</i></p>	Keith Best/ Andrew Crookham	Executive Member for Corporate Services

<p>Low Emission Strategy Update</p> <p><i>Purpose of report: To update the executive on potential measures to be contained within a low emission strategy and on related actions to improve air quality.</i></p> <p><i>Members are asked to: Approve the actions to be taken forward in the Low Emission Strategy.</i></p>	<p>Elizabeth Bates/ Mike Southcombe</p>	<p>Executive Member for City Strategy</p>
<p>Annual Performance Assessments for Adult Social Care & Children's Services</p> <p><i>Purpose of report: This report summarises the findings of the Annual Performance Assessments for both Adult Social Care and Children's Services as completed by the Care Quality Commission (CQC) and OFSTED respectively. The report will highlight our response to any areas of improvement.</i></p> <p><i>The Executive Member is asked to: Approve the response.</i></p>	<p>Pete Dwyer</p>	<p>Executive Member for Children and Young People's Services</p>



Executive

16th November 2010

Report of the Director of City Strategy

YORK NORTHWEST PLANNING FRAMEWORK

Update on progress and draft Supplementary Planning Document for the former British Sugar/Manor School sites

Summary

1. The Local Development Framework Working Group meeting on 25th October considered the issues outlined in this report and the minutes of that meeting are attached in Appendix 9. This report seeks Members approval of the draft SPD and the draft Consultation Plan for the former British Sugar/Manor School sites for consultation purposes. These documents have been amended to include the comments of the LDF Working Group.
2. In March this year Members agreed that the planning framework for York Northwest would be provided by policies within the Core Strategy and Supplementary Planning Documents (SPD's) for each of the two strategic sites within the area, York Central and the former British Sugar site. This report outlines the strategic policy direction and evidence work on overarching York Northwest (YNW) issues in relation to the Core Strategy. It also outlines the process and justification behind the development of the Core Strategy policy approach, which will be used to support the Development Plan Document at Examination. Appendix 1 sets out the draft YNW Section of the submission draft Core Strategy. A short update on the position with the proposed York Northwest Urban Eco Settlement and York Central is also provided.
3. Transport and Open Space Topic Papers have been produced as evidence base work for York Northwest (Appendix 2 and 3). This report summarises the scope and headline findings of the work undertaken for each of these studies. The report also outlines work to establish a transport Reference Case for YNW and assessment of the likely implications of a given quantum and mix of development on the highway network. The need for a sustainable transport approach together with proposed overarching aims and key guidelines to help promote this are also outlined.
4. Audit and capacity analysis work to look at existing open space typologies within the catchment areas for the former British Sugar/Manor School and York Central sites is outlined. A number of proposed guidelines to help develop green infrastructure in relation to new development are also set out. Members of the LDF Working Group

were asked to note and comment on the transport and open space evidence base work and proposed emerging key guidelines for transport and open space provision at YNW. Amendments made as a result of comments made by Members at the LDF Working Group meeting have been incorporated into the Topic papers.

5. Members of the LDF Working Group were also asked to note and comment on the draft YNW Section of the emerging submission draft of the Core Strategy (Appendix 1). This identifies the proposed boundary of the area covered by the draft Core Strategy policies, which is referred to as the 'York Northwest Corridor'. Members of the LDF Working Group agreed that the boundary of the former British Sugar development site should be expanded to include the adjacent former Manor School site, which has been vacant since summer 2009. Relevant documents have been amended to reflect this. Site specific policies for each of the two strategic sites, the former British Sugar/Manor School sites and York Central, are set within the context of the overarching vision and strategic objectives for YNW. The draft Core Strategy policies identify proposed uses for each site and establish a number of key principles to guide the type of development envisaged within each area.
6. A draft Supplementary Planning Document (SPD) for the former British Sugar/Manor School sites, amended to reflect LDF Working Group comments and with plans inserted, is attached in Appendix 4. The draft SPD is structured around three interrelated themes. The draft SPD further develops citywide guidance and expands on the ten development principles outlined in the Core Strategy policies in relation to the specific area of the former British Sugar/Manor School sites. The draft SPD has been subject to a Sustainability Appraisal (Appendix 5). Executive Members agreement is sought on the content of this document. The final SPD will be brought to Members of the Executive for approval as a document to be used for development control purposes.
7. A draft Consultation Plan which outlines the proposed scope, information and methods of consultation for the draft SPD for the former British Sugar/Manor School sites has been prepared (Appendix 6). Following a request by Members of the LDF Working Group for Holgate Ward to be included in the Consultation Plan this document has also been updated. If agreed by Members it is anticipated that public consultation on the draft SPD will commence in December this year.

Background

8. In March this year Members agreed that the planning framework for York Northwest would be taken forward within the Core Strategy as a 'zone of change', with York Central and the former British Sugar/Manor School sites identified as strategic sites for which SPD's would be prepared. The inclusion of eco town standards within the Core Strategy policies was also agreed.
9. The headline findings of a review of York Central were reported to Members of the Executive in March. Whilst the economic circumstances and consequential impact of this on the timing of masterplanning were noted, Members confirmed their commitment to bringing forward the site for redevelopment. It was agreed that a Development Framework would be prepared for the area. A proactive approach to alternative delivery mechanisms for the site was agreed.

Approach

10. The planning approach for York Northwest agreed by Members in March this year, comprises four key areas of work. These are:
 - a. York Northwest Evidence Base work.
 - b. YNW Section of the submission draft Core Strategy.
 - c. The former British Sugar/Manor School Draft Supplementary Planning Document (SPD).
 - d. Supplementary Planning Document (SPD) for York Central.
11. As reported to the LDF Working Group on 25th October, this report outlines the work undertaken to progress each of these four areas of work. This has been informed by the work undertaken for the Issues and Options (YNW AAP) and subsequently progressed as part of work for the Preferred Options (YNW AAP). It is also informed by the consultation feedback on the Issues and Options. As part of the work on Preferred Options an Option Appraisal (Appendix 7) was undertaken to refine the number of options to be examined in more detail. The work undertaken in progressing towards Preferred Options in the AAP work has been used as background for the guidance being developed in the planning approach for the Core Strategy and the Supplementary Planning Documents.
12. The city wide evidence base on particular issues such as, retail, affordable housing and employment, will be used to inform the content of the draft policy for York Northwest. Specific issues, however, in relation to transport and open space have been considered in a more area based context for York Northwest and more detailed evidence base documents have been produced for these topics. The topic papers summarise work on assessing the existing position and likely implications of new development at the former British Sugar and York Central sites on transport and open space. The content of these topic papers and the emerging strategic direction is outlined below in section 'a) York Northwest Evidence Base'.
13. The Core Strategy will provide the policy context for York Northwest as a whole and identify the two strategic development sites within the York Northwest Corridor as strategic allocations. The policy approach for the YNW Section of the submission draft Core Strategy is outlined below in section 'b) Core Strategy'. The evidence base for York Northwest will be used to support the Core Strategy at Examination.
14. Supplementary Planning Documents will provide more detailed site specific planning guidance for the former British Sugar/Manor School and York Central sites respectively. Should other sites within the boundary of the York Northwest Corridor come forward for development they will also need to be considered within the overall policy framework for York Northwest and further SPD's could be produced for individual sites if appropriate.
15. The content of the draft SPD for the former British Sugar/Manor School sites is outlined below in section 'c) Former British Sugar/Manor School Draft Supplementary Planning Document. Following public consultation it is anticipated that a report will be brought to Members of the Executive in Spring 2011 seeking agreement to adopt the draft SPD for development control purposes in advance of formal adoption of the document following the adoption of the Core Strategy.

16. The outline scope of the draft SPD for York Central is outlined below in section 'd) draft SPD for York Central'. It is anticipated that this document will be produced in the form of a 'development framework' to reflect the specific site characteristics and complexities of the area.

a) York Northwest Evidence Base

17. Due the scale of development anticipated to come forward from the two strategic sites within York Northwest it will be important to ensure that a comprehensive and planned approach to transport and open space is taken. For transport this has involved strategic modelling of the estimated impact of a given level of development on the highway network to inform the need for local and city wide transport interventions. For open space work it will be important to demonstrate the need for new open space to be provided for each new development in the context of the surrounding areas. This background analysis will also be used should any further sites be identified for development within the York Northwest area.

Transport Work

18. A substantial amount of transport work has been undertaken by the council and transport consultants Halcrow between 2008 and 2009 to begin to establish a transport framework for the York Northwest area. A Transport Topic Paper, which summarises this work has been produced (Appendix 2). This builds on transport work undertaken for the York Northwest Area Action Plan (YNW AAP) Issues and Options Report, and subsequent work undertaken as part of the Preferred Options. It will provide the basis of an overarching Transport Masterplan for the YNW area which is currently being produced and will inform the preparation of the SPD's for the York Central and former British Sugar sites.
19. The transport impacts of development on the York Central and British Sugar development sites are considered both individually and collectively. The work has been strategic in scope, allowing assessment of the high level, headline implications of different development and access scenarios.

Transport Reference Case

20. A transport Reference Case has been established to assess the likely impacts of a given mix and quantum of land uses on the highway network and the likely transport measures required as a result of that development. The work sets out a site access approach given the development and transport modelling assumptions, and outlines an indicative package of on-site and off-site transport management measures specific to the individual development sites. The work has been multi-modal in scope, involving appraisal of pedestrian, cycling, public transport and vehicular movement, and being informed by locally specific, person-trip focused baseline data.
21. The headline findings of the transport Reference Case are that:
 - 1) The predicted impact on the transport network in terms of congestion and delay was significant.
 - 2) The reference case would result in a 24% increase in network delay and result in a significant number of junctions operating over capacity.
 - 3) Impacts on the strategic network, principally the A59 and A1237, were particularly significant and would require mitigation works.
 - 4) Fundamentally, a 'standard' approach did not deliver the objective of reducing the impact of travel on the environment.

Sustainable transport approach

22. It is clear that the transport impacts of the reference case need to be managed and a more sustainable approach developed. The transport approach to be taken will be informed by an overriding strategy of facilitating development whilst minimising the impacts of travel on the environment. These impacts include: carbon dioxide emissions; nitrogen and particulate emission; noise pollution; detriment to visual and general amenity; and impact on the city's built fabric and historic character.
23. In managing the transport impacts of development at YNW it will be essential, that a more sustainable approach to transport is undertaken. This will promote more sustainable patterns of travel by future residents, employees and users of the development sites. A combination of measures to encourage a high non-car modal split and network mitigation measures will be required to manage impact. A transport Sustainable Case is, therefore, being developed as part of the Transport Masterplan for YNW. This will identify how a more sustainable mode split could be achieved through incentivising sustainable modes of transport through, for example, fast, reliable public transport services and safe, attractive walking and cycling facilities.
24. The overarching sustainable transport approach will aim to:
 - 1) Establish a sustainable transport system based around people not cars;
 - 2) Maximise opportunities for public transport, walking and cycling;
 - 3) Minimise vehicle trips to the site;
 - 4) Minimise car parking on the site;
 - 5) Providing good connections to the city centre for sustainable travel modes;
 - 6) Minimise the impact on the surrounding highway network;
 - 7) Increase capacity on the network at appropriate locations; and
 - 8) Ensure no through route for vehicular movements is provided into the city centre (other than public transport).
25. In identifying the appropriate access for each site the approach will be to:
 - 1) Retain maximum flexibility;
 - 2) Reduce direct vehicular trips to the city centre;
 - 3) Maximise connections to the surrounding pedestrian and cycle network;
 - 4) Provide for future access for Tram Train connections; and
 - 5) Provide a link between the sites for pedestrians and cyclists.
26. A number of proposed overarching key transport guidelines, which will help to promote a sustainable transport approach for York Northwest are outlined in the Transport Topic Paper.
27. A Transport Masterplan for the YNW area, which will include the sustainable approach and transport requirements outlined above, is currently being produced. The Transport Masterplan is anticipated to be taken forward within an overall Infrastructure Plan as part of the Core Strategy. It will provide a more detailed package of on-site and off-site transport measures needed to facilitate development of the York Northwest area. It will also outline the apportionment mechanism to be used in assessing the level of transport contributions by developers.

Open Space work

28. Open Space work has been undertaken by the council and consultants PMP Genesis to look at existing open space typologies within the York Northwest corridor and set out an emerging approach to open space provision for new development. An Open Space Topic Paper which summarises this work has been produced (Appendix 3). This has been updated to incorporate comments by the LDF Working Group. A copy of this is available online and is in the Members Library and in Reception at 9 St Leonard's Place. This also incorporates public and stakeholder consultation responses in relation to the Issues and Options (AAP) report.
29. A York Northwest Open Space, Sport and Recreation Audit was undertaken by consultants, PMP (now PMP Genesis) in 2009. This built on the earlier York Open Space Study produced by PMP for the Council as evidence base for the Core Strategy. The Audit covers existing provision of open space typologies within the York Central and former British Sugar sites and within a 1km catchment area. This Audit provides the context for potentially accessible open space provision to York Northwest.
30. The Open Space Topic Paper outlines the findings of the Audit and uses a staged methodology to produce a capacity analysis of existing open space within the York Northwest area. The headline findings from this analysis are that of the original 133 Open Space sites included within the 1km accessibility buffer in the YNW open space audit, there are 10 sites across 5 typologies which are both potentially accessible from the development and have some residual capacity to meet needs. However, accessibility improvements would need to be provided for some of these sites to be usable by future residents of the area. It should also be noted that due to the location of the open space and the scale of the two strategic sites the accessibility of some of these open space sites will mean that only some of the York Northwest area will have the ability to be served by existing open space sites.
31. An emerging strategic direction and proposed guidelines for open space provision within the York Northwest area is included within the Open Space Topic paper. From this work a number of key principles have been developed which are outlined in the Core Strategy draft policy and expanded upon in Supplementary Planning Documents for York Northwest.

b) Core Strategy

York Northwest Policies

32. Draft policies for York Northwest will be outlined in YNW Section of the submission draft of the Core Strategy (Appendix 1). This will be the subject of a separate report to be brought to Members at a future meeting of the LDF Working Group. The Core Strategy policies provide the context for the overarching vision and strategic objectives for York Northwest. Site specific policies have been developed for each of the two strategic sites, the former British Sugar/Manor School and York Central sites. These cover the types of use anticipated in each development area and establish principles for development.

Boundary

33. The Issues and Options report (YNW AAP) did not include a boundary for the York Northwest area. This approach was taken to allow all relevant issues to be taken into account before a decision on the boundary is made. This included emerging work on transport links and access into the area and to allow input from public consultation. Various sites were put forward as part of the consultation and were referred to in the reports to Members in May and July 2008. Further work on refining the access options into the area has now been undertaken (see Transport Topic Paper and Option Analysis Report).
34. As work has progressed the importance of giving an overall context to the development sites has been reaffirmed, due to the scale and impact of the development likely to come forward. The boundary of the area to be covered by the draft Core Strategy policies has therefore been drawn wider than the two development sites and is shown on the York Northwest Context Plan. It is recognised however it is a broad area covering significant areas of existing development that are unlikely to change. Thus, whilst the intention in March was to refer to this area as a zone of change it is considered more appropriate to refer to the area as the York Northwest corridor.

Vision and Objectives

35. The vision, strategic and spatial objectives for York Northwest (YNW AAP) were all agreed by Members in July 2008. The vision and strategic objectives as agreed, will be taken forward within the draft Core Strategy policies for York Northwest. The spatial objectives for York Northwest are being taken forward and further refined in the documents being produced. The land uses previously outlined in these spatial objectives are included and expanded upon in the policies for each development site to guide the type of development envisaged. This will ensure that the development opportunities specific to each site are reflected in the individual SPD's.

Land uses

36. The key land uses outlined in the policies for the former British Sugar/Manor School sites as appropriate uses to be taken forward in the regeneration of the area include housing centred around a new local centre with shopping and community facilities. The key land uses outlined in the policies for the York Central site as appropriate uses to be taken forward in the regeneration of the area include housing/community uses with a new urban quarter incorporating offices, retail and expanded leisure facilities.
37. In establishing these uses regard has been given to the emerging Core Strategy and evidence base studies produced in support of this, consultation responses received in relation to the Issues and Options for York Northwest (AAP) and for the Core Strategy Preferred Options. The York Northwest Option Appraisal has also given direction for the assessment of options being taken forward. Appendix 8 outlines a summary of land uses for the two development sites.

Principles for development

38. The policies for York Central and the former British Sugar/Manor School sites reflect the specific site characteristics and location of each site. In each policy a number of key principles are outlined to guide the type of development envisaged within each area. These principles are based on the spatial objectives agreed by

Members (LDF Working Group) in July 2008, consultation feedback and subsequent evidence base work. These will be used as the basis for developing more detailed planning guidance within each respective Supplementary Planning Document.

Targets

39. The delivery of each site will be measured against a number of targets for the provision of the key land uses by anticipated timescales. The targets given are informed by information currently available in terms of rates of build out per year, the quantum of land uses to be delivered and the timescale for the plan period. These targets will also be informed by the masterplanning to be undertaken for each site and the phasing strategy to be developed.

Infrastructure and Delivery

40. The strategic direction for the delivery of key infrastructure is established through evidence base work. This has indicated that a sustainable approach to infrastructure provision across all areas will be required. Delivery of development on each site will be taken forward within the overall infrastructure plan within the Core Strategy. It will also be guided by eco town principles given the status of York Northwest as an Urban Eco Settlement within the Leeds City Region. Transport work to date has established a limited range of options and a strategy to access the sites. This will be further refined through the preparation of a Transport Masterplan for the area. The principles in the draft policy outline the need for supporting community and social infrastructure to be provided. The detail of this provision will be outlined in the SPD for each site.
41. Deliverability analysis work to date for the former British Sugar/Manor School sites has revealed no significant barriers to delivery in the short to medium term. However, work has shown that York Central is a medium to longer term project and is likely to need public sector funding for provision of enabling infrastructure. Consequently the approach outlined within the Core Strategy will allow the preparation of separate Supplementary Planning Documents for the sites to be produced. It will also allow the timeframes for delivery to reflect market circumstances and the availability of funding streams.

c) Former British Sugar/Manor School Draft SPD

42. In March this year Members were advised that the planning context and masterplanning needed to be undertaken for the former British Sugar site as soon as possible in order to deliver Urban Eco Settlement proposals. Since this time the landowner, Associated British Foods (ABF) has appointed a full consultant team and commenced masterplanning for the site. ABF have advised the council of their intention to submit a planning application in Spring 2011. It is important, therefore, that the planning framework for the site is sufficiently advanced, and if possible agreed, by Members when the planning application is considered in due course.
43. An internal development team approach to the project is being undertaken within the council. In addition, a core working group has been established with key council officers and the consultant team for ABF meeting on a regular basis. A higher level steering group incorporating representatives from the both the council and ABF also meets as required.

44. The council have been successful in securing the advice and support of ATLAS, who are funded by the Homes and Communities Agency, who will provide an enabling and facilitating role to the local planning authority across a range of areas including planning, transport and sustainable development. The overall mission statement which underpins the operation of the ATLAS service is *“To secure the timely delivery of high quality sustainable development through effective planning processes, collaborative working and the promotion of good practice”*. ATLAS representatives will be attending working group meetings with the council and ABF. They have also agreed to facilitate consultation workshops for the council as part of the consultation process on the draft SPD.
45. A draft SPD for the former British Sugar/Manor School sites has been prepared and is attached in Appendix 4. This develops the strategic city wide guidance outlined in the Core Strategy policies and interprets this within more detailed guidance in relation to the specific area of the former British Sugar site. The document is structured around 3 main inter-related themes:

Theme 1: Sustainable, interactive and inclusive communities

Theme 2: Quality place/environment and

Theme 3: Sustainable movement and connections.

The ten development principles outlined in the Core Strategy policy are expanded upon within these themes.

46. Detailed direction is given as to the reasoning and justification for each principle, including reference to consultation with stakeholders and evidence of need. Within each development principle statements are provided setting out specific planning requirements.
47. The final SPD, which will be produced following public consultation, will be brought to Members of the Executive for approval as a document to be used for development control purposes. This will then form a material consideration in determining any planning applications which come forward.

Consultation on the draft SPD

48. The preparation of the planning framework within the draft SPD for the former British Sugar/Manor School sites and masterplanning (which is being prepared by landowner of the former British Sugar site, Associated British Foods) are currently being carried out alongside each other. Members of the LDF Working Group were asked to comment on a draft Consultation Plan (Appendix 6) for the draft SPD and their views on this are attached in the minutes of the meeting attached in Appendix 9.
49. Consultation consultants Beattie, working on behalf of ABF, are also currently preparing a consultation plan for emerging masterplanning work. Officers will liaise with Beattie to ensure that the processes are aligned to help to simplify the consultation process for the public and reduce ‘consultation overload’.
50. Subject to Members agreement on the Consultation Plan, consultation on the draft SPD for the former British Sugar/Manor school sites will start in December 2010 and finish in January 2011.

Sustainability Appraisal Report

51. A Sustainability Appraisal (SA) Report has been prepared for the draft SPD for the former British Sugar/Manor School sites (Appendix 5).

d) Draft SPD for York Central

52. Officers have been working with the York Renaissance team and Yorkshire Forward to look at how best an appropriate planning framework for York Central can be prepared to provide a comprehensive framework for development of the area and establish parameters for the phased delivery of development in a planned way. Best practice examples of other complex, large scale development sites have been investigated and used to inform the preparation of a suggested approach for York Central.
53. It is proposed that the SPD for York Central is produced as a 'Development Framework' comprising four key interdependent elements: a planning framework; an infrastructure framework; a spatial (or urban design) framework and a delivery and funding framework. It is anticipated that the document will be jointly prepared by the York Northwest team and the York Renaissance team with additional support in the short term from Yorkshire Forward. It is intended that a further report is brought to Members of the LDF Working Group in Spring 2011 to outline progress on the Development Framework together with a project plan for the preparation of the document.

Urban Eco Settlement Funding

54. On 30 March this year Members were advised that the council had been successful in securing funding from a national Eco Development Fund to support the preparation of evidence base studies and the inclusion of eco policies within the emerging Core Strategy. The funding has subsequently been reviewed following the election of the coalition government. The council's share of this funding will comprise £130,000 revenue funding for masterplanning and feasibility study work. In addition it is anticipated that flood risk work for York will be carried out as part of joint LCR Flood Risk study.
55. Funding is also being pursued for the York Northwest Urban Eco Settlement through the Leeds City Region Investment Plan (LCRIP). An economic impact assessment has been undertaken by consultants on behalf of Leeds City Region to prioritise the projects within the draft LCRIP. The council have reviewed earlier draft funding work for the project and completed an economic assessment for this which now extends over the life of the project. The funding for the Eco Showhome is now to be considered within the projects identified in the LCRIP. The Chief Executive of the HCA, Sir Bob Kerslake recently met council officers to discuss potential funding for projects in York, including York Northwest.
56. Leeds City Region have recently been advised that they have been successful in securing funding from DCLG as part of a national initiative to pilot low carbon areas across the region. Officers have submitted a bid for funding for a Renewable Energy Study for YNW to help promote and assess opportunities for alternative sustainable energy sources within the area.

Options

57. There are two options available in respect of this report:

Either:

Option 1: To proceed with the draft SPD for the former British Sugar/Manor School sites with accompanying SA report (Appendix 4 and 5) and carry out public consultation between December 2010 and January 2011;

Or:

Option 2: To request changes are made to the draft SPD/SA report for the former British Sugar/Manor School sites and the amended document brought back to a future meeting of the LDF Working Group and Executive prior to consultation.

Corporate Priorities

58. The York Northwest area provides large brownfield development opportunities adjacent to the city centre. Development of this area will help to protect and enhance York's existing built and green environment and provides an opportunity for a flagship sustainable development. The regeneration of this area will support the following corporate priorities:

- Increase the use of public and other environmentally friendly modes of transport
- Improve the quality and availability of decent affordable homes in the City
- Improve the contribution that Science City York makes to economic prosperity

Implications

59. Implications are as listed below:

- **Financial** None.
- **Human Resources (HR)** None
- **Equalities** None
- **Legal** None
- **Crime and Disorder** None
- **Information Technology (IT)** None
- **Property:** The former Manor school site has been vacant since the summer of 2009 and is being managed by Property Services. To reduce the cost and risk of holding this surplus building and site whilst options for the future of the site were investigated, Property Services have let the whole site to one organisation on a temporary basis. Since the site became surplus Property Services have been working closely with the York North West officer team looking at options for the future of this site as it is adjacent to the British Sugar site. It has been agreed that this site has a key role to play in the development of the British Sugar site and so contact has been made with the agents acting for ABF to ensure a co-ordinated approach is followed in bringing forward both sites for disposal. To ensure that best value is obtained for the former Manor site, Property Services will dispose of the site independently from the British Sugar site but ensuring the process and timetable for disposal is co-ordinate in all aspects with the plans for the British Sugar site.
- **Other** None

Risk Management

60. The production of the draft former British Sugar/Manor School SPD documents and proposed consultation are scheduled to align with the timeframes set out by ABF for the submission of a planning application on the former British Sugar site. There is a major risk that significant amendments to the draft SPD document would delay the period for public consultation. Changes to the Consultation Plan may have implications for the timescales for consultation. It is important that a planning framework is place and agreed by Members for development control purposes prior to any planning application for the site being considered.

Recommendations

61. Members are asked to:
- 1) To approve for public consultation purposes the former British Sugar/Manor School draft SPD, Sustainability Appraisal report (Appendix 4 and 5) and the Consultation Plan (Appendix 6).
Reason: To ensure the opportunity is given for public comments and input which can then be taken into account before a revised draft of the SPD is prepared and brought back to Members.
 - 2) To delegate to the Director of City Strategy, in consultation with the Executive Member, approval of any changes requested by the Executive on the draft SPD or Consultation Plan.
Reason: To ensure Members comments are included in the documents for public consultation.
 - 3) To delegate to the Director of City Strategy, in consultation with the Executive Member and Shadow Member for City Strategy the approval of the content of the consultation documents.
Reason: To ensure Members comments are included in the documents for public consultation.

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Bill Woolley
Director of City Strategy

David Caulfield
Head of City Development

Report Approved



Date 3.11.10

Specialist Implications Officer(s): None

All

Wards Affected: Acomb, Holgate and Rural West York

For further information please contact the author of the report

Background Papers

Report to LDF Working Group 25th October 2010

Report to Executive 30 March 2010

Report to LDF Working Group 4 January 2010

Report to Executive 21 July 2009

Appendices

To note: Appendices 4 and 9 highlighted in bold are attached to this report. The other appendices are available either online, on request from the York Northwest Team on 01904 551466, and in the Members' library or at 9 St Leonard's Place.

Appendix 1 Draft York Northwest Section of submission draft Core Strategy

Appendix 2 York Northwest Transport Topic Paper

Appendix 3 York Northwest Open Space Topic Paper

Appendix 4 Former British Sugar/Manor School Draft Supplementary Planning Document (Consultation Draft)

Appendix 5 Sustainability Appraisal Report (for British Sugar draft SPD)

Appendix 6 Draft Consultation Plan (for former British Sugar/Manor School draft SPD)

Appendix 7 Option Appraisal: YNW Area Action Plan Issues and Options

Appendix 8 Summary of Land Uses for York Northwest

Appendix 9 Minutes of Local Development Framework Working Group meeting of 25th October 2010.

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City of York

LDF

Local
Development
Framework

Former British Sugar/ Manor School Draft Supplementary Planning Document

Consultation Draft
November 2010

Former British Sugar/Manor School
Draft Supplementary
Planning Document

Consultation Draft

November 2010

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1.0 Introduction

- 1.1 The former British Sugar/ Manor School site (referred to as “the Site”), located within York’s urban area near Acomb, offers exciting opportunities to deliver a sustainable new community through the redevelopment and re-use of a large former industrial site and former school site. This document will set out how the council and local communities want the site to be developed to best serve the city’s current and future residents.

What does this document cover?

- 1.2 This document builds on the strategic city-wide guidance given within the Draft Core Strategy, with this draft Supplementary Planning Document (SPD) giving more detailed direction on site specific planning matters. The planning framework for the area will principally comprise the Core Strategy, supported by background evidence base studies, together with this draft SPD. These documents should therefore be read in conjunction with each another.

- 1.3 The former British Sugar/Manor School draft SPD is a technical document, dealing with issues such as the type of development we wish to see, how it is accessed, the phasing of the project, and elements of the developments more detailed design and layout. A shorter non technical summary of this guidance is also available. Planning applications for the Site and land identified as part of the planning application will need to be in accordance with the Core Strategy and take account of this draft SPD as it will form a material consideration in the determination of any planning application.

How is this document structured?

- 1.4 The document is structured around 3 interrelated themes, with a final section dealing with issues around delivery and implementation. The three themes are:

- Theme 1: Sustainable, interactive and inclusive communities;
- Theme 2: Quality place/environment; and
- Theme 3: Sustainable movement and connections.

Within these themes there are 10 Principles to guide development. Each Principle is supported by more specific Policy Statements, the requirements of which are elaborated on in the accompanying text which follows them.

How can I get involved?

- 1.5 We have already received public comments made in response to the York Northwest Issues and Options AAP consultation in 2007/8, and have taken account of these in drafting this document. City wide issues on the implications of future growth and on wider policy direction have also been taken into account in the drafting of this document. The Statement of Community Involvement sets out the consultation approach for all LDF documents, which will be followed for this document.

- 1.6 This is a consultation draft of the former British Sugar/Manor School draft SPD which we would like your views on. Please let us know whether you feel it deals appropriately with the issues you think important in redeveloping this site. We would like your comments, in writing, using a comment form and ask that you send these to us either by email, letter or using the *(to insert web address)* by *(to insert date)*.

How will the draft SPD influence the development?

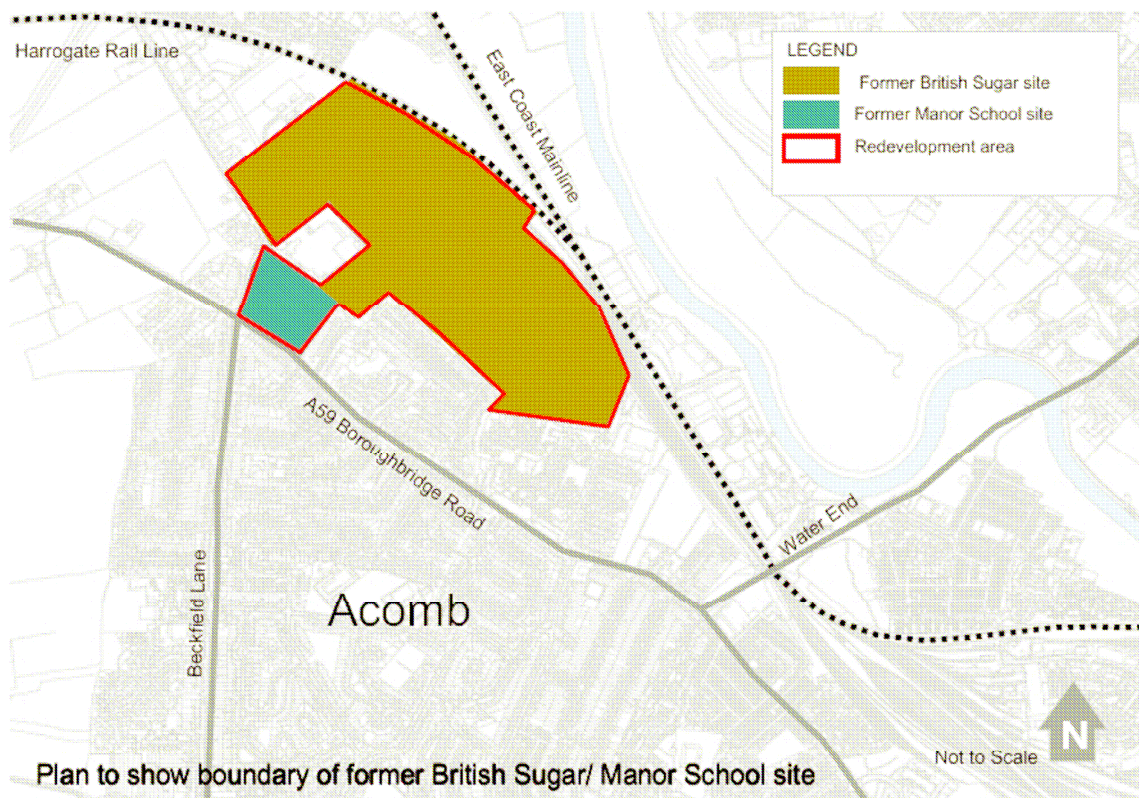
- 1.7 Due to the scale of the Site, developers will need to submit a masterplan which, once agreed, will give greater definition on the scale, location and phasing of buildings, areas of open space and community facilities. These will be produced within the parameters of the draft SPD.
- 1.8 There are complex reciprocal interdependencies between the quantum/mix of housing, and, for example, required levels of open space and community facilities provision and contributions to transport improvements. As a result of this, the masterplan documents will be expected to define quantum of land uses, which will be formally approved through the Outline planning process and associated legal agreements.
- 1.9 The phasing of the development set out in the masterplan documents should ensure that each phase makes sufficient provision in its own right to deliver quality development and meet its own needs, whilst also contributing to a comprehensive site approach.
- 1.10 The evolving masterplan will need to be subject to public consultation by the developer. The masterplan process should provide a number of different options and development scenarios which will enable public involvement to guide and shape the future layout of the area.

2.0 Context

Where is the Site?

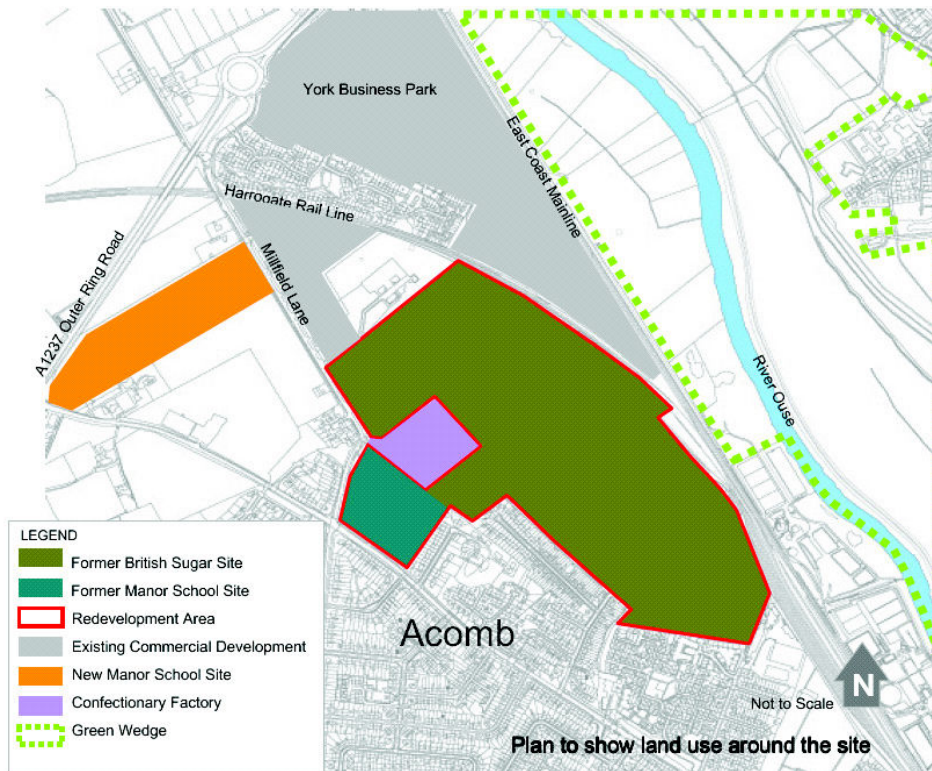
- 2.1 The Site is located to the north west of York, some 1.4 miles from the city centre, near to Acomb district centre. Figure 1 shows the boundary of the site and its location within the city, on the edge of the urban area.

Figure 1: The Site



- 2.2 Figure 2 shows the key existing land uses around the Site. Acomb, to the south west of the site, is characterised by pre-1960's suburban housing of relatively low density. Along the sites north eastern boundary are the Harrogate and East Coast railway lines, beyond which lies a green open space 'wedge' into the city, forming a corridor around the River Ouse. Existing commercial development is located to the north of the Site, on Millfield Lane and York Business Park and a confectionary factory is located off Millfield Lane between the former British Sugar and former Manor School sites. The new, relocated, Manor School is also located on Millfield Lane, and beyond this is Yorks Outer Ring Road; the A1237.

Figure 2: Land Use Around the Site



What is on the Site?

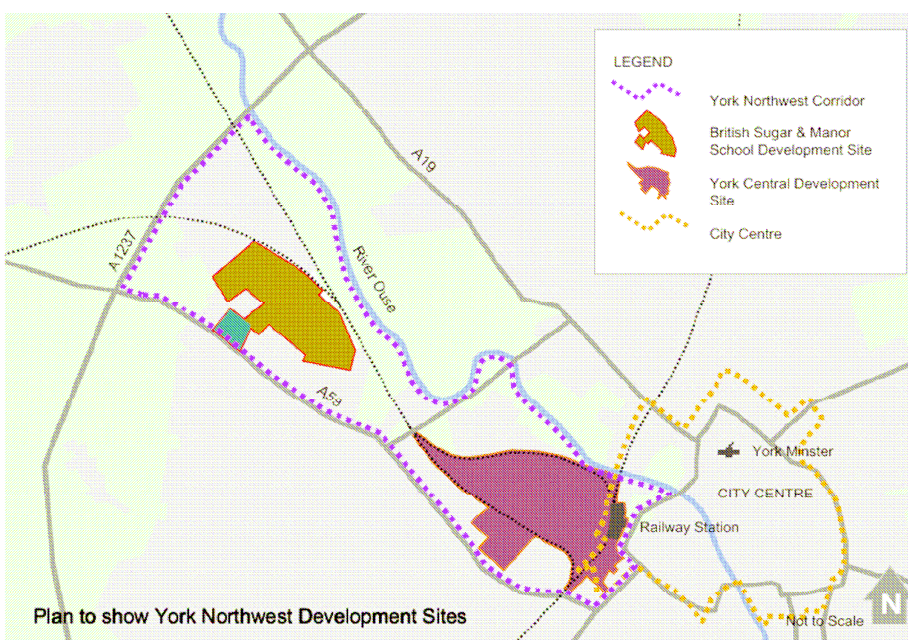
- 2.3 Until recently the majority of the Site was used for sugar beet processing operations by British Sugar; a subsidiary of Associated British Foods. It was used for these purposes for almost 100 years. However, due to restructuring of British Sugar's UK operations, the factory was closed in 2007. Since then, the factory buildings have been demolished and site investigation works have been carried out. The former Manor School site, located on Boroughbridge Road, was previously used as a secondary school. This school has now been relocated to new premises and grounds in Millfield Lane.
- 2.4 The Site comprises approximately 42ha of land. The sugar beet processing plant, which produced granulated sugar, animal feed and other associated products has formed a distinctive landmark feature in the locality. The former industrial buildings, including large silos and warehouses were visible from many locations within the surrounding area. The former Manor school site has a number of large trees along the frontage to Boroughbridge Road which, together with the playing fields, form a visual green break in development along this road.
- 2.5 The processing operations involved in the sugar beet activities have resulted in significant changes in levels across the site. Elevated earth bunds are located along part of the south western boundary. In the northern part of the Site there are 3 large depressions forming man made lagoons up to 20m deep which were previously used for cleaning the sugar beet.

- 2.6 Due to the nature of its previous use, contamination is likely to be present at the former British Sugar site, especially in the vicinity of the landfill site, fuel tanks, ash pits, settlement ponds, storage areas and buildings. In addition, due to the Site's proximity to rail lines and strategic highway network, noise and vibration may be issues which would need to be addressed through any redevelopment proposals.
- 2.7 Prior to the most recent uses of the Site the land was principally used for agricultural activities, although a brick and tile yard close to the south eastern corner of the former British Sugar site is identified on historic maps in the 19th century. The sugar beet factory was initially built in 1926 in the southern part of the site with expansion during the 1950's.
- 2.8 The factory was served by two access points: Plantation Drive which was the main employee vehicular access to the site; and, Millfield Lane for HGV access. The former Manor School site is also accessed from Millfield Lane.
- 2.9 The Site also incorporated a range of social facilities ancillary to the sugar beet operation. These included the Craven Sports field (also used as a cricket ground), a sports/social club and former school playing fields. On the eastern boundary of the Site, adjacent to disused railway sidings and the Harrogate rail line, a steep sandy bank forms a habitat for nationally and regionally scarce species of mining bees (aculeates).

How does the Site relate to York Northwest?

- 2.10 The former British Sugar/Manor School site forms part of a wider development area called York Northwest. This area has two principal development sites; York Central and former British Sugar/Manor. These sites together have a developable area in the region of 77 hectares of brownfield development land, divided roughly equally between the two sites (see Figure 3).

Figure 3: The York Northwest Development Sites



- 2.11 The York Northwest corridor is identified in the draft Core Strategy with the two development sites, York Central and the former British Sugar/Manor School site, as strategic allocations for future development. The scale and proximity of these two large development sites in this area, will lead to significant change and growth in the north west of the city over the LDF period to 2030. This will help to meet future housing needs and provide job opportunities in a sustainable location within the city.
- 2.12 We want to ensure that growth happens in a way that maximises benefits whilst complementing the existing city and ensuring integration with existing communities. To ensure the impacts of the development are fully understood and managed we need to consider the former British Sugar/Manor School site within the context of the York Northwest corridor.

Why is a planned approach important?

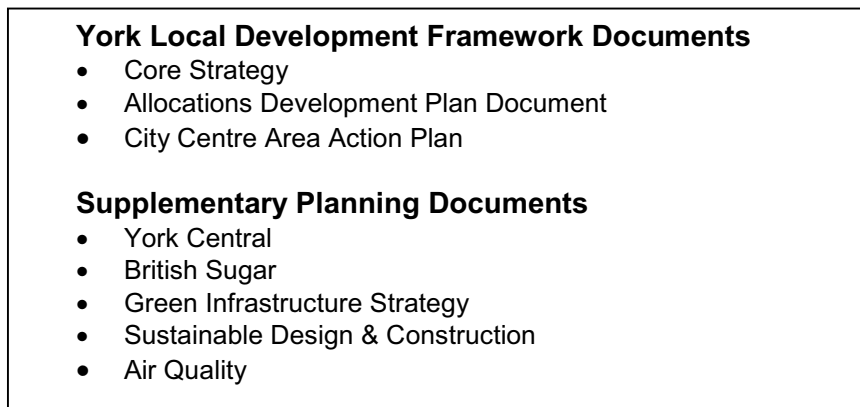
- 2.13 It is essential that a comprehensive approach is taken in planning for the level of development likely to come forward on the Site and the wider York Northwest corridor and a planned approach is needed to achieve this.
- 2.14 A planned and comprehensive approach will allow the impacts of development to be properly assessed, and appropriate new infrastructure and mitigation measures formulated and implemented through the planning process. This can include areas such as community facilities, open space, transport infrastructure and travel planning. A planned and comprehensive approach will allow both development and supporting infrastructure to be brought forward in a timely and phased manner. This is particularly important given the scale of development and new infrastructure likely to be required.
- 2.15 A planned and comprehensive approach will also ensure that opportunities associated with the scale of development can be maximised through exploiting synergies and economies of scale. For example, sustainable technologies and transport solutions can be facilitated by the development both financially and spatially, in order to serve the new communities, or new strategic linkages with the surrounding area can be made on a wider scale. This will influence the consideration of issues including, for example, open space, education and transport requirements arising from the development.

3.0 Policy Framework

What is the Local Development Framework?

3.1 The Local Development Framework (LDF) guides future development within an area over the long term, providing the basis on which planning applications can be assessed and decisions relating to development made. The LDF is made up of a number of different planning documents. York’s Core Strategy provides strategic guidance for the city, including a spatial vision, objectives, and strategic policies covering the period to 2030. Other LDF documents deal with more specific issues or areas. Figure 4 outlines the documents that will make up Yorks LDF folder.

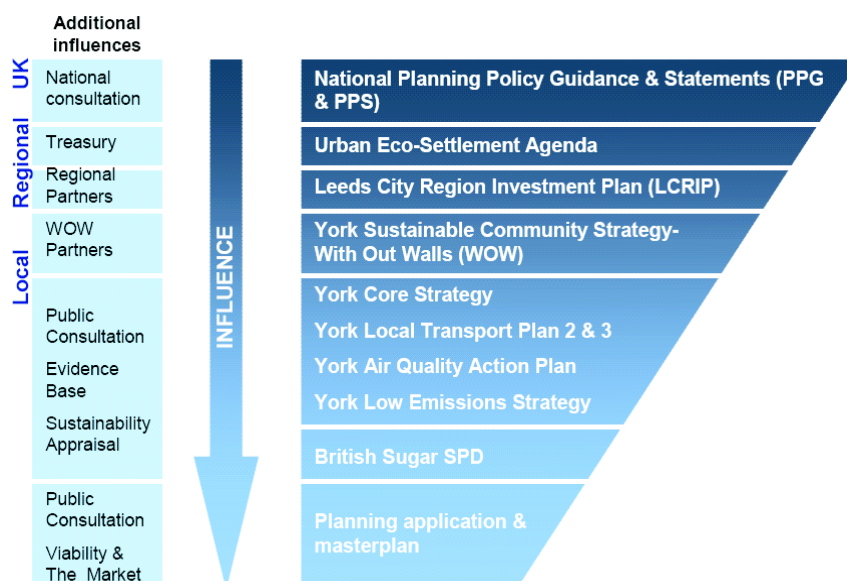
Figure 4: York Local Development Framework Documents



How does the document relate to other plans and strategies?

3.2 The diagram at Figure 5 outlines the hierarchy of planning guidance, strategies and documents which provide the overall context for detailed planning proposals. This includes plans produced by the government, the Leeds City Region and other organisations and partnerships. The diagram shows the hierarchy and interdependencies between documents, with the strategic at the top of the diagram, and more specific/ detailed at the base.

Figure 5: Wider Planning context of Local Development Framework



What does the Core Strategy say about the Site?

- 3.3 As a strategic allocation in the Core Strategy, the anticipated development mix for the site and development principles are outlined in draft Core Strategy Policy. This policy is set out at Figure 6.
- 3.4 The principles outlined in the core strategy policy are expanded upon in this draft SPD, with themed sections structured around these principles.

Figure 6: Draft British Sugar/Manor School Core Strategy Policy

Policy CSxx: Former British Sugar/Manor School

The Council will seek to bring forward the redevelopment of former British Sugar and Manor school sites to provide a new sustainable and inclusive residential community centred around a new neighbourhood Local Centre, which will cater for arising local needs and provide a community focus.

The former British Sugar/Manor school site will provide:

- Residential development (around 1291 units subject to masterplanning)
- Open Space, and;
- Local centre/ community hub comprising convenience retail (and ancillary A class uses), built sports, leisure, health, education and community facilities to meet local needs

Development should seek to deliver eco-town principles within the context of its brownfield location.

Development within the former British Sugar/Manor school site will be permitted in accordance with the principles of development set out below to be defined further through the preparation of a Supplementary Planning Document produced with the involvement of stakeholders and the community.

The principles of development are:

- To create a sustainable, balanced community through provision of an appropriate range of housing.
- To ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned and phased manner which compliments and integrates with existing facilities.
- To maximise the benefits of sustainable economic growth for the local community.
- To ensure the highest standards of sustainability are embedded at all stages of the development.
- To create a high quality, locally distinctive place which relates well to the surrounding area.
- To create a people friendly environment which promotes opportunities for social and community interaction.
- To deliver new development within a framework of linked multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network.

- To maximise integration, connectivity and accessibility to and from the site giving priority to sustainable travel in line with the hierarchy of users set out in LTP2 and the emerging LTP3.
- To ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car to sustainable forms of travel by maximising opportunities for walking, cycling and public transport
- To minimise the environmental impact of vehicle trips to and from the development and mitigate the impact of residual car trips on the highway network where possible.

The Council will prepare a Supplementary Planning Document (SPD), which will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated policy statements, which will set out the requirements to be sought. It will also outline infrastructure facilities and services to meet needs associated with the new development.

What other information is available about the site?

- 3.5 The council has undertaken a number of city-wide studies to support the LDF that are of relevance to York Northwest. These cover issues such as housing, employment, retail, flood risk, green infrastructure, open space and renewable energy. In addition, the council and stakeholders have undertaken a significant amount of background work to explore specific site issues including transport, financial viability, open space, landscape and tree assessment, ecology, geotechnical issues and education.
- 3.6 The draft SPD is accompanied by a Sustainability Appraisal (SA), which assesses the implications of the proposed approach on the economic, social and environmental objectives for the city. From this analysis the SA recommends how the plan can be more sustainable by suggesting amendments to avoid or mitigate any negative impacts using sustainability principles. A Habitat Regulations Assessment assesses whether a plan will have a potential adverse effect on internationally recognised nature conservation sites in accordance with the Habitats Directive. The analysis of the York Northwest corridor is included within the HRA produced for the Core Strategy. This document should be read in conjunction with SA for this draft SPD.
- 3.7 Various options for the type of development at the former British Sugar site were considered as part of the York Northwest Issues and Options (AAP) work, including cultural, leisure, stadium, employment and housing uses. An assessment of these options has been undertaken, taking into account evidence base conclusions together with consultation responses and sustainability appraisal. This is available in the York Northwest Option Appraisal Report (2009).

- 3.8 Some of this information is available on the York Northwest page of the council's website;

http://www.york.gov.uk/environment/Planning/Local_development_framework/York_NorthwestAAP/

- 3.9 This information includes the Sustainability Appraisal and topic papers on Transport and Open Space for the York Northwest corridor. For further information please get in touch with us on 01904 551466.

4.0 Vision and Objectives

What do we want to achieve?

- 4.1 The Site presents a rare opportunity to grow a new part of the city through a comprehensive planned approach to redevelopment. This residential led development should minimise environmental impact in terms of its construction and occupation as well as movement generation. Through doing this, the Site will contribute to the council's aspiration for York to be a leading environmentally friendly city by promoting all aspects of a greener more sustainable living experience. It is important to establish a vision led approach to the development through the planning framework. The scale of the former British Sugar/Manor School site will allow the principles in the vision to be delivered through the development of the area from the outset.
- 4.2 As part of the Issues and Options work for the York Northwest corridor consultation was undertaken on a draft vision. Positive feedback was received together with specific support for themes of sustainability, integration, innovation, quality, vitality and quality of life. The revised vision at Figure 7 takes account of the comments made.

Figure 7: York Northwest Vision and Objectives

York Northwest in 2026 will be
 ... a distinctive place of outstanding quality and sustainable design...
 ... well connected with the city and wider region...
 ...contributing to the economic prosperity of the city....
a vital and innovative addition to York....
 ...fostering new sustainable communities and enhancing quality of life.

Three strategic objectives underpin this vision:

1. To create new sustainable and inclusive communities.
2. To ensure the new communities and development are fully integrated with existing communities.
3. To maximise a unique opportunity to contribute to the overall economic prosperity of the city.

- 4.3 This overarching vision and strategic objectives for the York Northwest corridor will form the basis for the site specific development of the key development sites. A strong commitment to incorporating and delivering sustainable design and living principles within all aspects of the development will be expected.
- 4.4 The vision and objectives for the York Northwest corridor contribute fully to the long term ambitions for the city set out within the Sustainable Community Strategy (SCS). The community strategy vision for York was developed through extensive consultation and contains the aspiration to

build confident, creative and inclusive communities. The strategic ambitions set out in the SCS also include the desire to improve economic prosperity through sustainable growth, which protects York's special qualities.

- 4.5 The vision and objectives will be implemented through the development principles outlined in the draft Core Strategy policy.
- 4.6 In order to maximise the sustainability of the development, the council are promoting the Site (within the Leeds City Region) as an Urban Eco Settlement, with sustainable living as the core concept in the creation of the new development. Subject to public funding, a demonstration scheme will be taken forward as an early deliverable phase of development incorporating innovative eco-principles and technologies. This agenda is currently being supported by the government with background work being undertaken on this.

5.0 Theme 1: Sustainable, Interactive and Inclusive Communities

- 5.1 This theme considers issues around the creation of homes, jobs and services to best meet the requirements of an inclusive cross section of York's current and forecast communities. The principles and statements in this section will help to deliver the vision for the area, outlined in Section 4.0, particularly in relation to ... **contributing to the economic prosperity of the city....a vital and innovative addition to York....and fostering new sustainable communities and enhancing quality of life.**

Figure 8: Key Influences



Principle 1: To create a sustainable, balanced community through the provision of an appropriate range of housing

- 5.2 The nature and quality of the built environment is an important contributor to the day-to-day enjoyment and quality of life experienced by individuals and communities. A high quality housing stock capable of meeting a range of needs to support a balanced community is a critical element of any quality built environment. Recognising the importance of providing such housing stock, and understanding how a community's needs will change over time, will be important in planning new development.
- 5.3 The scale of the Site offers unique opportunities in this respect, but also means that dealing with this issue properly is critical to ensuring that this new part of the city offers the flexibility and variety to function successfully over the long term.
- 5.4 In providing new housing here, it is also important to recognise that the suburban location of the site will make it more attractive to certain residents, and this should be reflected in the type of housing provided. For example the 2007 York Strategic Housing Market Assessment (SHMA) identifies that in the urban area only 15% of homes are occupied by families.

You told us

Consultation feedback on the 2007 Issues and Options report indicated that people felt British Sugar to be an appropriate location for a range of housing, with a particular emphasis on medium density family housing with higher densities around sustainable transport nodes.

- 5.5 Much work has been undertaken to better understand the composition and specific characteristics of York's households and communities, and how these are dispersed across the city. Whilst most characteristics exist across the city as a whole, some are concentrated to a greater or lesser degree in particular areas or pockets. Study work identified three sub-markets in York; the urban, suburban and rural housing markets, each with distinct characteristics in terms of the composition of community and housing.
- 5.6 In general terms, the 2007 SHMA reveals that York's current population profile is reflective of national trends in terms of age. The city does have a significantly higher level of teenagers/ young people (ages 15-29), probably reflecting its student population. 27% of York households contain only older people, broadly in line with national statistics. However, 2031 forecasts show that the city's older population is expected to significantly increase, again consistent with the anticipated increase in life expectancy and the national trend of an ageing population.
- 5.7 The SHMA also shows that 17% of York's households contain at least one person with a housing related support need. Older households were more likely to contain somebody with a support need, as were social rented. 5% of households surveyed had support needs associated with the frail elderly in 2007.
- 5.8 The SHMA showed that within the suburban housing market area (within which the Site lies), there is not an unusually high or low level of any household group, although the area does appear to be particularly attractive to pensioners, with between 62% and 67% of all pensioner households within the suburban housing market area. York has a relatively stable population with 80% of households having been in the same house for over 5 years, 55% of newly forming households wish to remain in York, and only 29% of existing households wish to relocate outside of York in the next 5 years. However, in terms of housing transactions, study work shows that families with children are more than twice as likely to move within the suburban and rural areas as opposed to urban, perhaps representing a latent, unmet demand for families to locate within the suburbs.
- 5.9 The 2010 (August) average York house price was £186K; high in comparison with the North of England and 47% higher than the Yorkshire and Humberside average. Income levels in York are broadly similar to national estimates, with an average gross household income of £31,032 across all tenures.

- 5.10 The 2007 study found that of 2,524 York households needing a home, 62% could not afford accommodation in the housing market without some form of housing assistance, and are therefore considered to be in housing need. The net annual need for affordable housing was estimated to be 1218 units. The study differentiated between the need for social rented and intermediate affordable housing, and established in the case of the latter the requirement for it to be available at a Usefully Affordable Intermediate Housing rate (UAIH rate), with a cost to the occupier broadly between that of a social rented and private rented unit (currently equating to around 40% of the open market value).

Statement 1

Affordable housing will be negotiated against current council targets for brownfield sites, and on-site developer provision secured through Section 106 Agreement.

- 5.11 Clearly the need for affordable housing outstrips the house-building industry's capacity to supply, given development economics and annual house building targets within the York area. City of York Council's Draft Affordable Housing Policy for adoption through the LDF proposes a Dynamic Viability model. This model will retain a long term aspirational target of 50% affordable housing, but the actual target will be updated on an annual basis to reflect what is achievable under the prevailing market conditions. As of September 2010 the target would be for 25% affordable housing provision on brownfield land and 40% on greenfield sites. On larger phased developments, the phased affordable housing requirement will be determined by the annual target applicable at the time of the grant of full or reserved matters planning permission for that phase.
- 5.12 Affordable housing provision will be negotiated across the full profile of housing sizes and types in order to best meet needs at the time of consideration. In order to move towards balanced housing markets the most current evidence base, including social housing waiting lists, will be used at the point of negotiation on affordable housing size type and tenure. The findings of the 2007 SHMA indicate that in terms of tenure, 60% of any affordable housing provision should be social rented in perpetuity, and 40% should be discounted in perpetuity to a usefully affordable intermediate sale level as expressed through agreed Registered Provider rates at the time of consideration. Current Discount Sale acquisition rates are given at Figure 9, although these will be reviewed annually and announced at the same time as the updated affordable housing target. It is also proposed in the draft policy that social rented transfer values will be set by the council and again updated annually.

Figure 9: 2010 Discount Sale Registered Provider acquisition rates

Unit Type	Acquisition Rate 2010
1 bed flat	£55,000
2 bed flat	£60,000 - £70,000
2 bed house	£65,000 - £75,000
3 bed house (small)	£75,000 - £95,000
3 bed house (large)	£80,000 - £100,000
4 bed house	£90,000 - £110,000
5 bed + house	£120,000

Statement 2

Housing size and type will contribute to achieving a balanced housing market through meeting the needs of a cross section of the community. This will be achieved through taking into account SHMA findings in the context of the sites location and anticipated future needs.

- 5.13 The 2007 SHMA makes recommendations on appropriate profiles of houses and flats, and their sizes in terms of numbers of bedrooms within new development. The recommendations are made in order to move towards a balanced housing market taking into account the requirements of Yorks communities. These guidelines are based on city-wide characteristics and do not take into account specific site circumstances. Recommendations will be subject to ongoing evidence base review, with the updated SHMA scheduled to be completed in early 2011.
- 5.14 In terms of housing type, the current study recommends a city wide profile of 64% houses to 36% flats, though the mix varies by tenure. Taking into account development that has already been granted planning permission in recent years, the mix required to meet the balancing housing markets objective changes to 70% houses to 30% flats city wide. In terms of this Site, it is important to consider it within the context of York Northwest as a whole and to take account of its suburban location. Having regard to this, it is considered appropriate for the proportion of houses, and in particular family houses, at the Site to be higher whilst potentially retaining some flatted accommodation in order to achieve a balanced housing mix and meet market demand. On the basis of known demand for social housing flatted accommodation is currently unlikely to be an appropriate form of affordable housing provision in this location.

You told us

This approach was supported in public consultation undertaken on the 2007/8 York Northwest Issues and Options report.

- 5.15 In terms of housing size the 2007 study put forward detailed recommendations split by house type. These recommendations will form the starting point for negotiation, having regard to the sites suburban location as well as the specific needs of the anticipated community mix.
- 5.16 There is a demand for affordable housing across all house types, with the priority need for two and three bed family houses. However, one bed flats are not attractive to Registered Providers and are deemed an obsolete house type by the Homes and Communities Agency due to changing aspirations. The starting point for negotiation should be an assumption that the profile of affordable homes sizes should replicate market provision within the development. The detail of the mix will be negotiated with officers at the time of application to reflect the wider housing need.
- 5.17 It is estimated that 17% of households in York include at least one person with a housing related support need (SHMA 2007). As a strategic housing site York Northwest must contribute to meeting these needs across both the market housing and affordable housing sectors.
- 5.18 Many of the housing support needs will be met in part through the requirement in the draft Core Strategy for all new homes to be built to lifetime home standards, but some will require more specific support through the provision of particular housing types. This may include specialist provision for older people, adults with learning disabilities, people with mental health problems, young people leaving care and other vulnerable groups that are identified by the council and it's partners as being a priority need.
- 5.19 The evidence for prioritising any supported housing requirement will be presented by the council and where the provision is for non-market housing it will form part of the detailed negotiation for affordable housing. The level of provision will be secured through Section 106 Agreement.

Statement 3

Housing density will make best use of the brownfield land and help to deliver key place-making objectives set out in Theme 2.

- 5.20 Securing the best use of urban brownfield land will be an important part of York's spatial strategy to be outlined in the Core Strategy. Housing densities will vary across the Site, reflecting the type and size of dwellings provided. Density will also be influenced by wider design and place-making issues, including approach to sustainable transport provision and sustainable development, provision of open space and community facilities, visual and amenity considerations. Any higher density housing should be

better served by key services including sustainable transport. Core Strategy draft policy requires a minimum net housing density for suburban sites of 40 dwellings per hectare.

You told us

Consultation responses to the Issues and Options (AAP) report supported medium density housing on British Sugar, with a focus on sustainable transport nodes, but felt that the density ranges set were too prescriptive.

- 5.21 In light of this, and to deliver site flexibility, negotiations on site density will be informed by requirements relating to place-making and issues including sustainable design, housing mix, transport and open space, and will be set out in the masterplan and outline planning application.

Principle 2: To ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned, phased manner which compliments and integrates with existing facilities.

- 5.22 Social infrastructure such as education and healthcare facilities provide crucial day-to-day services. High quality, timely and accessible provision of these services is an essential contributor to quality of life in any sustainable community. The Site will accommodate a new residential community of significant scale; potentially in the region of 3,000 people. Whilst there may be capacity for existing facilities to meet some needs associated with this new population, it is likely to be important to provide new or extended facilities in order to give the new community an appropriate level of service without unacceptably impacting on the availability of existing services to other residents in the area. It is important that these new services are not only provided at an appropriate level and time to meet both the immediate and long-term needs of the community, but that they are also constructed, occupied and accessed in a sustainable manner, together forming a vibrant community hub which acts as a focus for social activity within the development. The provision of community facilities should be phased to ensure services are available to all new residents at an appropriate stage in the development of the area.
- 5.23 The Core Strategy recognises the need for new social infrastructure to meet the local needs arising from the new development and identifies the potential need for a new local centre at the Site. The Core Strategy considers the characteristics that make an ideal neighbourhood based on local and national guidance. Access to local services is identified in the document as a key characteristic. Specific services may include, health care, education, local shops to meet day to day needs, built sports provision and other community facilities.

You told us

Provision of new services to meet newly arising needs was supported in the consultation of the Issues and Options (AAP). In York Northwest (as a whole) provision of a range of community facilities were supported, including, a health centre, indoor sports centre, community hall, youth centre, social enterprise centre, library, swimming pool and a social club.

Statement 4

New social infrastructure should be provided at a local scale and in a timely manner to meet the needs of the new community.

- 5.24 From preliminary work undertaken to date, the types of social infrastructure which may be required at the Site to meet newly arising needs include the following:
- A small supermarket to meet local needs
 - Smaller shop units comprising a range of A2 A3 A4 and A5 Uses
 - Healthcare facilities potentially including a new GP surgery, dentists, pharmacy, and/or other community services such as health visiting, school nursing and district nursing.
 - Community hall facilities
 - Electronic Information and workspace facilities
 - Education facilities, including early years, primary, and secondary provision.
 - Built sports facilities.
 - Eco community hub (see Statement 10)
- 5.25 Clearly detailed housing mix, masterplanning approach, market considerations and consultation will influence the type and level of service provision required and will be the subject of negotiation with the developer as part of the masterplanning and planning application process. Requirements associated with open space, transport and training/ skills are set out elsewhere in this document.
- 5.26 Where analysis indicates that a need for new services or facilities is likely to be generated, new provision will be expected to be made through the development. This provision should normally be made on site and should be located so as to maximise accessibility from all parts of the site, particularly by walking and cycling. Co-location of services and facilities should be explored to make best use of land and allow more efficient management and operation of facilities. Provision may take the form of a built facility and/ or fixed period revenue funding and/or one-off financial contribution. Provision will be secured in a phased manner, which will take into account the feasibility of service operation, commercial development considerations, availability of existing capacities and spatial approach to

site delivery. Trigger dates and levels of service provision will be negotiated as part of the planning application process and Section 106 Agreement.

- 5.27 Government guidance (Policy EC5 of PPS4) sets out an approach to identifying need for town centre uses including convenience retail, intensive sport and recreation uses. The principles behind assessing need for these facilities will inform the approach taken to other provision at the Site. PPS4 and supporting practice guidance set out an approach to identifying needs which is based around;
- (a) Assessing likely demand for facilities based on the scale of population growth and anticipated intensity of use.
 - (b) Assessing current levels of provision within accessible distances of the site, and the capacity of this provision to meet new needs.

This assessment of need will ensure both that the viability and use of existing facilities is not compromised by new facilities, and that any new facilities provided are themselves used by the community.

- 5.28 This approach has informed preliminary work undertaken for the Site. Specific findings in some areas will emerge through more detailed discussions and consultation with service providers, stakeholders, the community and developers. The approach will also need to be refined as specific proposals are put forward relating to the size and composition of the residential community.

Education

- 5.29 The need for provision of education facilities has been assessed on the basis of standard ratios of numbers of pupils per housing unit used by the local authority for pre-school, primary and secondary education. Indicative work undertaken to date reveals that the site will probably generate in excess of 120 pre-school children, 250 primary pupils and 140 secondary pupils. Capacity analysis has been undertaken on the basis of current and forecast occupancy of existing facilities.
- 5.30 Taking into account the likely level of need generated on the basis of current residential capacity assumptions, and the existing accessible capacity to meet this need, it is estimated that an 80 place pre-school nursery facility will be required on the site, as well as a 255 place primary school. The school will be expected to be delivered within the development site and by the developer, and is estimated to ultimately require a 1.7 hectare site. The buildings should be provided to a standard that allows immediate occupation, and should be provided and extended at appropriate trigger points. Any nursery provision will be operated commercially, to be occupied by a service provider on commercial terms. The primary school will be transferred to the Local Education Authority in accordance with the Councils approved policy on community asset transfer.
- 5.31 In addition, off-site financial contributions will be sought to accommodate secondary education needs elsewhere in the city. The final size of facilities

and contributions required will be dependent on the size and composition of agreed development proposals and will be secured in a phased manner through a Section 106 Agreement.

Retail

- 5.32 The York Retail Study (GVA Grimley 2007) recommended new convenience retail provision on both York Central and British Sugar, and identified city-wide capacity for growth. More specific convenience retail needs assessment has revealed that there is currently a lack of local shopping provision within the identified primary catchment area of the Site, with only a few small scale stores in the local area. A need has been identified for new convenience shopping within this catchment estimated to be around 1000 - 1500 sq m (net), comprising a local food store of around 600 sq m (net), and an appropriate range of additional, smaller scale, complimentary shops within use classes A1, A2, A3, A4 and A5 to be occupied on commercial terms. It is important to note, however, that in addition to considering quantitative need, qualitative considerations are also important in terms of meeting local service and employment needs, adding to the mix of development on site and providing a sustainable neighbourhood. Public consultation will also influence the eventual nature of local retail provision.

Built Sports Facilities

- 5.33 In terms of built sports facilities, Active York commissioned research in 2005 to look at the demand for leisure facilities including swimming pools and indoor sports halls. This provided the city with a planning tool which is used to assess the impact of new development and requirements associated with this. Capacity analysis reveals a deficiency of both sports hall space and swimming pool facilities within the city. Application of the tool to the levels of population currently estimated for the British Sugar development (in the region of 3,000 persons) reveals a potential requirement for the provision of 30 sq m of swimming pool space and around 1 badminton court. Once the development size and mix has been agreed, and as part of the negotiations on a Section 106 Agreement, the Council will seek an off-site financial contribution towards swimming facilities commensurate with the need generated. On-site sports hall facilities will be sought as part of a wider package of community facilities (see below), to be transferred in accordance with the Councils approved policy on community asset transfer..

Community Hall

- 5.34 Analysis of community hall provision in York indicates that there is a good level of provision within the city as a whole, with 83 facilities city wide, equating to one per 2,350 residents. However, there is a much lower level of provision in this area of the city, with only 2 facilities in the Acomb and Holgate wards (equating to one per 10,500 residents). More detailed analysis of meeting room facilities within an 800 metre distance (roughly 20 minute walk time) of the Site reveals that there are only two facilities, which collectively offer limited scope to meet new needs associated with the development. Given an estimated population of over 3,000 people and in

the context of limited opportunities associated with existing facilities, the development will be expected to incorporate provision of new community hall facilities to meet those needs generated by the development.

- 5.35 The community hall facilities will act as an important social hub for the new community. Facilities should be configured so as to maximise the range of activities that can take place, and should be made as widely accessible to groups and individuals as possible. Buildings should be provided and fitted out to be of a scale and standard to meet a wide variety of defined purposes (to be further explored through masterplanning and public consultation) potentially including, amongst other things, public meetings, classes, clubs and groups of a range of scales, sports activities, electronic information and workspace facilities and community offices. The potential to combine this provision with the eco-show home/ community hub facility outlined at paragraph 6.11 should also be explored. Financial provision will also be sought for the establishment and operation of an appropriate management structure for facilities, which should be transferred in accordance with the Councils approved policy on community asset transfer.

Healthcare

- 5.36 The need for new healthcare facilities arising from the development will need to be assessed and addressed by the developer in the context of capacities in existing facilities. The type and level of services and facilities required to meet estimated needs will be negotiated in close liaison with the appropriate care provider once more certainty around housing scale type and mix is established through the masterplanning and planning process, and will be secured through the Section 106 Agreement and transferred in accordance with the Councils approved policy on community asset transfer.

Statement 5

An accessible new local centre will be provided within the Site and will be served by sustainable transport and integrated with green infrastructure networks.

- 5.37 National government policy sets out the potential for local authorities to designate new centres in a hierarchy where necessary, to meet identified needs. The Retail Study (GVA Grimley 2007) recommended the allocation of local or district centre/s on the York Northwest site, and the provision of a new local centre at the Site is included in the draft Core Strategy. An indication of the type and scale of facilities typically provided in a local centre is outlined in PPS4; “a range of small shops of a local nature serving a small catchment”. The scale of need for facilities outlined at statement 4 relates to meeting local needs, which would result in the creation of a local rather than district centre. A local centre would also be more appropriate given the spatial arrangement of local and district centres in the city and the need to maintain the vitality and viability of Acomb District Centre.

You told us

Provision of a local shopping centre was supported in the Issues and Options consultation (AAP) with the scale of provision relating to the individual sites and location within York Northwest.

- 5.38 Provision of a single accessible local centre within the former British Sugar/ Manor School development will also offer distinct sustainability advantages over a more dispersed pattern of provision, allowing linked trips, offering opportunities to maximise sustainable travel options, increasing the viability of individual facilities and maximising the range of services available to the new residential community. The facility will provide a focal point for activity within a local neighbourhood centre, but should be designed and located so as to minimise adverse impacts on adjoining residential areas and green assets, whilst maintaining high levels of accessibility for the new development.
- 5.39 It is expected that new community facilities to meet local needs outlined at Statement 4, where they are required on-site, should be provided in a single centre, which is sited so as to maximise accessibility by public transport, walking and cycling for all future occupiers of the development. Opportunities should be taken to provide flexible spaces which can be used for a variety of purposes by different groups at different times. This will provide opportunities for social interaction within the community (see Principle 6) and minimise the environmental impact of the development.

Principle 3: To maximise the benefits of sustainable economic growth for the local community.

- 5.40 A strong local economy supported by a skilled and experienced workforce with access to a diverse range of jobs is a critical element of any sustainable community. The Site offers specific employment and training opportunities in terms of both the construction and development of the site and the type of development to be accommodated.

You told us

In the consultation responses on the Issues and Options (AAP) employment issues were considered. Whilst generally York Central was seen to be more appropriate for commercial uses the need for businesses to support the local community was raised. Low carbon construction and providing local job opportunities, for example within live/work units were, in particular, supported. The need for training and recognition that jobs were needed for those with low skill levels was also highlighted in the responses received.

Statement 7

To promote opportunities for small scale B1 employment uses in association with the local centre or in a live/work format in order to reduce the need to travel.

- 5.41 Small scale provision of B1 offices to meet local needs within any local centre could provide a sustainably accessible employment opportunity for new residents and encourage greater use and vitality in the centre, and would therefore be acceptable, subject to being of a scale, type and layout that is compatible with adjacent uses.

You told us

Whilst there was support for general/small scale engineering as part of the future mix of uses on the site it was also recognised that there is a need to reconcile employment and residential development.

- 5.42 The provision of a larger scale of employment use is unlikely to be acceptable on the site. The emerging Core Strategy spatial approach to future employment provision identifies sufficient quantity of preferable employment land elsewhere in the city. York's employment land review also identifies a declining need for B2 type premises, and there are several existing employment opportunities in close proximity to the Site at York Business Park, Northminster Business Park and York City Centre.

Statement 8

A programme of training and skills development will be expected to accompany detailed planning applications in order to facilitate training opportunities and provide educational opportunities with particular emphasis on new sustainable technologies.

- 5.43 Economic benefits to the local community should be maximised in the development of the Site. This will involve education and skills development during construction and training opportunities relating to the sustainable design of the development once completed. Higher York, a partnership between higher education providers (including universities and colleges) and the council have been working to promote a 'Construction Skills Academy' within York.
- 5.44 A pilot scheme at Heslington East has been used to trial the proposals which is then to be used on other major development sites within the City. This involves visits to the site, work experience and apprenticeships,

working with local schools and colleges, programmes to give experience to the unemployed, and up-skilling of construction workers in sustainable construction technologies. It also encourages construction companies to use local labour in the construction of the development. This approach will have benefits in terms of providing green jobs and skills, promoting community involvement in the new residential area and engaging the young people within the community in its future environment. A statement setting out a programme of training and skills development throughout a fixed period of the construction and occupation of the development will be required as part of any planning application, and its implementation will be secured by condition or legal agreement.

6.0 Theme 2: Quality Place/Environment

- 6.1 This theme considers issues around place making and sustainability. The principles and statements in this section will help to deliver the vision for the area, outlined in section 4, particularly in relation to the creation of **...a distinctive place of outstanding quality and sustainable design....and enhancing quality of life.**

Figure 10: Key Influences



Principle 4: To ensure the highest achievable standards of sustainability are embedded at all stages of the development.

- 6.2 Sustainability has been accepted by the public and Council as the guiding principle behind the York Northwest project from its outset. The scale of development anticipated at the Site offers unique opportunities to embed and deliver a comprehensive sustainable approach to its development, but also means that it will need to incorporate flexibility in order to be adaptable to change and meet future needs.

You told us

A strong emphasis on providing a pioneering sustainable community was supported in the consultation on the Issues and Options (AAP), with emphasis on a great many issues including sustainable construction standards, transport, energy generation, ecology and open space provision all underpinned by a commitment to sustainable design.

Statement 9

To ensure that the design, construction and occupation of the development minimises environmental impact over its lifetime.

- 6.3 Higher environmental performance which delivers more prudent use of natural resources and reduces climate change impacts is a key aim of the government, and local authorities are directed to promote this. The Code for Sustainable Homes sets out a mandatory route to all new residential development meeting its highest level of sustainable development, including carbon neutrality. It is likely that a significant proportion of development at the Site will need to address this requirement.
- 6.4 The development will deliver social housing to Code Level 4 from the outset of development and to Code Level 6 from 2013, and to deliver market housing to code level 3 from the outset, and to Code Levels 4 and 6 from 2013 and 2016 respectively. Where possible and financially viable, delivery of housing to higher levels of the Code will be sought prior to 2016. The detailed delivery and phasing of this should be demonstrated in the masterplanning and planning applications.

You told us

The Issues and Options consultation on York Northwest highlighted the need for design of buildings and spaces to respond to long-term climate change and deliver exemplar low-carbon living and working opportunities.

- 6.5 Important aspects in achieving these standards at the Site include:
- Minimising energy consumption in all buildings, including passive solar design.
 - Providing, subject to feasibility, sustainable localised low carbon/renewable energy generation on-site, utilising where possible natural energy sources (at least 10% of the sites energy demand will need to be met by low carbon renewable energy generation, as required in York's Sustainable Design and Construction Interim Planning Statement).
 - Minimising water consumption.
 - Managing surface water sustainably through a water strategy.
 - Dealing with waste from the future use of the area through a sustainable waste and resources plan.
 - Minimising emissions and air quality impacts for the development guided by an emissions impact assessment.
- 6.6 The masterplan should be informed and supported by an overarching sustainability statement and a low carbon energy generation strategy. These should have regard to the findings of the city wide renewable energy study. This highlights that a number of sustainable energy sources may be appropriate on the Site, and identifies the Site as having potential to result in a large and relatively stable heat load, which could be suitable for CHP or district heating schemes. The sustainability aspects of the planning

application should demonstrate which energy sources have been incorporated and will need to be flexible enough to respond to opportunities to implement or retrofit known future technologies and approaches. The development should be designed to be energy efficient: incorporating high standards of insulation; minimising impact from shadow, wind and frost; utilising natural lighting and ventilation; and, capturing the sun's heat. In addition to this, the development will be expected to deliver BREEAM excellent standards for new commercial and public buildings. The approach to meeting environmental standards associated with BREEAM and the code for Sustainable Homes will be informed on the site through consideration of available technologies within the site's emissions assessment.

Statement 10

Subject to the availability of Urban Eco-Settlement funding those aspects of the development to which funding is directed will be expected to be delivered to an agreed higher environmental specification, guided by eco-town principles and site characteristics, and enabled through the general approach to masterplanning the whole site.

- 6.7 Reflecting the aspiration for a pioneering sustainable community, York Northwest is being promoted in conjunction with the land-owners as an Urban Eco-Settlement through the government's eco-town agenda.

You told us

Promotion as an Urban Eco-Settlement has been supported when presented at local Ward Committee meetings, as well as receiving Member endorsement, and delivering the broader approach to sustainability supported by the public in Issues and Options (AAP) consultation as summarised above.

- 6.8 The York Northwest Urban Eco-Settlement is likely to evolve over time, with input from the landowners and key stakeholders as the development progresses and higher environmental performance becomes mandatory. Public sector funding is being sought through Urban Eco-Settlement status to deliver a higher standard of sustainability in key areas at no additional cost to the development. If successful this will enable delivery of an exemplary development which can form best practice and act as a catalyst for more sustainable development elsewhere. There is no exact definition of the type and level of long-term public funding, however, the masterplanning of the site should have regard to likely areas of funding intervention and should be undertaken with the flexibility to include these concepts within the design.

- 6.9 Funding bids to date have been guided by eco-town principals, and focussed on the delivery of higher levels of energy efficiency, water cycle performance, sustainable transport patronage, community engagement and access to open space.
- 6.10 Funding has been sought for a first phase 'Demonstration Exemplar' scheme as part of the York Northwest Urban Eco-Settlement. Subject to the availability of funding, this will deliver up to 60 highly sustainable residential units alongside open space including allotments, and an eco show-home/community hub facility. This will showcase sustainable technologies and provide a resource for new and existing community groups. This could be provided in conjunction with any wider community facilities discussed in Principal 2. A holistic approach to all aspects of sustainable design and future lifestyle choices will be promoted in the demonstration exemplar scheme, which will act as a benchmark for later stages of the development.

Principle 5: To create a high quality locally distinctive place which relates well to the surrounding area.

- 6.11 High quality design attracts investment, improves the environment, benefits quality of life in terms of health, community cohesion and reduced crime, and in the long term is more cost effective than poor design. Local distinctiveness is an important element of place-making, contributing to the variety and vibrancy of our built environments and adding value to development. Local communities and the general public should be at the centre of defining what is locally distinctive at this site, through active involvement and consultation in the evolution of the design of the development.

You told us

High quality innovative design was considered to be essential in the York Northwest in the Issues and Options consultation, together with the need to recognise and respond to the differing site characteristics.

Statement 11

To achieve a high quality of design throughout the area with distinctive character areas that expresses the site's sustainable credentials whilst reflecting its context.

- 6.12 This will be informed by both public consultation and detailed context appraisal for the masterplan, which takes into account existing features including topography, landscape features, relationship to the river, relationship with adjoining residential properties, and wider relationship to York's character and setting. The design and layout of the development should take account of the amenities of adjoining residential areas and seek to minimise impact on these. The need to screen and mitigate noise and

vibration from adjoining uses including industrial uses and operational rail lines will also inform this process. The assessment process would be required to split the development site into a number of different areas each with their own noise exposure category assessment.

- 6.13 A high quality of design will be expected in terms of the layout and detailed design of the development including landscaping, public realm, public art and the external appearance of buildings. This should be demonstrated and delivered through the masterplanning, planning application and design code to be produced by the developer. Identification of a range of character areas within the site will be encouraged and should relate to detailed context appraisal and consultation undertaken as part of the masterplan process. On and off-site environmental improvements related to the development may be required.

Statement 12

To maintain a strong connection to the site's historic use and the social heritage of the area.

- 6.14 There have been significant improvements to the environment as a result of the cessation of British Sugar operations on site in terms of noise, smell, and movement of heavy traffic at unsociable hours. Furthermore, demolition of the operational buildings has resulted in the removal of large-scale industrial buildings in this sensitive location adjacent to the Greenbelt. Notwithstanding this, the British Sugar factory was an important part of the social and economic fabric of the city, and as such has a legitimate legacy that should not be lost through redevelopment.
- 6.15 An archaeological desktop survey for the British Sugar site revealed that whilst the potential for on-site archaeology is likely to be fairly low, there are areas which may have prehistoric, Roman or medieval remains. An archaeological evaluation of these specific areas of the site, including the sports field and former car park area, should be undertaken prior to detailed design work. This will require a non- intrusive geophysical survey with excavation of evaluation trenches if necessary. The desk top study did not include the former Manor school site and an archaeological desk based assessment and an evaluation should therefore be carried out for this part of the Site as part of the Environmental Statement.
- 6.16 Key aspects of this historic use that could be incorporated into the design of the new development, subject to wider design considerations, include elements of the distinctive man-made site topography and any remaining industrial artefacts, which could also be reflected in public art and street furniture. In addition opportunities to establish public chronicles of historic operational activity perhaps within the community centre should be explored. The site's industrial heritage could also be reflected for example, in the names of streets and public facilities.

Statement 13

To utilise opportunities for key views into, out of and through the area from accessible public areas.

- 6.17 The Site offers opportunities to use existing views and frame new views both into and out of the area. Opportunities to create varied streetscapes with unexpected focal points and incidental views within the new development should also be taken. This should also create legibility within the site through visually signposting a clear hierarchy of key public and community spaces.

You told us

The opportunity to create new views, and in particular views of York Minster, through the regeneration of York Northwest was highlighted in consultation responses to the Issues and Options report.

- 6.18 Key focal points for these views will be informed by both the British Sugar landscape assessment (2007), and emerging context appraisal work for masterplanning. These will include York Minster, the River Ouse, Clifton, Poppleton and Rawcliffe Ings as well as new community spaces within the development.

Principle 6 : To create a people friendly environment which promotes opportunities for social/community interaction.

- 6.19 The environment within which people live exerts a strong influence on individual sense of wellbeing and everyday quality of life. Good design can foster this, and create an environment in which people wish to spend time, leading to community cohesion and interaction. Making places better for people is a key element of PPS1.
- 6.20 Including the views of a cross section of society in how a place is designed and constructed is important in ensuring social inclusivity, and will help to foster a sense of community and pride in the area. Ensuring a people friendly built environment is particularly important for less mobile members of the community such as the frail elderly. Key aspects of a people friendly environment include safety, security, accessibility, convenience, aesthetic appeal, and opportunities for interaction.

Statement 14

To provide a framework of linked public realm spaces and routes, within which pedestrian /cycle movements have primacy in a safe, pleasant, inclusive and accessible environment.

- 6.21 The importance of pedestrian and cycle links is discussed in more detail in terms of sustainable transport benefits at Principle 9. In addition, increased walking and cycling places allows a more human, slow speed environment in which social interaction is more likely to take place leading to greater community cohesion and increased sense of place.
- 6.22 It is critical that a framework of easily accessible, legible paths within which pedestrians and cyclists have priority is provided within the design of the development. These paths should be segregated from vehicular traffic wherever possible, well lit and subject to natural surveillance in order to ensure that they are perceived to be safe and pleasant to use.
- 6.23 These should form a well-structured hierarchy of streets and paths, allowing high permeability and giving the development a legible layout. These paths should connect homes with community facilities such as schools and shops, as well as open spaces, recreational facilities, public transport services, and key destinations outside the site. This should be achieved by linking internal routes to the current pedestrian and cycle route networks outside the site or providing new links where necessary.

Statement 15

To provide multifunctional spaces and facilities within which complementary community activities can take place on a formal and informal basis.

- 6.24 Spaces and facilities that are capable of meeting a variety of needs offer a number of benefits over less flexible facilities when provided at an appropriate scale and location. For example a well designed community hall can be used for a variety of uses including formal meetings, sports, parties and events, or community group meetings. These facilities need to be designed to be convenient and enjoyable to use for all, and should be integrated into Green Infrastructure and sustainable travel routes. Such facilities can promote interaction between residents of all ages and backgrounds leading to greater community cohesion and increased sense of place. Opportunities should also be taken to co-locate different types of community uses, potentially allowing dual use of, for example, sports, community and education facilities. Management of facilities should be community led where appropriate in order to promote inclusive use and foster community ownership. Other benefits include:
- Reduced operation and construction costs.
 - Increased viability of services through cost savings and higher levels of patronage associated with linked trips.
 - Potential to offer an increased range of services through above.
 - Improved capacity to adapt to future needs.

Principle 7: To deliver new development within a framework of linked, multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network.

- 6.25 Open space, including public realm, will be a key spatial driver of “place” in the regeneration of the York Northwest area. Provision of high quality, usable open space, which is integral in the design of the development from the outset, is crucial to the successful development of the area. Provision should be made in a manner that maximises the benefits of synergies with existing networks of green infrastructure in the vicinity of the site and in the wider city and sub region.

You told us

The case was made in the Issues and Options consultation (AAP) for an integrated system of green corridors through the site, linking city and country through the Ouse corridor.

Statement 16

New and improved Green Infrastructure should be provided and maintained to meet new needs for formal and informal recreation and leisure use.

- 6.26 The development should provide an appropriate level, type and quality of open space in order to best meet future needs of residents and commercial occupiers of the Site in a convenient and accessible manner. Levels of provision will be negotiated having regard to the city’s Open Space, Sport and Recreation Study (PMP2007) as reflected in draft Core Strategy targets, which require levels of provision of 7 different typologies of open space. Negotiations should be informed by localised deficiencies and surpluses, specific site requirements and potential for provision of multifunctional space. As an Urban Eco-Settlement the provision of exemplar levels of open space will be sought in order to promote highly sustainable communities. Funding opportunities to provide access to additional open space through the Urban Eco-Settlement agenda should also be explored through the development. Provision should be made for the maintenance of such land for a 10 year period either through the establishment of a management organisation or through capital contributions to the Council.

You told us

Public realm and green infrastructure were seen to be very important in the Issues and Options (AAP) consultation, with the view that new provision should be maximised. In particular, public feedback favoured provision of green corridors, natural/ semi-natural space, and parks and play areas.

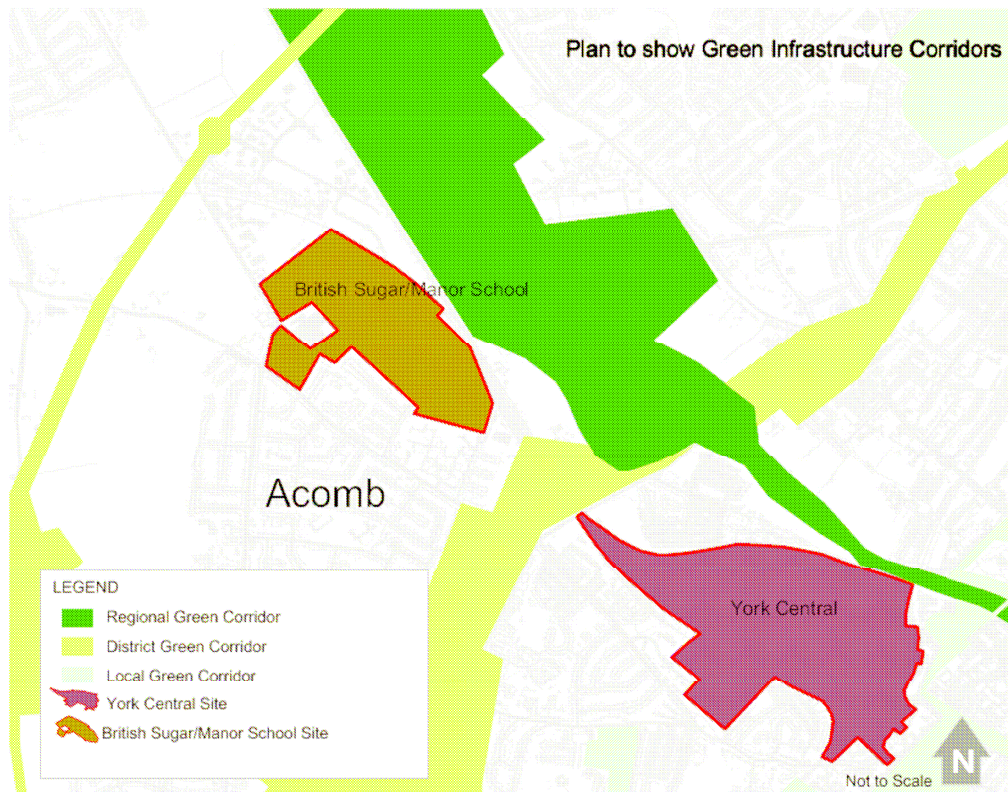
- 6.27 The level of new provision should be informed by audit work summarised in the York Northwest Open Space Topic Paper (August 2010), which identifies existing open space capacity for the York Central and British Sugar sites and gives guidance on future provision of open space. The potential to meet new need through qualitative improvements to existing accessible open space should also be explored as part of negotiations.
- 6.28 In general terms, safe and convenient on-site provision will be more important for the following open space typologies: Children’s play spaces; allotments; teenagers’ facilities, amenity green space and local parks. A degree of off-site provision may be more acceptable for outdoor sports facilities and natural/ semi-natural open space.

Statement 17

To create a multifunctional green spine which links new and existing green assets both within the site and the surrounding area.

- 6.29 A Green Infrastructure Strategy should show how open space should be configured within the site so as to form a green spine and fingers which also incorporates green routes, sustainable transport links, access to key facilities and blue infrastructure including Sustainable Urban Drainage Solutions (SUDS) where appropriate. These could be joined in either a contiguous or “stepping-stone” manner, but should maximise accessibility to open space through spreading provision throughout the Site, as well as allowing connectivity for both people and wildlife. Provision of pedestrian and cycle paths as part of this green spine will also increase attractiveness of this travel option as referred to at Statement 9. Provision of a multifunctional green spine will also lead to increased social interaction and use of open space through raising the awareness of opportunities for recreational use.
- 6.30 The Site also lies adjacent to Local Green Infrastructure Corridors and a more significant regional Green Infrastructure Corridor formed around the River Ouse and including Clifton Ings, Poppleton Ings and Rawcliffe Ings (Yorkshire & Humber Green Infrastructure Mapping Project 2010), see Figure 11. The masterplan should demonstrate how the green spine will successfully link with and incorporate these important corridors.

Figure 11: Green Infrastructure Corridors:
(Yorkshire & Humber Green Infrastructure Mapping Project 2010)



Statement 18

To retain existing green assets of value within the site and incorporate these within the new green infrastructure network where possible.

- 6.31 Existing green assets currently identified within the Site include areas of landscape/ amenity value, groups and individual trees and a bee bank and associated foraging areas. The development will be expected to incorporate these assets and to produce a biodiversity management plan and provide for its implementation. The site also includes outdoor sports facilities. Retention of these existing facilities and provision of new facilities will need to be informed by a Playing Pitch assessment. An approach to provision of facilities will need to be agreed with Sport England.

You told us

Issues and Options (AAP) consultation revealed public support for the retention of existing trees, sports field and a nature reserve at British Sugar.

6.32 The Bee Bank (see Figure 12) contains a habitat used by mining bees including nationally scarce and rare species. As such the site has been identified as a Site of Importance for Nature Conservation (SINC). This designation gives protection to the bees, their habitat and associated foraging areas. Figure 12 indicates the extent of the Bee Bank habitat. As part of the planning application and masterplanning process, the developer will be required to assess the extent of foraging area associated with the population and habitat, and demonstrate to the council's satisfaction how this will be protected and maintained within the wider development of the site.

Figure 12: Location of Bee Bank







6.33 Areas of landscape value, groups of trees and key views have been identified through the British Sugar Landscape Assessment undertaken by Popplewell Associates (2007). In addition there are trees protected by Tree Preservation Orders within the former Manor School site. There will be a presumption to retain and enhance these assets which have been identified as being of value, particularly where these benefit the amenities of adjoining residential areas, unless other overriding, considerations can be demonstrated.

6.34 There is also a presumption that individual trees which are identified as being of good quality and/or of amenity/landscape value will be retained in order to deliver the Core Strategy objectives relating to maintained and increased tree cover across the city as well as site specific objectives. Individual and Group Tree Preservation Orders will be served as part of the planning process in order to achieve this. Trees have an important amenity function as well as acting as carbon and water sinks, and providing an important habitat for wildlife. New trees will be expected to be provided as part of new on-site open space to complement those retained on site.

Figure 13: Existing Green Infrastructure
(Plan produced by Popplewell Associates)



Key:

-  Existing trees Landscape Value A
-  Existing trees Landscape Value B
-  Existing trees Landscape Value C
-  Views

6.35 Figure 13 illustrates some of the green infrastructure assets within the former British Sugar part of the Site. Further survey and assessment work will be required for the former Manor school part of the site (in which should accord with BS5837 2005). Further green assets may be identified through the detailed planning process and should be retained as appropriate. The green spine identified at Statement 17 should incorporate those retained green assets in the area wherever practical.

7.0 Theme 3: Sustainable Movement & Connections

- 7.1 This theme considers issues around sustainable transport and effective integration. Transport is an overarching issue within the York Northwest area and the approach taken at the Site will have regard to and help to deliver a more comprehensive transport approach, albeit related to the scale and impact of development at the Site.
- 7.2 The wider comprehensive transport approach will be delivered through an overarching Transport Masterplan which will be produced for the area to support the draft Supplementary Planning Documents for the two key development sites.
- 7.3 Three principles are discussed further under this theme; all seek to deliver the vision for the site, outlined in Section 4.0, particularly in relation to **‘well connected with the city and wider region...fostering new sustainable communities and enhancing quality of life.’**

Figure 14: Key Influences

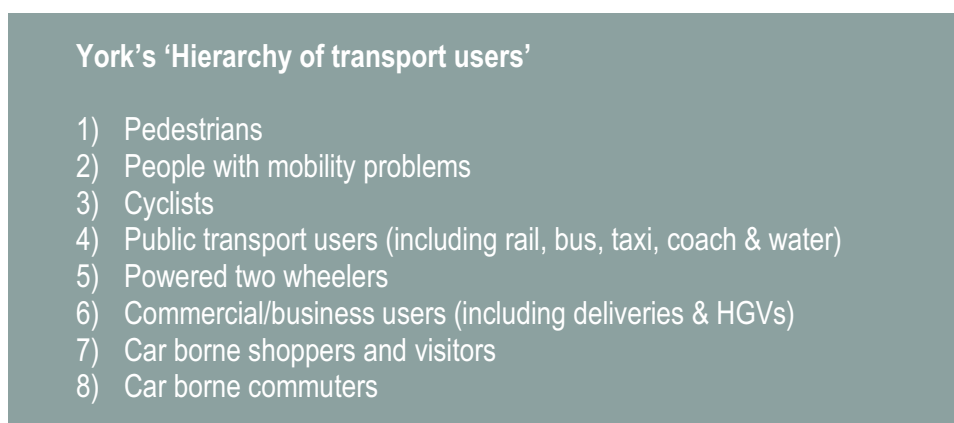


Principle 8: To maximise integration, connectivity and accessibility to and from the site giving priority to sustainable travel in line with the hierarchy of transport users set out in LTP2 and the emerging LTP3.

- 7.4 High levels of integration, connectivity and accessibility promote sustainable travel, equitable use of services and social interaction, as well as helping to achieve a quality built environment. These qualities are fundamental to any sustainable community, and it will be essential that these are delivered on the Site. The suburban location, on the edge of Acomb, offers opportunities to facilitate integration with the adjoining residential communities and to access existing services in a sustainable manner.

- 7.5 Delivering integration, connectivity and accessibility will be achieved through a holistic package of measures ranging from immediate site infrastructure which overcomes physical barriers to movement, to enhancement of public services within a wider area or increasing information availability for those within and using the area.
- 7.6 It is expected that the approach taken to delivering integration, connectivity and accessibility will prioritise movement in line with the council's hierarchy of transport users, as set out in the Local Transport Plan 2 (LTP2). This hierarchy is set out in Figure 15:

Figure 15: York's Hierarchy of Transport Users
(Local Transport Plan 2, 2006)



You told us

The use of sustainable connections to local services within and beyond the development site was supported in the public consultation on the Issues and Options (AAP). In particular, the benefits of dedicated walking/cycling routes and of public transport connections, including tram-train, were highlighted.

- 7.7 In order to promote sustainable transport in line with the hierarchy at Figure 15, it will be essential that future residents of the Site are aware of the sustainable options available and perceive these to be attractive alternative travel options to the private car.
- 7.8 An approach to transport movement should be developed to facilitate pedestrian, cycling, public transport and vehicular movements to and from the site. This approach will need to take account of the need to prioritise provision of sustainable routes in line with the hierarchy of users when developing new connections. The work should be informed by detailed assessment of where future residents are likely to travel to and from. An initial assessment has been undertaken using local surveys of existing travel patterns and is explained in more detail in the York Northwest

Transport Topic Paper (2010). Due to the primarily residential nature of development, this work concentrated on identifying travel patterns and links to key destinations for commuting and leisure trips from the site.

- 7.9 The work suggested that the main destinations for trips from the Site are likely to be York City Centre, Clifton Moor, the University and the Foss Islands area, though significant numbers of trips also went to locations outside York (including Leeds). In addition, more local destinations for trips were identified, including Acomb District Centre, York Business Park, and Northminster Business Park.
- 7.10 Each of the potential origin/ destination connections identified in the work will require a specific implementation approach to facilitate movement, this will be informed by a number of factors that influence the type and level of trips likely to be accommodated on each route. These factors include, the proximity of the destination, physical barriers to movement, existing services and infrastructure, the feasibility and cost of providing access and the availability of alternative connections.

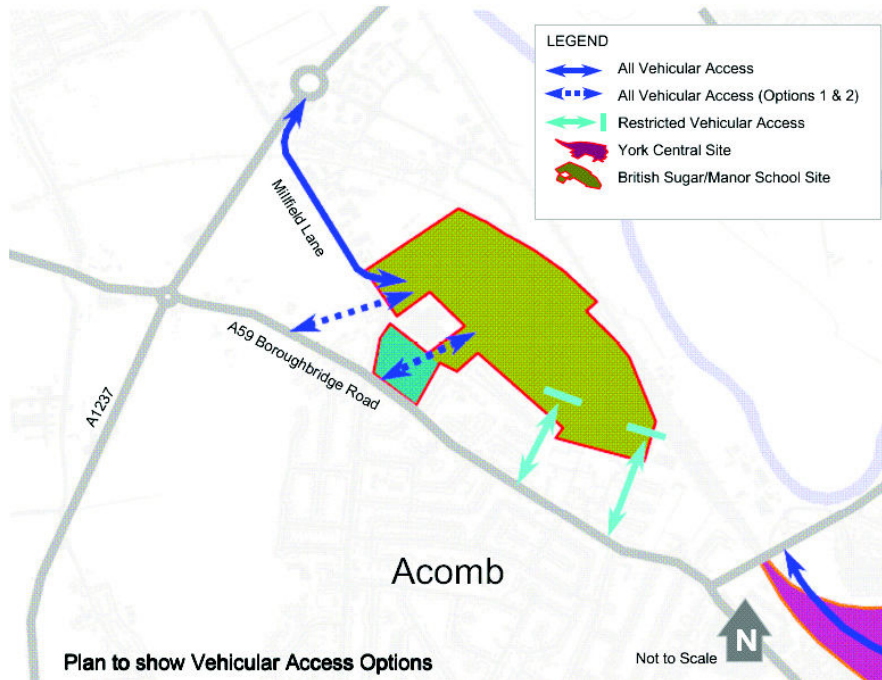
Statement 19

To optimise integration, connectivity and accessibility through provision of new and improved pedestrian, cycling, public transport and vehicular routes between the development area and key destinations, prioritising sustainable movement in line with the LTP2 hierarchy of transport users.

- 7.11 Figure 16 outlines potential new links which could be utilised as part of an access package to promote integration, connectivity and accessibility in line with the LTP2 hierarchy of users.
- 7.12 Some access points are essential and some desirable, though they should function effectively as a composite package in delivering the principles and statements outlined in this document. More detail on individual access points is set out below.
- 7.13 Transport modelling work was carried out on the basis of Millfield Lane being the principal vehicular access to the site from the A1237 outer ring road. The modelling work, summarised in the Transport Topic Paper (2010), also establishes the requirement for an additional vehicular access from the A59 into the site. This second access is required in order to minimise impact on the network through dispersing vehicular flows. Two possible approaches to forming this additional access are outlined in Figure 16; either of these options could form an acceptable access approach. In order to control through-traffic and minimise network impacts, discrete and separate vehicular traffic “zones” within the site would need to be established in order to avoid rat running through the site between the A59 and A1237. The proportion of trips served by each access would need to be

established through further modelling work and the masterplanning process and will be outlined within the Transport Assessment.

Figure 16: Vehicular Access Options



- 7.14 In addition, Plantation Drive may form a subsidiary access to the site, with new vehicular movements generated by the Site on this access restricted to the historic levels of use in the AM peak hour by the operational British Sugar factory (estimated by equate to in the region of 48 homes). A similar level of vehicular trips from the development may also be accommodated via Ouse Acres.

Statement 20

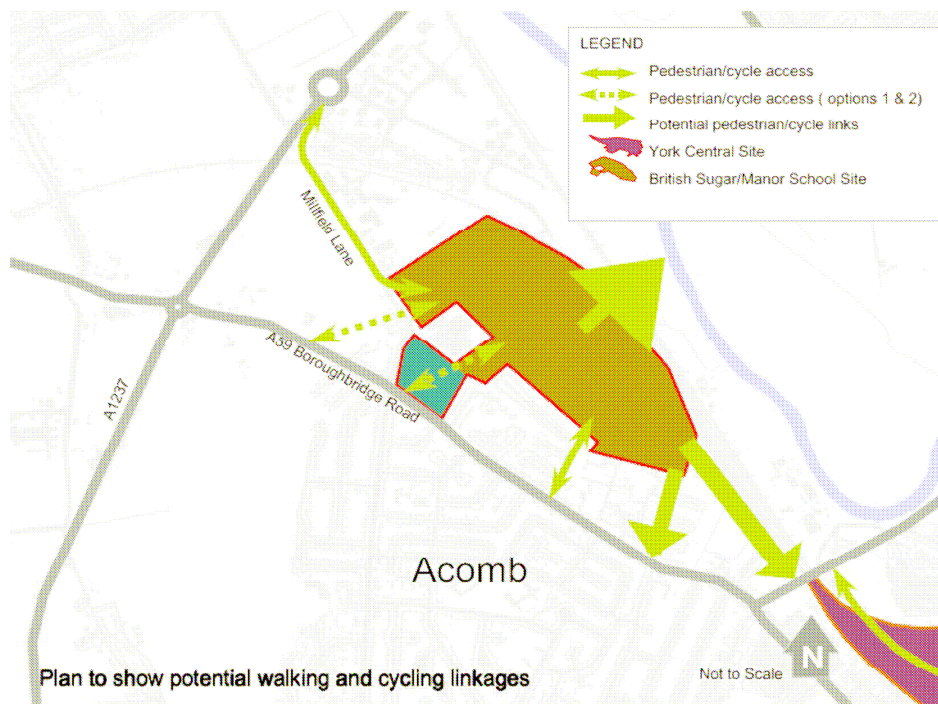
New access routes should be provided to serve the development. These should minimise the impact of traffic, and maximise permeability whilst giving priority to more sustainable modes of transport.

- 7.15 High quality and segregated pedestrian and cycle links will be required to be provided in association with all new vehicular accesses, and internally to allow access within the site. These should integrate with on-site green infrastructure networks, provide direct links through the site, and be connected safely with the existing pedestrian and cycle network surrounding the site. Through-access for pedestrians and cyclists (and where appropriate public transport and emergency vehicles) should be

provided and maintained where vehicular access is restricted in a zoned approach, as at Plantation Drive, Ouse Acres and the new A59 access.

- 7.16 In addition to these basic requirements, the importance of promoting walking and cycling through a dedicated off-road link to the city centre was identified in work undertaken. Provision of a new pedestrian and cycle link as indicated in Figure 17 between the southern end of the site and Water End will, therefore, be sought subject to feasibility and viability considerations. In addition, provision of linkages to adjoining green infrastructure should be investigated.

Figure 17: York Northwest Sustainable Case: Potential Walking and Cycling Linkages



- 7.17 Direct and accessible bus routes should be provided through the Site. The internal road design should ensure public transport permeability whilst ensuring zoned/ restricted access for cars. Masterplanning should ensure that the design of the routes through the site delivers a maximum 5 minute walk (or 400 metres distance) from all new residential property to bus stops. Lower walk distances will be appropriate from any specialist housing provided to meet support needs.
- 7.18 Tram-train could offer an important public transport link between the site and the wider region. As a result of the long term nature of this project, appropriately located land and financial contributions towards tram-train halt facilities should be reserved as part of the development and incorporated into the wider phased approach to sustainable transport through the masterplanning process.

Principle 9: To ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car to sustainable forms of travel by maximising opportunities for walking, cycling and public transport use.

- 7.19 Transport is essential to supporting our economic competitiveness and growth and in facilitating our day to day lives, but accounts for 21% of carbon dioxide emissions in the country (National Atmospheric Emissions Inventory), contributing significantly to climate change. Vehicular movement can also significantly reduce air quality and adversely affect the amenities and environment of an area. York has committed as part of the Friends of the Earth “Get Serious” Campaign to a 40% reduction in the cities carbon dioxide emissions by 2020. The council’s emerging Low Emissions Strategy will seek to manage both carbon dioxide and local pollutant emissions in the area. An important part of achieving these objectives is to ensure that new developments are designed to minimise vehicle emissions. DfT guidance (Delivering a Sustainable Transport System 2009) sets out the requirement for developers to maximise the number of trips likely to utilise sustainable modes of transport in the first instance, before looking to manage car based trips.
- 7.20 Transport modelling work reported in the York Northwest Transport Topic Paper (Aug 2010) showed that allowing the development to replicate existing mode share patterns seen elsewhere in the city would have an unacceptable impact on the highway network in terms of additional delay and congestion. This highlights the need to ensure sustainable travel patterns are encouraged by new development from the outset.

You told us

Consultation responses on the Issues and Options (AAP) emphasised the importance of minimising car use and prioritising a sustainable transport system. High quality pedestrian and cycle routes, together with integrated public transport facilities were also mentioned. There was concern however that sufficient car parking should be provided to allow homes and businesses to function efficiently.

- 7.21 The transport assessment accompanying any proposals for the site will be required to demonstrate how the development will maximise mode share for sustainable travel through a phased package of measures and appropriate monitoring and review mechanisms.

Statement 21

To optimise the availability and attractiveness of travel by walking, cycling and public transport, in order to maximise the proportion of trips generated by the development that are undertaken by sustainable modes.

- 7.22 It will be important to ensure that sustainable transport options are as accessible and attractive as possible in order to encourage their usage over the private car. The attractiveness of a travel option is influenced by both objective and subjective matters. Clearly journey times and financial cost are important objective considerations, but perception of safety and security, convenience, comfort, ease of use, directness and environmental attractiveness are also important determinants of travel choice, and should be used to promote sustainable movement.
- 7.23 The development will be required to provide and facilitate high quality public transport services which are reliable, frequent, accessible and attractive to use. In addition, attractive pedestrian and cycle routes with appropriate signage, lighting, cycle parking provision and environmental quality will be sought. Integration with the green infrastructure network will be crucial in creating connections and permeability through the site with primary routes for pedestrians and cyclists. This will provide an incentive to use more sustainable modes through attractive, new and improved routes for cyclists and pedestrians. This provision will be informed by and complement the approach to access provision outlined in Principle 8.
- 7.24 The York Northwest transport masterplan will give greater clarity on transport measures that could be taken forward. These may include:
- Fixed term funding of additional buses to increase journey frequencies on existing services
 - Provision of on-site enabling bus infrastructure, including accessible bus stops/shelters, signage and bus priority measures
 - Off-site bus priority measures
 - Provision of real time information systems both on bus, at bus stops and within residential homes
 - Provision of journey planning facilities
 - Travel incentives including fixed term free travel passes for residential occupants
 - Implementation and management of car clubs, incorporating electric vehicles
 - Electric car recharging facilities
 - Safeguarded land and provision of facilities within an appropriate timescale for a potential tram-train stop
 - New high quality, safe and dedicated pedestrian and cycle paths to key destinations, provided in off-road locations wherever possible.
 - Convenient and secure cycle storage facilities at new dwellings and at destination uses within the development.
 - Provision of free bikes at residential properties.

Statement 22

To minimise the availability of car parking in line with anticipated modal shift of trips away from the car.

- 7.25 Availability and accessibility of car parking is a key determinant of travel behaviour; making high levels of parking available in immediate proximity to dwellings will increase the likelihood of people choosing to travel by this mode. Whilst reducing the level and convenience of car parking provision at the origin and destination will make people more likely to travel by sustainable modes, some parking must be provided in order to facilitate trips that cannot be made by alternative modes and to deliver housing that people will want to occupy and can sustain modern lifestyles.
- 7.26 Modelling work summarised in the Transport Topic Paper demonstrated that parking standards set out at policy SP8 (appendix E) of York's Development Control Local Plan (2005) were too high for the Site given the anticipated trip generation and mode share. Allowing parking provision at these levels would result in over-provision, potentially increasing car use through the convenience of this option and exacerbating the development's impact on the road network.
- 7.27 The level to which car parking should be reduced will be directly linked to the availability of alternative, more sustainable travel options, given the pattern of different trips from the site. The availability of a car club on site will help mitigate the perceived loss of private car parking. This will be negotiated in the context of the Transport Assessment and the masterplanning/ planning application process.

You told us

The consultation on Issues and Options (AAP) the option of having car free zones within new housing areas was suggested together with a need to consider car sharing. Comments received also included the need to look at lowest pollution types of vehicle as well as use of other demand management measures.

- 7.28 Overall car parking levels may vary across the site and relate to the size and type of units, together with location in relation to public transport and services. The approach to car parking will also need to be addressed in the detailed design and layout of the development to ensure that cars do not overspill from low parking areas into other areas and to encourage other sustainable travel options. The design should also help to reinforce the perception that vehicles do not necessarily always have priority within the site.

- 7.29 The environmental benefits of reduced car dependency should be expressed clearly through the design and layout of different housing areas, with reduced car parking areas incorporating, for example, more amenity space or communal facilities, or better space standards within housing. This will help to promote reduced car dependency lifestyles and will attach a compensatory positive financial value to the housing in such areas.
- 7.30 The development should incorporate provision and maintenance of car clubs not only to support areas with reduced parking provision, but also to give residents across the Site a realistic alternative to owning their own car. Car Club points should be located in easily accessible locations to make them as attractive as possible.

Principle 10: To minimise the environmental impact of vehicle trips to and from the development and mitigate the impact of residual car trips on the highway network where possible.

- 7.31 Once sustainable travel has been maximised in the first instance, the impact of residual car trips should be minimised. This impact will be assessed, for example, in terms of air quality/CO₂ emissions, network delay and congestion. This impact will be minimised through a range of measures as set out in the statements below, and to complement the approach taken to sustainable measures outlined in Principle 9 above.
- 7.32 A co-ordinated approach to promoting sustainable travel patterns together with discouraging vehicular travel will encourage more sustainable lifestyles, reflecting the Urban Eco-Settlement status of the site.

Statement 23

To promote the use of more environmentally friendly vehicles.

- 7.33 Lower emission vehicles, including electric vehicles, will become more and more commonplace as technologies improve and the government incentivises take-up in order to reduce the impact of car use on the environment. Opportunities to accelerate this and facilitate higher levels of use within the Site should be explored and delivered throughout the development. This should include provision of enabling infrastructure on the site from the outset such as electric car charging points, as well as the promotion of use of smaller, cleaner and lower emission vehicles through dedicated parking spaces at commercial uses, reduced parking space standards at residential properties, and low emission and electric vehicle provision as part of any car clubs. In order to offset increases in emissions related to the sites development, off-site contributions to provide lower emission service vehicles such as buses and refuse collection may also be negotiated.

Statement 24:

To comprehensively mitigate the impact of vehicular traffic where possible through a phased scheme of network improvements to be agreed.

- 7.34 Those residual car trips (either from low emission vehicles or standard vehicles) will necessitate highway mitigation/capacity enhancement works, where practically feasible, and where they result in traffic volumes at links or junctions going above acceptable levels; these links and junctions to be agreed and levels negotiated as part of the masterplanning process and Transport Assessment.
- 7.35 The development will need to make a fair contribution to the infrastructure implications of any mitigation or capacity enhancement needed to accommodate the levels of traffic anticipated. This principle will also be set out within the draft Core Strategy.
- 7.36 Initial strategic modelling work carried out in the Transport Topic Paper highlighted the impact of the development on not only the local network in the vicinity of the site but also on the strategic network, including the A1237 outer ring road. Further modelling will be required to fully assess the transport implications as part of the Transport Assessment and Environmental Statement. This modelling will inform the scope and nature of mitigation requirements to deal with the impact of the vehicular traffic on the city. As a historic city with environmental constraints it is recognised that highway mitigation measures may not always be deliverable, making it even more important to provide sustainable travel alternatives within a sustainable package of measures.
- 7.37 In some instances increases in traffic volumes will be influenced by a combination of developments rather than solely by this Site. In these cases mitigation works and associated costs will be apportioned between the developments. An indicative apportionment schedule for the A1237 mitigation measures is set out in Figure 22 in the Transport Topic Paper. This is based on reference case trip generation through the relevant links and junctions on the A1237. Through refinement as a result of emerging information on the precise nature of the development, and having regard to the transport masterplan, this will form the basis for negotiations on the level and phasing of contributions towards the necessary highway improvements.
- 7.38 Any proposed phasing will need to be considered alongside the necessary infrastructure and sustainable travel requirements. Infrastructure associated with phasing will be subject to further negotiation as part of the masterplanning process.

8.0 Delivery and Implementation

How is the vision to be achieved?

- 8.1 The planning principles and statements, and supporting text outlined in this document will be used to inform and assess proposals put forward by developer/s to develop the area. The principles and statements all seek to deliver the overarching vision and strategic objectives for York Northwest. The developer will be expected to use these principles and statements to guide work in preparing a masterplan with phasing strategy. This will deliver an overall approach to open space, education, community facilities, transport and housing provision within the area and show how the area will be designed in terms of its layout, size and massing of buildings, connections, open space and scale and composition of development proposed.
- 8.2 The views of existing communities and those interested in the new development will be important in shaping the design of the area. The masterplan will need to be produced in liaison with local communities to ensure it responds to its context and surrounding development.
- 8.3 To ensure a framework is provided for the whole area the council will require an outline planning application to be submitted initially, accompanied by a masterplan. These should demonstrate how the whole site will be developed in a phased manner, showing how the different elements of the development link together and how the site relates to the surrounding area. Detailed applications can then be submitted in accordance with the approved planning application and masterplan, once these are approved.
- 8.4 The following documents should form part of the outline planning application, other requirements may emerge through the planning process. The Council should be consulted throughout the production of these documents and will need to be satisfied with the outcomes or recommendations of these documents, which may be required by or inform the content of conditions or legal agreements on approval of any planning application.

Figure 18: Planning Application Documents

Document	Justification/ Notes
Environmental Statement	<p>Detailed content to be agreed through formal scoping report, though it is likely to include assessment of, inter alia:</p> <ul style="list-style-type: none"> • Contaminated Land (to include desk study and site investigation/ risk assessment report) • Flood Risk/ Water Resources • Ecological impact • Archaeological and cultural heritage impact

	<ul style="list-style-type: none"> • Noise Assessment • Vibration Assessment • Transport Assessment • Air Quality and Emissions assessment • Landscape Townscape and Visual Amenity Assessment • Infrastructure • Waste • Economy Population and Society
Low Emission Energy Generation Strategy	To demonstrate how the development will meet requirements associated with residential development meeting the Code for Sustainable Homes and development as a whole maximising on site energy generation as required by the Sustainable Design and Construction interim planning statement.
Sustainability Statement	To demonstrate how the development will deliver the site vision and key principles and statements set out in this SPD. This should include evidence of feasibility assessments for all renewable technologies even where no technologies are subsequently installed.
Water Cycle Management Strategy	To set out a sustainable approach to managing water consumption, and to surface water drainage and run-off in the development.
Community and Leisure Facilities Statement	To demonstrate how the development will meet requirements for new community facilities. To include the scale, type and phasing of provision, proposed management structures, and to demonstrate how community consultation and service provider liaison regarding the type and scale of provision, which will be undertaken as part of the masterplanning process, has been taken into account
Training Skills and Development Statement	To outline an approach to delivering a package of education, training and skills development through the construction and occupation of the development.
Design and Access Statement	To meet statutory requirements associated with Outline Planning applications.
Masterplan	To set out a framework for development of the whole site to demonstrate how the development will meet requirements set out in this SPD and to support the outline planning application, and within which reserved matters applications should be made.
Phasing Strategy	To outline the phased delivery of housing with supporting open space, community facilities and key infrastructure in order to deliver the masterplan.
Design Code	To outline the detailed approach to design within the site.
Green Infrastructure Strategy	To set out a planned network of high quality green spaces and other environmental features.
Biodiversity Management Plan	To set out an approach to retaining enhancing providing and managing biodiversity within the site (including flora and fauna).
Transport Assessment/ Sustainable Transport Plan	To summarise the comprehensive and systematic process that sets out transport

	issues relating to the proposed development, and identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel. To outline approach to maximising sustainable travel and to incorporate transport emissions strategy.
Playing Pitch Needs Assessment	To assess existing and future needs for playing pitch provision, should the development proposals include re-use of any existing playing pitch facilities.
Retail Impact Assessment	To be carried out in accordance with PPS4 in order to assess the likely impacts of any A1 retail proposals on existing provision in the city.

How will the site be phased?

- 8.5 The phasing strategy will subdivide the comprehensive development into specific delivery parcels and identify the sequence for the development of housing and enabling infrastructure associated with these phases. It is anticipated that the housing will be built and marketed within these phases at a rate of around 150 dwellings per year, depending on market conditions at the time.
- 8.6 The demonstration exemplar project for an initial 60 homes, built to high eco standards, and 'eco show-home and community hub facility' will be expected to be completed within the 1st phase of delivery subject to the availability of public funding.
- 8.7 The provision of community facilities and enabling infrastructure will be phased to ensure services are available to all new residents in an appropriate manner, having regard to existing capacities. Delivery will be triggered by the number of new dwellings constructed or occupied. Trigger points will be informed by existing capacities, "bedding-in" periods and other issues including retail impact assessment (in the case of local shops).
- 8.8 Provision of public transport facilities and new pedestrian/cycling connections should inform the phasing of the development to ensure that all phases of the development are served by sustainable travel options. This will be important to ensure sustainable transport choices are considered and taken by new residents from the outset, before less sustainable travel patterns are adopted and established. Provision of new vehicular transport infrastructure will be phased to ensure satisfactory conditions of network movement both locally and city-wide.
- 8.9 New and improved open space will be expected to be provided from the outset to facilitate delivery of successful place with sufficiently well established facilities to be used by the new occupiers of the development. Play areas in particular will be required to be provided early in the development process in order to successfully integrate within the development.

- 8.10 The provision of new schooling facilities will be linked to the completion of dwellings and will take into account existing schooling capacities within the adjoining catchments and anticipated new pupils being generated by the development.

What funding and developer contributions will be sought?

- 8.11 Funding will be required to meet needs for new public services generated by the development. This funding will be sought from the developer principally, although additional public funding may also be sought. These developer contributions will be subject to open-book appraisal and public funding availability, and will include provision of services and facilities including:

Figure 19: British Sugar Developer Provision

The Council will seek developer provision, as appropriate, of:

- Archaeological works
- Affordable housing
- Biodiversity management plan
- Built sports facilities
- Community Hall/ space
- Community management organisations
- Community Project management team
- Education facilities
- Environmental improvements
- Environmental standards (including BREEAM and CfSH)
- Flood risk mitigation works
- Healthcare facilities
- Leisure facilities
- Library and information facilities
- Open Space and landscaping
- Public art
- Public realm & street furniture
- Recycling and waste management
- Skills and training
- Transport measures

- 8.12 Some facilities, such as community halls, can be provided at a small scale, on-site in order to meet local needs. Other facilities, such as secondary schools, can only be provided at a larger scale as a result of operational feasibility. These facilities may therefore be best provided elsewhere in the city where they are more sustainably located.

- 8.13 The developer may be expected to make a financial contribution towards provision, to set aside land for provision, to construct and provide the infrastructure to an agreed specification, or any combination of the above in respect of developer contributions outlined at figure 19.
- 8.14 Where contributions are made to the delivery of off-site infrastructure such as highway network improvements, suitable project management structures should be put into place to ensure the timely delivery of infrastructure, relative to progress on the development.
- 8.15 Contributions will be secured as appropriate through conditions on any planning permission, legal agreement, and potentially through a city wide infrastructure approach delivered through the Local Development Framework (LDF). Due to the long-term nature of the project, overage facilities may be negotiated as part of any agreement.
- 8.16 Specific public funding will be sought in order to both help meet basic infrastructure requirements, and to improve the quality of the development. Public funding has been sought to date in relation to the British Sugar site to improve the sustainability of the scheme through the Urban Eco-Settlement agenda, and Major Scheme Bid funding has been sought for transport infrastructure provision. Whilst currently, public funding availability is becoming increasingly scarce, the long term nature of the project and its importance to York mean that public funding opportunities will continue to be explored.

How will the new and existing community be integrated?

- 8.17 Integration and interaction between existing residents in the surrounding residential areas and the new residents within the development will be important to ensure the wider community as a whole benefits from the new development. Use of community facilities and participation in local groups will help to encourage movement through and between areas.
- 8.18 The views of existing residents will continue to be taken into account in the formulation of the planning approach and masterplan for the site, through regular public consultation, in accordance with the Statement for Community Involvement. This will ensure that the new development best meets their needs and facilitates integration.
- 8.19 This involvement will continue throughout the construction of the development, in the detailed design stages. Public involvement in project delivery will allow the development to best integrate and meet the needs of local residents and deliver a better neighbourhood. The developer will be expected to set up a dedicated project management team to ensure community involvement in the progress of the development. This would include the representatives from the construction team, a council representative and community representatives/groups meeting on a regular basis to ensure any day to day issues are resolved speedily and work progresses in accordance with an agreed programme of works.

- 8.20 Following phased occupation of the development, the project team should be re-orientated to concentrate on the day-to-day functioning of the development and residents issues. The team should include residents of the development at this stage. Financial contributions to meet costs associated with the operation of these project teams should be made from the developer to the Council.

What if circumstances change?

- 8.21 Associated British Foods, has commenced the masterplanning process for the site. It is understood that proposals for the development of the Site will be put forward in 2011, to take account of this draft SPD, masterplanning work and public consultation undertaken on both of these. On the basis of anticipated timeframes for delivery, targets for the completion of dwellings and a local centre are outlined in the submission draft of the Core Strategy.
- 8.22 A phasing strategy will be required to accompany the outline planning application, and will enable a timescale for delivery to be agreed. A more detailed trajectory of development completion timescales will then be produced. The approach outlined in this document will allow for flexibility should circumstances change in the short to medium term. Should circumstances change significantly, for example, through a change in government legislation, or approach to key infrastructure such as tram-train, there may be a need to refresh this guidance.
- 8.23 Should funding be awarded due to Urban Eco-Settlement status for the community show home facility, additional governance arrangements would be necessary to ensure project monitoring and delivery of the project against agreed cost/timescales. In this event, it is likely that a Steering Group would be set up with representation from the Leeds City Region, York Council and the owners of the site, Associated British Foods/Developer.
- 8.24 The Group would be responsible for the overall strategic direction of the project with project monitoring and resolution of any strategic issues. The role of the Council would be to facilitate and enable management of the programme and funding. ABF would be responsible for project delivery.
- 8.25 Annual monitoring of development will be undertaken by the Council through the LDF Annual Monitoring Report. More detailed monitoring of the transport impacts of the development may be undertaken by the developer as part of an ongoing travel plan. Where monitoring reveals issues with delivery, this may also lead to a need to refresh this guidance.

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MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	25 OCTOBER 2010
PRESENT	COUNCILLORS STEVE GALLOWAY (CHAIR), POTTER (VICE-CHAIR), AYRE, D'AGORNE, MERRETT, REID, SIMPSON-LAING AND WATT

14. DECLARATIONS OF INTEREST

At this point in the meeting Members were asked to declare any personal or prejudicial interests they might have in the business on the agenda.

Councillor Simpson-Laing declared a personal non prejudicial interest in Agenda item 5 (Update on progress and draft Supplementary Planning Document for the former British Sugar Site) as Treasurer of the Friends of Back Park and as she lived in one of the special areas mentioned in the report.

Councillor Merrett declared a personal non prejudicial interest in Agenda item Agenda item 5 (Update on progress and draft Supplementary Planning Document for the former British Sugar Site) as he worked at premises situated on the York Business Park.

15. MINUTES

RESOLVED: That the minutes of the last meeting of the Local Development Framework Working Group held on 4 October 2010 be approved and signed by the Chair as a correct record subject to the following amendments:

Minute 13 – LDF Core Strategy

Issue 1: The Level of Future Housing

(iv) Potential sites – At the end of the fourth bullet point the addition of ‘, in an area of known open space deficiency’.

At the end of the final bullet point the addition of ‘It had been recognised with the original allocation in the draft Local Plan that we need to provide critical mass in terms of employment/shopping in locations like Monks Cross so that sustainable public transport alternatives could be provided’.

Issue 2: The Level of Future Employment Land Provision

In the first bullet point the addition of the words 'up to' prior to the word 'approximately'.

In the second bullet point the addition of the words 'and the redirection of government strategy towards supporting modern and export based industry,' following the words 'reduced financial sector,'

The final bullet point being amended to read 'In respect of Land to the North of Hull Road (Area of Search C) it was agreed that the open area up to the ring road including the medieval furrow should be removed, to maintain the separation from Murton and the setting of York from the ring road'.

16. PUBLIC PARTICIPATION

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

17. APPROACH TO RETAIL - CORE STRATEGY SUBMISSION.

The Working Group considered a report which had been prepared to help shape the policy approach for retail to be taken forward in the Core Strategy and to assist in making decisions on the overall retail strategy for York throughout the LDF period to 2029.

It was reported that the approach to retail had been re-looked at by Officers in light of the consultation responses received on the Core Strategy Preferred Options, the impact of the recession on the retail market and the change in policy context brought about by the introduction of 'Localism'.

Members pointed out that, in the past, when they had been required to consider large reports, annexes and background papers these had been sent out a fortnight prior to the meeting. This then gave members time to study the information and contact officers regarding any issues or points of clarification.

The Chair noted members concerns and asked officers to bear this in mind when sending out future documentation.¹

Members raised a number of points and questioned details of the approach taken and the findings and in particular:

- It was important the public were aware of the implications and phasing of retail development and that it was not hidden in the Core Strategy document. Officers confirmed that they would consider how the proposals could be made more accessible to the public to give them the opportunity to make any representations.
- Concern that there had previously been strong feeling against major retail development on the York Central site and the change in position.

- Additional information from the Economics Foundation had been passed to Officers by a Member, for addition to the evidence base, of a recent national report on retail vitality, which included a range of policy solutions and action to transform high streets.
- Confirmation that the work undertaken on the retail assessment by GVA Grimley had taken account of the recession.
- Concern in respect of the climate change framework it was anticipated that retail development would virtually double in the next decade and whether this was realistic or sustainable.
- It was vital that retail development on the York Central site complimented the city centre, it was not just a quantitative issue but also qualitative.
- Had figures for long-term growth taken account of increases in Internet sales to prevent over allocation. Confirmation that the increase in these sales had been built into the figures.
- Whether tram train and bus service allocation on the York Central site were sited close to the station for accessibility.
- Scale issues with retail/office buildings sited close to the listed station building.
- Confirmation that stringent standards would be imposed to ensure that the York Central area would not be car dominated.
- Need to underpin the city centre with a major retailer at Castle/Piccadilly prior to further development elsewhere.

The Chair confirmed that Officers would examine Members comments, which would influence the final document. Following further discussion it was

- RESOLVED:
- i) That approval be given to the York Retail Topic Paper as set out at Annex A to the report, for publication as part of the LDF evidence base.
 - ii) That approval be given to the York Central Retail Assessment Stage 1 and 2, included as background papers to the topic paper, for publication as part of the LDF evidence base.
 - iii) That the Director of City Strategy, in consultation with the Executive Member for City Strategy and the City Strategy Opposition Spokesperson, be delegated authority to make any other necessary changes arising from the recommendations of the LDF Working Group, prior to their publication as part of the LDF evidence base.
 - iv) That the recommended policy approach to future retail development as set out in paragraphs 95 to 105 of the report be noted as a starting point for developing the approach to retail development in the Core Strategy submission draft.

- REASON: i) and ii) So that the York Central Retail Topic Paper and the York Central Retail Assessments can be used as part of the LDF evidence base.
- iii) So that any recommended changes can be incorporated in to the York Retail Topic Paper and York Central Retail Assessment.
- iv) To inform Members of the recommended officer approach to future retail development of the Core Strategy submission draft.

Action Required

1. Large LDF reports to be sent to Members more than one week prior to the meeting.

RM

18. UPDATE ON PROGRESS AND DRAFT SUPPLEMENTARY PLANNING DOCUMENT FOR THE FORMER BRITISH SUGAR SITE.

Consideration was given to a report, which outlined the strategic policy direction and evidence work on overarching York Northwest (YNW) issues in relation to the Core Strategy and a draft Supplementary Planning Document (SPD) for the former British Sugar site. The background work leading to the development of the draft Core Strategy policy together with updates on the position of the proposed York Northwest Urban Eco Settlement and York Central were also provided.

Members were reminded that the planning approach for York Northwest agreed earlier in March, comprised of four key areas of work:

York Northwest Evidence Base work.

York Northwest Section of the submission draft Core Strategy.

The British Sugar Draft Supplementary Planning Document (SPD)

Supplementary Planning Document (SPD) for York Central.

The Chair confirmed that, at this stage, Members were only being requested to agree the approaches being made to each of the areas for public consultation and that no final decision on the draft Core Strategy or draft SPD was required at this time. In answer to requests Officers confirmed that hard copies of the various annexes would be forwarded to Members. They also agreed to take on board Members requests for future similar documents to be forwarded prior to the meeting and for hard copies of specific Appendices to be forwarded to Members that requested this. ¹.

Consideration was then given to the individual documents and Members made a number of comments.

Appendix 1: Draft York Northwest Section of submission draft Core Strategy

Officers also circulated a Draft York Northwest Context Plan. This showed the proposed boundary of the York Northwest Corridor together with the main development sites (at the former British Sugar/Manor School and York Central) together with the existing City Centre boundary in the context

of existing green infrastructure and developed areas. It was pointed out that the extended York Central site also included Holgate Park, Alliance House and the Thrall site and the former British Sugar site would include the former Manor school site.

Reference was made to the earlier plan showing the green travel linkages across the river. Officers confirmed that reference to green links and connections over the River Ouse would be included in the report.

Appendix 2: Transport Topic Paper

Page 18, Figures 9 and 10 - Concern that previous York Northwest documents had shown that Leeman Road residents would still be able to access the city centre via Marble Arch, this appeared to have disappeared from the proposals.

Page 19, Figure 10 - There appeared to be contradictions between open space and transport topic papers with regard to the proposed access to York Central from Water End (Millennium Green). Members felt that both documents should reflect the same proposals.

Page 24, Figure 16 – Check siting of existing bus stops as there appeared to be omissions.

Page 38, Para.7.14 - Reference to the much larger area that would require servicing by public transport and the need for more frequent services to meet future demands.

Page 40, Para. 7.28 - The limiting of car usage/ownership would require a careful modal split to prevent similar traffic issues on estates e.g. Sovereign Park.

Appendix 3: Open Space Topic Paper

Some Members expressed concern that the Acomb Ward had the worst level of open space provision per head of population in the city. There was therefore an expectation that open space provision would be provided by the British Sugar development. It was also pointed out that any provision needed to be accessible and at reasonable cost.

Page 21, Para 4.18 – Members made reference to recent investment in facilities at Back Park although there was a need to rule this site out on capacity grounds.

Page 31, Figure 6 – Not all sports grounds had been listed eg old Manor School site and Civil Service Club on Boroughbridge Road. Concern that any open space provision should not be at a reduced level.

Appendix 4: British Sugar Draft Supplementary Planning Document

Highlighted the opportunity to link the tram train halt/York Business Park/public transport spine and community hub.

Page 18, Para. 5.9 - Request for updated figures to reflect current house prices and income levels.

Page 19, Para. 5.12 - Current need/tenure split not reflected in the affordable housing figures.

Page 25, Para. 5.33 - Potential benefits of co-locating education, community, sports and open space facilities.

Page 31, Para 6.4 - Delivery of social housing should aspire to reach a higher level Code for Sustainable Homes.

Appendix 6: Draft Consultation Plan

In answer to Members comments officers confirmed that they would examine staffing levels during the consultation period and staff availability to answer any queries or to provide background information from residents.

Need for the inclusion of Holgate Ward in any consultation communication and feedback including Ward Committees.

Following further discussion it was

- RESOLVED:
- i) That the draft York Northwest section of the emerging submission draft of the Core Strategy, as set out in Appendix 1 to the report was noted subject to note being taken of Members comments as set out above.
 - ii) That the York Northwest evidence base work on Transport and Open Space Topic Papers as set out at Appendix 2 and Appendix 3 of the report was received and noted.
 - iii) That the British Sugar draft Supplementary Planning Document attached as Appendix 4 of the report (to be the subject of public consultation if agreed by Executive) was received and noted.
 - iv) That the preparation and content of the Sustainability Appraisal Report for the British Sugar Draft Supplementary Planning Document, as set out at Appendix 5, was received and noted.
 - v) That the draft Consultation Plan for consultation on the British Sugar Draft Supplementary Planning Document outlined in Appendix 6 of the report was received and noted.
 - vi) That the process and rationale outlined in the report for the policy approach for York Northwest within the emerging Core Strategy, including the Option Appraisal detailed in Appendix 7 and the Summary of Land Uses for York Northwest set out in Appendix 8 of the report was received and noted.²

- REASON:
- i) To give the context of York Northwest within the emerging Core Strategy document and for the British Sugar draft Supplementary Planning Document.
 - ii) To provide the necessary evidence base for the submission Core Strategy document.
 - iii) To ensure Members comments are included in the documents for public consultation.
 - iv) To give Members an understanding of the context of the document.
 - v) To give Members an understanding of the content of the document and to suggest any changes to this.
 - vi) To ensure a robust evidence base for the Supplementary Planning Document.

Action Required

1. Send copies of requested Annexes to Members and note comments made for early viewing of large documents in the future.
2. Update documents in the light of Members comments.

SH, JP
SH

Cllr S F Galloway, Chair

[The meeting started at 4.30 pm and finished at 6.30 pm].

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Executive

16 November 2010

Joint Report of the Director of CBSS and the Assistant Director for OCE**Quarter 2 Finance & Performance Monitor for 2010-11****Purpose**

1. This report provides details of the headline performance issues from the Q2 performance monitor of 2010-11. This covers the period 1st April to 30th September 2010. However, more up-to-date data has been provided where it was available. The report covers:
 - a) *Finance* – service and corporate budget management.
 - b) *Performance* – how well the council is performing across a wide range of performance indicators, at both corporate and directorate level, including progress on priority actions and projects.

Background

2. In Q1 we reported that the Government announced plans to abolish CAA and that a review of the National Indicator Set (NIS) was being carried out across the council to check which might be retained. Since then, the government have announced further changes to support a move away from the existing top-down Local Performance Framework. This includes:
 - removing the statutory requirement to produce Local Area Agreements (LAAs) and notification that Performance Reward Grants for achieving LAA targets will now not be paid.
 - removing the NIS and replacing it with a single list of 'performance data' which local authorities will be expected to provide to central government. The new list is currently being developed in consultation with all councils and is expected to be implemented in April 2011.
3. The new arrangements will place much more emphasis on local authorities to be democratically accountable to local people rather than to central bureaucratic systems. To help do this, councils are being encouraged to make their performance data accessible to citizens in a way that will support more understanding and engagement. The council's performance management framework is being reviewed to take advantage of these new arrangements and to help move towards a city-wide business intelligence approach that supports efficiency & transformation, as well as more localised performance data. A report on this will be presented to Executive in January and the new framework will be in place by April 2011.
4. Given these changes, this Q2 report covers priority areas of improvement areas & delivery which are meaningful to local people. Full details on quarter 2 performance across all indicators have been included in Executive Member profiles, which will be available on the council's intranet in mid November.

Summary

- There have been some significant achievements over the first 6 months of 2010-11, with good improvements in the number of residents helped to live independently; the speed of child social care assessments; educational attainment in core subjects; waste management; an increase in affordable housing, and a significant reduction in child obesity levels across the city. The number of people in York who are unemployed, homeless and young people not in employment, education or training also continues to buck national trends and shows the city is weathering the recession well.
- The council is forecasting pressures of £3,072k at the mid year point, which represents an improvement of £970k from the Monitor 1 report.
- This position is inclusive of £2,287k of in-year grant funding cuts from Central Government.
- Directorates are actively working to reduce the reported pressures and this report outlines a strategy that will ensure the council spends within budget by the end of the financial year.

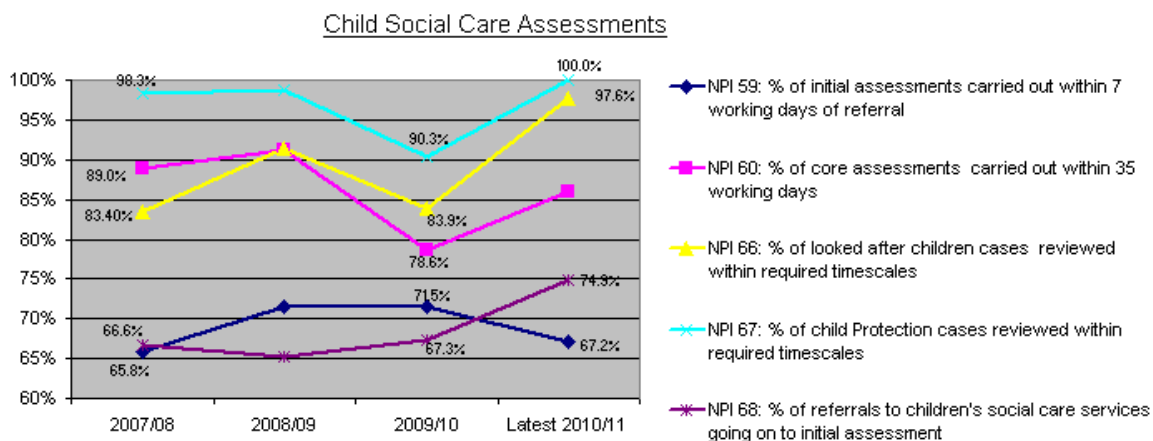
Performance

Adult Social Care

- 5 The number of social care clients helped to live independently as a result of receiving a personal budget or self directed support has increased significantly over the first 6 months of this year, with 875 (13.3%) now receiving self directed support payments compared to 553 (8.54%) for the same period last year. As a result, ACE expect to exceed last year's performance of 14.4% and to hit the 2010-11 target of 30.5%. This will also have a positive affect on the overall number of people in York who are supported to live independently.

Child Social Care

- 6 Performance has improved for 4 of the 5 key child social care referral and assessment indicators in Q2 (see graph below). The implementation of a Common Assessment Framework, lead practioner activity and integrated 'Front Door' arrangements through More for York, should lead to improved results for initial assessments carried out within 7 days of referral. Review rates of the looked after children cases and the child protection cases are now performing extremely well, at 97.6% and 100% and demonstrate major improvement since last year. Similarly core assessments and the % of referrals going on to initial assessment have both increased by around 8%.



Child Obesity

- 7 Latest data on child obesity in York indicates that we have exceeded the government's 2010-11 target by 3%, with the % of reception children and Year 6 children recorded as obese, reducing significantly on the previous year. Provisional results indicating a 1.2 and 2.8 % point reduction, placing York in the upper quartiles compared to other councils.

Indicator	2007-08	2008-09	2009-10	2010-11 Latest	2010-11 Target	Improving ?	On target ?
NPI 55: % of reception year children recorded as obese	8.4%	8.16%	6.7%	5.5%	8.5%	Yes	Yes
NPI 56: % of children in Year 6 recorded as being obese	15.6%	16.6%	16.7%	13.9%	15.4%	Yes	Yes

Healthy Children

- 8 One of the areas that may be contributing to child obesity improvements is the number young people in York's schools participating in at least 2 hours of high quality PE. This improved for the 3rd year in a row (now 92%) and York is now one of the top performing councils in the England, ranked 17th out of 132 councils.

Indicator	2007-08	2008-09	2009-10	2010-11	2010-11 Target
NPI57: Young people (aged 5-16) participating in at least 2 hours of high quality PE in school	77%	84%	87%	92%	86%

Education

- 9 There have been good improvements in York schools for the number of pupils progressing 2 levels in English & Maths between key stages 1 & 2, with both indicators now performing well in the top 20% of local authorities. Pupils achieving 2 or more A*-C grades in Science saw by far the biggest increase, with a 9% point increase on 2009-10, well in excess of the challenging 61% 2010-11 target (see table below). York High School, Canon Lee school, Manor school, Millthorpe school and Archbishop Holgate's School all saw excellent increases in their 5+A*-C results, which has helped to improve our ranking from 45th to 31st nationally. This was largely due to the impact of broadening the KS4 curriculum in many schools and the introduction of BTEC and diplomas.

Indicator	2007-08	2008-09	2009-10	2010-11 Latest	2010-11 Target	Improving ?	On target ?
NPI 84: % pupils achieving 2+ A*-C grades in Science GCSEs	56.5%	57%	58.9%	67.7%	61%	Yes	Yes
NPI 93: % pupils progressing 2 levels in English between KS1 & KS2	84.7%	84.5%	86%	87.7%	88%	Yes	Yes
NPI 94: % of pupils progressing 2 levels in Maths between KS1 & KS2	78.4%	80.7%	84%	87.1%	87%	Yes	Yes

Waste management

- 10 Forecasts based on Q2 indicate that recycling levels will increase by 1% this year and landfill levels will drop by nearly 2% (see table on next page). Extensive work to improve recycling will continue throughout this year, to build on the 3 box kerbside recycling containers already introduced to 67,000 households in the first 2 quarters (including 4,961 additional properties receiving the expanded recycling). Latest data suggests that there has already been a 2.7% increase in recycling rates, where additional kerbside boxes have been rolled out. Work is also continuing to expand full recycling and fortnightly residual waste collection to an additional 11,600 properties by the end of the year, which will then cover 98% of all York households. The average amount of waste collected per household continues to reduce and CANS predict we will achieve 590kgs for 2010-11, exceeding the very challenging 2010-11 target of 611kg, set 3 years ago.

This represents an 11% fall in domestic waste sent to landfill over the past 3 years (see table below).

Indicator	2008-09	2009-10	2010-11 Forecast	2010-11 Target	Improving ?	On target ?
NPI191 Household waste (per household)	629kg	614kg	590kg	611kg	Yes	Yes
NPI192 % household waste recycled	45.13%	43.26%	44.26%	48.1%	Yes	No
NPI193 % of municipal waste landfilled	55.14%	56.73%	54.93%	51.2%	Yes	No

Community Safety

- 11 York has experienced major reductions in crime over the past 4 years, with a 24% reduction in 2009-10. The number of 'serious acquisitive' crimes in York (includes various incidents such as burglary and theft from a vehicle) is expected to increase by 4% based on Q2 forecasts. However, this will still place incident levels 40% lower than 2 years ago. Serious violent crime incidents are down by 9%, whilst the assault with injury rate in York is forecast to increase by 9%, bringing incidents back to the same level as 2008-09. York is ranked 4th lowest in its 'most similar' local authority family group for assault with injury rates, which indicates that we are still performing comparatively well, despite the forecast increase. Work to tackle all types of violent crime in York continues through the Night-safe Task group and Operation Style. This partnership-led project was launched on Friday 4th June 2010 and is aimed at reducing disorder that occurs due to alcohol and drugs.

Indicator	2008-09	2009-10	2010-11 Forecast	2010-11 Target	Improving ?	On target ?
Total Crimes recorded in York	9906	7547	7940	10354	No	Yes
NPI15: No of serious violent crimes	151	123	112	136	Yes	Yes
NP16: No of serious acquisitive crimes	3459	1998	2086	3696	No	Yes
NPI20: Assault with injury crime rate	1239	1140	1246	956	No	No

Transport

- 12 There were 7.39m bus passenger journeys in York between April and September 2010 (excluding Park & Ride). This is slightly higher than the same period last year (see table below). Park & ride passengers increased in Q2 and the total for the first 6 months of this year is now on a level with the same period last year. This is despite the disruptions to the Grimston Bar site earlier in the year (which was affected by roadworks at Hopgrove roundabout and on Hull Road) and the ongoing reduction in passengers using the Rawcliffe Bar site as a result of the Aviva office on Shipton Road closing.

Bus passenger numbers in York

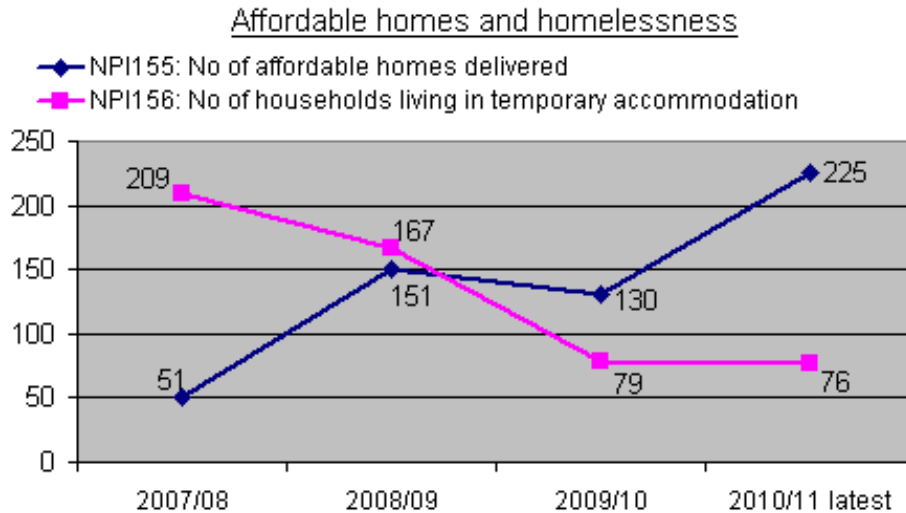
	Apr	May	Jun	Jul	Aug	Sep	Change since 2009
2009	1,182,709	1,203,513	1,236,274	1,297,499	1,217,444	1,229,886	+22,000 (+0.3%)
2010	1,232,241	1,235,700	1,197,397	1,283,812	1,215,271	1,224,645	

Economy

- 13 Unemployment in York was 2.9% in September 2010, which is 2.5% below the regional and 1.5% below the national average, and represents a decrease of 0.5% since April (source: OECD). Another indicator often seen as a more accurate indication of unemployment is the number of York residents claiming job seekers allowance, which was 3439 in September – again, a small decrease from the previous month. This equates to 2.5% of the working age population and is again well below the average claimant count for Yorkshire and the Humber (4.1%) and the UK (3.5%). The number of young people in York who are not in employment, education or training (NEET) remains one of the lowest in the North of England and current data indicates York is performing at similar levels to last year. However, this could improve further with over 100 young people now on pre level 1 training programmes.

Housing

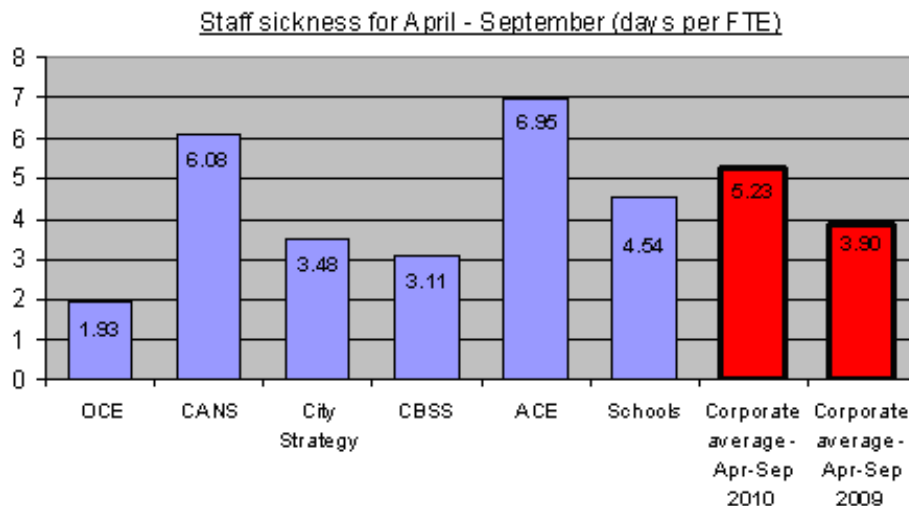
- 14 The number of affordable homes delivered in York is expected to increase to 225 based on Q2 projections, which represents a 73% increase on last year. Homelessness data in York also continues to improve, with 76 households reported as being in temporary accommodation, compared to 167 when the recession started (a 54% reduction).

Corporate Health

- 15 Overall performance for Corporate Health is mixed (see table below). Staff sickness continues to increase on 2009-10 performance, currently standing at 5.23 days for the period April – September (1.3 days higher than the 3.9 days reported for the same period last year). Nearly 70% of all absence was recorded as long-term sickness, with the majority (94%) of these occurring in CANS, Adult Social Care and schools. The proportion of sick leave taken due to stress/anxiety related illness remains unchanged and is around the average for local government.

Corporate Health Performance	Apr – Sep 2010	Change from 2009-10
Number of days lost per FTE	5.23 days per FTE	1.3 day increase on same period Long-term sickness ratio is 20% higher than last year
Long term lost per FTE	1.67 days per FTE	
Short term lost per FTE	3.56 days per FTE	
Staff Turnover	6.05%	Increase on 5.53% this time last year
H&S: Major injuries to employees	4	Increase (3 this time last year)
H&S: Minor injuries to employees	14	Decrease (20 this time last year)
H&S: Injuries to non-employees	7	Decrease (11 this time last year)

- 16 The council continues to treat the management of sickness as a priority and new attendance management procedures introduced recently are now seen as 'best practice' across local government and are expected to have a positive impact on future attendance levels. They should also increasing productivity and help develop a more flexible and responsive workforce. In addition, HR continue to develop local actions plans with Directorate Management Teams which include specific interventions that identify and address absence trends and hotspots. Specific work is currently also underway in relation to attendance levels in schools.



- 17 Staff turnover across the council increased slightly from 5.5% to 6% for the first 6 months of this year (480 leavers from 7970 employees). Over 50% of these were in schools, with 176 staff leaving in August as a result of contracts ending at the end of school term.

Priority actions and key achievements

- 18 Good progress has been made during the first 2 quarters of this year in delivering the 72 actions set out in the corporate strategy. Key headlines include:
- *Green Flag and silver gilt.* The city achieved its 5th Green Flag for parks & open spaces and was awarded the silver gilt from Yorkshire in Bloom. Work is now underway to develop a three-year development plan for Britain in Bloom.
 - *Cycling City* – The council held a number of successful events, including the City Centre Cycle race in July and the Festival of Cycling in September, which attracted over 12,000 people. In addition, improvements have now been made to Blossom Street, including the installation of a new pedestrian crossing, changes to traffic lights and an advanced green signal system for cyclists that is the first of its type in the UK.
 - *'One City' initiative:* This citywide project aims to help residents and businesses through the recession by supporting business growth, minimise job losses and helping residents to limit debt. Over the past 6 months the council has undertaken a strategic assessment of the city's economic outlook and its ability to recover from the recession, established an enterprise fund to support 12 businesses ranging from mobile catering to computing and engaged 126 businesses through the local Business Forum. In addition, 1,800 students have been helped to develop enterprise skills as part of the Green Griffin Challenge.
 - *Community Stadium:* In July 2010, the council selected Monks Cross South as the preferred site for the stadium. It also identified the Heslington East site as the preferred location for the replacement athletics facility. Work is now underway to submit the planning application in the new year, so work can start on the new stadium in 2011-12.
 - *Barbican:* Legal agreements are due to be finalised at the end of October 2010 and the building is due to open in April 2011, subject to planning and licensing.
 - *York Sports Village Swimming Pool:* The University is now completing procurement for this project and finalising the facility design as part of preparing the planning application. The project is awaiting approval of funding from Sport England, which is

linked to a £3m grant from the council. Current projections indicate that the facility will be open by April 2012.

- *Clean & efficient:* The council has started to introduce route optimisation software to make bin rounds and other vehicle routes more efficient. A 4-week trial to test out the software has already started, and aims to reduce vehicle mileage, fuel use, and speed up the time taken to collect the city's refuse. The same software has also been applied to streamline routes used by mechanical sweepers.
- *School Modernisation:* The new sites at Rawcliffe and Clifton are almost complete and planning permission for 'English Martyrs' and 'Our Lady' schools have now been approved. Work on these sites is due to be complete by November 2011.
- *Care Computers:* Computers for 'Looked After Children' were delivered to 78 households in York, together with the provision of safe access to the Internet.
- *Recognition for Youth Offending:* A recent inspection of Youth Offending work in York by the Criminal Justice Joint Inspectorate, found the council's services to be of a 'very high standard' and amongst the highest performing in the country.
- *Capable Guardians:* The council has continued to introduce 'capable guardian schemes' into wards with high crime rates. These involved working with local people to tackle anti-social behaviour in their neighbourhoods. Schemes in Westfield, Dringhouses & Woodthorpe, Heworth and Clifton wards are now fully operational and the Guildhall & Hull Road schemes will be operational shortly.
- *Sporting Giants:* This is an Olympic inspired project that gives all primary schools in York the chance to study biomechanics, Olympic sports, build a giant 3 metre high puppet as part of the preparations for the opening of the Olympic Games in 2012. A pilot programme took place in the Joseph Rowntree schools throughout the summer and was extremely successful. It is now being rolled out to all primary schools across York.
- *Independent Living:* The council and local GPs have signed up to joint vision for older people, which will help develop more integrated commissioning of services delivered by Adult Social Care and the Primary Care Trust. As part of this, the roll out of a 'personalisation agenda' to all Adult Social Care customers has now been completed, which empowers them to stay in their own homes, keeping well and out of hospital.
- *York Enterprise:* A new team and website was set up in July 2010, to provide local business with a single point of contact to encouraging investment and grow the York economy. York Enterprise will build on the previous work and activities undertaken by york-england.com.

Finance Overview

- 19 The General Fund budget for 2010-11 is currently £118,166k, with utilisation of balances and reserves reducing the call on Council Tax to £117,338k. Current projections indicate that financial pressures facing the council amount to £3,072k which is an improvement of £970k on the position reported at Monitor 1 and is highlighted in Table 1 (paragraph 22).
- 20 Despite large investment as part of the 2010-11 budget, significant financial pressures remain as a result of the rapidly increasing demand for adult social care services and the continuing impact of the economic downturn on the council's income generating services. This has been compounded by in year grant cuts from Central Government to date of £2,287k, and a further £1,120k of More for York savings that are currently classed as 'at risk' (£864k related to social care in Adults, Children & Education, £256k in City Strategy related to Property Services).

- 21 Despite the challenges they are facing, directorates are working hard to contain these pressures and have identified strategies to reduce their reported positions to ensure council expenditure falls within budget by the end of the financial year. This strategy is outlined in paragraph 27.
- 22 An overview of the current position is summarised on a directorate by directorate basis in Table 1 overleaf. Progress against More for York savings targets are now being reported against the relevant directorate. The main movements from the Monitor 1 report are:
- Adults, Children & Education – an improvement of £565k which is primarily due to improved progress against the More for York social care workstreams and a reduced forecast pressure related to the Independent Residential and Nursing Care service.
 - Communities & Neighbourhoods – an improvement of £393k primarily due to in year savings and vacancy management measures across the directorate.

Directorate	Gross Exp'ture Budget	Gross Income Budget	2010-11 Net Budget	Mon 1 Variance	Mon 2 Variance	Movement
	£'000	£'000	£'000	£'000	£'000	£'000
Adults, Children & Education	164,099	-82,103	81,996	+2,875	+2,310	-565
City Strategy	37,430	-29,357	8,073	+937	+940	+3
Communities & Neighbourhoods	88,261	-46,595	41,666	+803	+410	-393
Customer & Business Support Services	78,755	-74,104	4,651	-92	-107	-15
Office of the Chief Executive	10,489	-6,206	4,283	+13	+13	-
DIRECTORATE BUDGETS	379,034	-238,365	140,669	+4,536	+3,566	-970
Asset Rental Adjustments	0	-21,166	-21,166	-	-	-
Other Central Budgets	4,905	-18,575	-13,670	+221	+221	-
General Contingency	565	0	565	-565	-565	-
Treasury Management	13,561	-1,793	11,768	-150	-150	-
GROSS BUDGET	398,065	-279,899	118,166	+4,042	+3,072	-970

N.B Use of reserves reduces to Net Budget of £117,338k

Table 1: Monitor 2 Reported Pressures.

- 23 The table assumes that the remaining contingency of £565k is used to offset other reported pressures, the pay award provision is held corporately in light of unresolved national negotiations, and that the final tranche of VAT refunds received from the Fleming and Conde-Nast cases, totalling £509k, offsets in-year government grant funding cuts that have not been met by corresponding savings.
- 24 For comparative purposes, Table 2 overleaf compares the current reported pressures with the Monitor 2 and final outturn positions for 2009-10. At the time of Monitor 2 in 2009-10, it was noted that the council was facing extraordinary pressures for a mid year position (£1,842k), and a significant proportion of that report outlined a strategy designed to bring expenditure within budget by the end of the financial year. The outturn position for the year of a £38k underspend was testament to the exhaustive work carried out across the council to reduce expenditure in the final six months of the year. In comparison to Monitor 2 in 2009-10, the current position is £1,230k worse off, which as

highlighted already has been driven by increasing demand on services as well as well unprecedented in year grant cuts from Central Government.

Directorate	2010-11 Net Budget	09-10 Mon 2 Variance	09-10 Outturn	10-11 Mon 2 Variance
	£'000	£'000	£'000	£'000
Adults, Children & Education	81,996	+2,455	+2,532	+2,310
City Strategy	8,073	+591	+267	+940
Communities & Neighbourhoods	41,666	+669	-40	+410
Customer & Business Support Services	4,651	-377	-530	-107
Office of the Chief Executive	4,283	+56	-20	+13
DIRECTORATE BUDGETS	140,669	+3,394	+2,209	+3,566
Asset Rental Adjustments	-21,166	-	-	-
Other Central Budgets	-13,670	-1,622	-1,922	+221
General Contingency	565	-359	-359	-565
Treasury Management	11,768	+429	+34	-150
GROSS BUDGET	118,166	+1,842	-38	+3,072

N.B 09/10 Outturn inclusive of approved carry forwards

Table 2: Comparison between Monitor 2 09-10, Outturn 09-10 and Monitor 2 10-11.

- 25 It is clear that due to the council's relatively low reserve levels (see paragraph 50), coupled with the recent Spending Review announcements, the reported position is unsustainable and as such requires corrective action to be taken before the end of the financial year. As a result, Directors will be continuing to identify actions that will reduce expenditure, by approximately £3,000k, in line with the strategy outlined in paragraph 27 and Table 3 below:

Directorate	2010-11 Net Budget	10-11 Mon 2 Variance	Contingency Movement	10-11 Expenditure Reduction	Projected 10 11 Variance
	£'000	£'000	£'000	£'000	£'000
Adults, Children & Education	81,996	+2,310	-	-1,300	+1,010
City Strategy	8,073	+940	-400	-350	+190
Communities & Neighbourhoods	41,666	+410	-	-400	+10
Customer & Business Support Services	4,651	-107	-	-100	-207
Office of the Chief Executive	4,283	+13	-	-50	-37
DIRECTORATE BUDGETS	140,669	+3,566	-400	-2,200	+966
Asset Rental Adjustments	-21,166	-	-	-	-
Other Central Budgets	-13,670	+221	-	-800	-579
General Contingency	565	-565	+400	-	-165
Treasury Management	11,768	-150	-	-	-150
GROSS BUDGET	118,166	+3,072	-	-3,000	+72

Table 3: Outline Strategy.

- 26 The table assumes the following key actions, that will reduce expenditure by £3,000k, occur before the end of the financial year:
- i) City Strategy is allocated £400k from General Contingency on a non-recurring basis to deal with Economic Downturn pressures.
 - ii) Following the conclusion of national pay negotiations for 2010-11, it is expected that there will be a £800k underspend on Other Central Budgets.
 - iii) Adults, Children & Education deliver additional savings of at least £1,300k.
 - iv) City Strategy deliver additional savings of at least £350k.
 - v) Communities & Neighbourhoods deliver additional savings of at least £400k.
 - vi) Customer & Business Support Services deliver additional savings of at least £100k.
 - vii) Office of the Chief Executive deliver additional savings of at least £50k.
- 27 It is important to note that at least £2,060k of in year savings have already been identified, both to counter in year grant cuts and to proactively seek to reduce directorate expenditure, and therefore credit should be extended for these efforts, though this alone is not enough. Clearly the savings targets are on an unprecedented scale, however the council can only spend what it can afford. Therefore it is vital that this strategy is achieved by the end of the financial year to ensure the council enters the 2011-12 financial year, and the extremely difficult challenges it will face posed by the recent Spending Review, on as sound a financial footing as is possible.
- 28 The actions being taken by directorates will be continually monitored by CMT and through discussion with Executive Members to ensure that progress is made against the strategy outlined above. The next report due to be brought before the Executive is the Monitor 3 report on 15 February 2011 at which point it is hoped appropriate progress against the strategy can be reported.

Directorate Financial Performance

- 29 The following sections provide further information on the current pressures each directorate is facing, including progress against More for York savings, as outlined in Table 1 (paragraph 23).

Adults, Children & Education

- 30 Adults, Children & Education are currently reporting financial pressures of £2,310k, an improvement of £535k from the £2,875k pressure reported at Monitor 1. Progress against the £1,200k More for York social care savings is now being reported against the directorate, of which £864k remains 'at risk' of being achieved, though has improved by £211k since Monitor 1.
- 31 Elsewhere in the directorate, £1,021k in pressures are being projected in Adult Social Services, an improvement of £328k from Monitor 1 primarily due to a revised projection of costs in the Independent Residential & Nursing Care service. Increasing demand, above the approved budget, continues to be an issue in 2010-11. The main contributory factors are:
- i) More people have opted to take direct payments than anticipated and the numbers are likely to increase as personalisation of services is rolled out further resulting in an increased take up in Direct Payments (£1,077k).

- ii) The cost of using agency staff to cover staff sickness in Elderly Persons Homes (£255k).
- 32 There are a further £425k of pressures in Children & Young People's budgets (£26k improvement from Monitor 1), which are in the process of being addressed, though the causes of which include:
- i) Pressure on home to school transport budgets (£164k), where the additional savings target allocated to the service during the 2010-11 budget process is unlikely to be achieved.
 - ii) £162k pressure on Schools Repair & Maintenance buyback including additional costs related to Children's Centres on school sites and work on school extensions.
- 33 The pressures across the directorate are being offset by redirection of grants and vacancy management measures, as well as a moratorium on any non essential spend and work is ongoing to identify further actions to reduce the reported position.
- 34 To date, the directorate has received in-year government grant cuts totalling £1,832k, of which savings have been identified of £1,467k. Difficult decisions have had to be taken in order to reduce expenditure on a wide range of community based schemes within the Early Intervention Fund as well as the Youth Volunteering Project. The remaining £365k, related to ABG, has been reported as a corporate pressure.

City Strategy

- 35 City Strategy are reporting financial pressures of £940k, which is a slight deterioration of £3k from the £937k pressure reported at Monitor 1. It should be noted that the figure is now inclusive of £256k of 'at risk' More for York savings related to Property Services that have emerged since the last report. A further significant movement is an additional £170k pressure on the Yorwaste Dividend budget, now totalling £400k, due to predictions that only a nominal dividend will be paid in 2010-11.
- 36 Elsewhere in the directorate, underlying pressures related to the Economic Downturn are improving marginally with Parking income showing a forecast shortfall of £288k (previously £306k) and shortfalls in building control income of £175k (previously £188k), income from the Commercial Property portfolio of £176k (previously £188k) and planning applications of £122k (previously £150k) all contributing to the reported position.
- 37 The directorate has already identified £252k in vacancy management measures and £67k in other savings in order to manage its pressures.
- 38 Members will be aware that the rate of VAT is increasing from 4th January 2011 from 17.5% to 20%. This increase reduces the value of income that the council receives from its off-street parking charges. To mitigate this loss of income it is proposed that the charges are amended from Monday 10th January 2011.
- 39 It is proposed that off-street parking charges for non minster badge holders will increase by 10p per hour to £2.10 per hour at short stay car parks, £1.80 per hour at standard stay car parks and £0.80 per hour at Foss Bank. It is proposed that all other charges remain stable (on-street and minster badge holders). It is also proposed that customers who pay by mobile phone will not be charged the increased rate.
- 40 A breakdown of the current and revised charges is shown in Annex 1. It is anticipated that these increases will fund the estimated lost revenue due to the VAT rise.

Contingency Request

- 41 A contingency request has been made for £400k in order to support income budgets suffering from the effects of the Economic Downturn.

Communities & Neighbourhoods

- 42 Communities & Neighbourhoods are currently predicting financial pressures of £410k, which is an improvement of £393k from the £803k pressure reported at Monitor 1. The improvement is primarily due to the identification of in year savings and the introduction of vacancy management measures across the directorate. All More for York workstreams are currently on target to deliver their agreed savings.

- 43 The directorate's income generating services remain the main contributory factor to the reported pressure with shortfalls in income projected for Commercial Waste of £217k (previously £248k), the Library Service of £173k (no movement) and the Performing Arts service of £130k (previously £134k). A further pressure of £143k related to increased utilities and repairs costs at travellers sites underpins the reported position.

Customer & Business Support

- 44 Customer & Business Support are currently projecting an underspend of £107k, which is a £15k improvement from Monitor 1. This is mainly due to a reduction in audit fees following the cessation of the Comprehensive Area Assessment regime (£71k) and the re-alignment of IT support and maintenance contracts which will realise a projected in year saving (£106k). This is offset by a number of small variations elsewhere in the directorate. All More for York workstreams in the directorate are currently projected to meet their agreed savings targets.

Office of the Chief Executive

- 45 The Office of the Chief Executive is currently projecting a minor pressure of £13k, which represents a nil movement from Monitor 1. The source of the forecast variation is a £49k pressure within Marketing and Communications due to a shortfall of income for boundary sign advertisements and from the Print Unit, however this is offset by vacancy management measures elsewhere in the directorate. More for York workstreams in the directorate are on target to meet their agreed savings.

Other Central Budgets

- 46 Treasury Management activity is currently forecasting an underspend of £150k. This is primarily due to reduced interest paid on borrowing and increased interest earned due to higher than anticipated cash balances. A technical review of the council's capital financing requirement and minimum revenue provision is currently underway and more detail on the financial impact of this will be provided in a future report.

- 47 A pressure of £221k is being reported against Other Central Budgets which is comprised of £730k of in-year government grant cuts for which corresponding service savings have not been identified and offset by the £509k VAT refund receipt for claims related to the Fleming and Conde-Nast cases.

Dedicated School Grant (DSG)

- 48 In the DSG area there is a projected underspend of £309k against a budget of £92,754k. Due to the nature of the DSG, any underspend must be carried forward and added to the

following year's funding with overspends either being funded from the general fund or reducing the following year's funding allocation.

Housing Revenue Account (HRA)

- 49 The budgeted balance on the HRA is estimated to be £8,764k and the latest forecast identifies a surplus of £271k, a deterioration of £112k from Monitor 1, leaving a projected working balance of £9,035k. The main reason for the projected surplus is a number of vacancy management measures across the service.

Reserves

- 50 The council's general revenue reserve currently stands at £6.7m, after reductions for carry forwards from 2009-10 and items committed as part of the 2010-11 budget, and has a minimum required level of approximately £6.0m to cover significant unforeseen one-off cost pressures. Should the current pressures still be evident at the end of the financial year, they would have to be funded from the reserve and would result in a significant breach of this minimum level. This prospect reinforces the need to identify mitigating actions to ensure that the council's expenditure is contained within budget. If the position cannot be recovered, the Director of Customer & Business Support Services will have to recommend to Council that the reserve is reinstated to at least its minimum required level which will have implications on the 2011-12 budget and beyond.

Analysis

- 51 The analysis of service performance, progress on key actions and the financial position of the council is included in the body of the report.

Consultation

- 52 There has been extensive consultation with Trade Union groups on the ongoing implications of the council's financial situation.

Corporate priorities

- 53 The information and issues included in this report are designed to demonstrate progress on achieving the priorities set out in the council's corporate strategy (2009-12). It also provides evidence of CMT and the Executive working together to drive forward prioritised improvement and address performance, delivery or financial issues of corporate concern.

Implications

- 54 The implications are:
- Financial - the financial implications are dealt with in the body of the report.
 - Human Resources - there are no specific human resource implications to this report, but it does contain important information on staff management and welfare.
 - Equalities - there are no specific equality implications to this report, however equalities issues are accounted for at all stages of the financial planning and reporting process.
 - Legal - there are no legal implications to this report.
 - Crime and Disorder - there are no specific crime and disorder implications to this report, but it does provide the Executive with crucial performance information to inform future resource allocation.
 - Information Technology - there are no information technology implications to this report.

- Property - there are no property implications to this report.
- Other - there are no other implications to this report.

Risk Management

- 55 The council's risk management culture continues to mature and form part of regular business process. The Key Corporate Risks (KCRs) are reported to both Audit & Governance Committee (A&G) and CMT on a quarterly basis as part of the council's overall governance arrangements. The KCRs are regularly reviewed at Corporate Leadership Group and on an ongoing basis as part of the quarterly monitoring sessions at A&G and CMT.

Recommendations

- 56 Members are asked to:

- a. Note the performance issues identified in this report.

Reason: So that corrective action on these performance issues can be taken by members and directorates.

- b. Note the finance issues identified in this report, and approve the use of the strategy designed to reduce the current forecasted pressures

Reason: So that the council's expenditure can be contained within budget, where possible, by the end of the financial year.

- c. In accordance with Financial Regulations, and referencing paragraph 41, approval is requested for a non-recurring release from Contingency of £400k to support services currently suffering the effects of the Economic Downturn.

Reason: To ensure the City Strategy budget is sufficiently funded.

- d. Agree to the proposal to amend car park charges as shown in Annex 1.

Reason: To ensure that the increase in VAT rate does not negatively impact council revenue.

Authors:		Chief Officers Responsible for the report:	
Ian Floyd, Director for Customer & Business Support Services Keith Best, Assistant Director for Customer & Business Support Services (Financial Services) Tracey Carter, Assistant Director for OCE (Policy, Performance & Partnerships)			
Report Approved	<i>tick</i>	Date	<i>Insert Date</i>
	✓		
Specialist Implications Officer(s) - None			
Wards Affected: <i>None</i>		All	<i>tick</i>
For further information please contact the author of the report			

Annex 1 Current and Proposed Parking Charges

Parking Tariffs from 1st April 2010

a) Off-Street Car Parks

Note			Daytime Charges (0800 - 18:00)						Evening	24 hour	
			< 30 Mins	Upto 1 hr	1-2 Hours	2-3 Hours	3-4 Hours	4-5 Hours	Over 5 hours	6.00pm to 08.00am	Charge using mobile phone
Short Stay	1	Resident	N/A	£1.70	£3.40	£5.10	£6.80	£8.50	£1.70 per additional hour	free	
		Non-Res	N/A	£2.00	£4.00	£6.00	£8.00	£10.00	£2 per additional hour	£2.00	
Standard Stay	2	Resident	N/A	£1.10	£2.20	£3.30	£4.70	£6.00	£10.00	free	£10.00
		Non-Res	N/A	£1.70	£3.40	£5.10	£7.10	£9.00	£10.00	£2.00	£10.00
Foss Bank	3			70p per hour							
Bishopthorpe Rd	3		N/A	£0.20	£0.40	£0.60	Maximum stay of 3 hours			free	
East Parade	3		£0.20	£0.40	£3.40	£5.10	Parking for over 2 hours is only allowed after 3pm.				

Note 1 - Bootham Row, Esplanade, Castle and Piccadilly (Piccadilly closes at 6:30pm and so there is no evening charge)

Note 2 - Castle Mills, Haymarket, Marygate, Monk Bar, Nunnery Lane, Peel Street, St. Georges, Union Terrace. The £10 (over 5 hours fee) allows parking until 8am the next day.

Castle Mills closes at 8:30pm and charges only apply till 8:00pm, Peel Street - charges only apply on Mon - Sat from 8:30 - 18:00. Sunday is free.

Note 3 - There are no resident discount or evening charges at Foss Bank, Bishopthorpe Road or East Parade. The charges only apply until 18:00. Foss Bank closes at 18:00.

b) Coach Parking

	Summer (1/4/10 - 31/10/10)			Winter (1/11/10 - 31/3/11)	
	<1 Hour	<3 Hours	Over 3 hrs	<1 Hour	Over 1 Hr
Union Terrace and St George's Field Coach Parks	£5.00	£8.00	£11.00	£5.00	£8.00

c) On Street Parking

			Daytime Charges				Evening	Streets Included
			< 30mins	<1 Hour	1-2 Hours	2-3 Hours	6.00pm to 08.00am	
Standard Rate	4	Resident	N/A	£1.70	£3.40	£5.10	free	Carmelite St, Dundas Street, Lawrence Street, Lord Mayor's Walk, North Street, Palmer Lane, Piccadilly, Skeldergate, Tanner's Moat, The Crescent, Toft Green, Walmgate.
		Non-Res	N/A	£1.70	£3.40	£5.10	£2.00	
Micklegate	4 & 5	Resident	£0.20	£0.40	£3.40	£5.10	free	
		Non-Res	£0.20	£0.40	£3.40	£5.10	£2.00	
Priory Street	4 & 5	Resident	N/A	£1.50	£3.40	£5.10	free	
		Non-Res	N/A	£1.50	£3.40	£5.10	£2.00	
City Centre Footstreets		Resident					free	Blake St, Duncombe Place, Fossgate, Goodramgate, Lendal, Piccadilly, St Deny's Road, The Stonebow, Walmgate.
		Non-Res					£2.00	
Respark Shared Use Areas		Non-Permit Holders	N/A	£0.60				

Note 4 - There is no resident discount available on-street except that parking after 6pm is free for residents. Parking for over 2 Hours is only allowed after 3pm

Note 5 - No charges on Sundays between 8am and 1pm in Micklegate and Priory Street

d) On-Street Parking for large vehicles

	< 2 Hours	2- 5 Hours	5-12 Hrs	Market Traders with Permit
Foss Islands Road	£3.30	£5.00	£8.00	£1.60

Proposed Parking Tariffs from 10th January 2011

a) Off-Street Car Parks

Note			Daytime Charges (0800 - 18:00)							Evening	24 hour
			< 30 Mins	Upto 1 hr	1-2 Hours	2-3 Hours	3-4 Hours	4-5 Hours	Over 5 hours	6.00pm to 08.00am	Charge using mobile phone
Short Stay	1	Resident	N/A	£1.70	£3.40	£5.10	£6.80	£8.50	£1.70 per additional hour	free	
		Non-Res	N/A	£2.10	£4.20	£6.30	£8.40	£10.50	£2.10 per additional hour	£2.00	
		Non-Res	N/A	£2.00	£4.00	£6.00	£8.00	£10.00	£2 per additional hour	£2.00	
Standard Stay	2	Resident	N/A	£1.10	£2.20	£3.30	£4.70	£6.00	£10.00	free	£10.00
		Non-Res	N/A	£1.80	£3.60	£5.40	£7.20	£9.00	£10.00	£2.00	£10.00
		Non-Res	N/A	£1.70	£3.40	£5.10	£7.10	£9.00	£10.00	£2.00	£10.00
Foss Bank	3		80p per hour								
			70p per hour								
Bishopthorpe Rd	3		N/A	£0.20	£0.40	£0.60	Maximum stay of 3 hours			free	
East Parade	3		£0.20	£0.40	£3.40	£5.10	Parking for over 2 hours is only allowed after 3pm.				

Note 1 - Bootham Row, Esplanade, Castle and Piccadilly (Piccadilly closes at 6:30pm and so there is no evening charge)

Note 2 - Castle Mills, Haymarket, Marygate, Monk Bar, Nunnery Lane, Peel Street, St. Georges, Union Terrace. The £10 (over 5 hours fee) allows parking until 8am the next day.

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Union Terrace and St George's Field Coach Parks	£5.00	£8.00	£11.00	£5.00	£8.00

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			Daytime Charges				Evening	Streets Included
			< 30mins	<1 Hour	1-2 Hours	2-3 Hours	6.00pm to 08.00am	
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		Non-Res	N/A	£1.70	£3.40	£5.10	£2.00	
Micklegate	4 & 5	Resident	£0.20	£0.40	£3.40	£5.10	free	
		Non-Res	£0.20	£0.40	£3.40	£5.10	£2.00	
Priory Street	4 & 5	Resident	N/A	£1.50	£3.40	£5.10	free	
		Non-Res	N/A	£1.50	£3.40	£5.10	£2.00	
City Centre Footstreets		Resident					free	Blake St, Duncombe Place, Fossgate, Goodramgate, Lendal, Piccadilly, St Deny's Road, The Stonebow, Walmgate.
		Non-Res					£2.00	
Respark Shared Use Areas		Non-Permit Holders	N/A	£0.60				

Note 4 - There is no resident discount available on-street except that parking after 6pm is free for residents. Parking for over 2 Hours is only allowed after 3pm

Note 5 - No charges on Sundays between 8am and 1pm in Micklegate and Priory Street

d) On-Street Parking for large vehicles

	< 2 Hours	2- 5 Hours	5-12 Hrs	Market Traders with Permit
Foss Islands Road	£3.30	£5.00	£8.00	£1.60



Executive**16 November 2010****Report of the Director of Customer & Business Support Services****CAPITAL PROGRAMME – MONITOR TWO****Report Summary**

1. The purpose of this report is to:
 - Inform Members of the likely outturn position of 2010/11 Capital Programme based on the spend profile and information to September 2010;
 - Inform the Executive of any under or overspends and seek approval for any resulting changes to the programme;
 - Inform the Executive of any slippage and seek approval for the associated funding to be slipped to or from the financial years to reflect this;
 - To inform Members of the funding position of the capital programme, taking account of the current capital receipts forecasts for the capital programme.
2. The 2010/11 – 2014/15 capital programme was approved by Council on 25th February 2010. Since then a number of amendments have taken place as reported to the Executive in the 2009/10 Capital Programme Monitor 3 report, the 2009/10 Capital Programme Outturn report and the 2010/11 Capital Programme Monitor 1 report. The changes made as result of the above papers have resulted in a current approved capital programme for 2010/11 of £81.532m, financed by £43.756m of external funding, and internal funding of £37.776m. Table 1 illustrates the movements from the start budget to the current approved position at monitor 1.

	Gross Budget £m	External Funding £m	Internal Funding £m
Original Budget Approved by Council at 25 Feb 2010	73.298	38.880	34.418
Amendments from 2009/10 Monitor 3 report	5.324	3.390	1.934
Amendments from 2009/10 Outturn report	3.357	1.372	1.985
Amendments from 2010/11 Monitor 1 report	(0.447)	0.114	(0.561)
Current Approved Capital Programme	81.532	43.756	37.776

Table 1 Current Approved Capital Programme

Consultation

- The capital programme was developed under the Capital Resource Allocation Model (CRAM) framework and agreed by Council on 25 February 2010. Whilst the capital programme as a whole is not consulted on, the individual scheme proposals and associated capital receipt sales do follow a consultation process with local Councillors and residents in the locality of the individual schemes.

Summary of Key Issues

- The information contained within this report reflects all the latest known information following the Comprehensive Spending Review in relation to the Councils capital programme. As further information becomes available Members will be updated to ensure they are kept abreast of the latest changes and the resultant impact on the programme.
- A decrease of £8.226m is detailed in this monitor that results in a revised capital programme budget of £73.306m; £14.826m higher than the 2009/10 capital outturn of £58.480m.
- Against the current approved budget post 2010/11 Monitor 1 of £81.532m, there is a predicted outturn of £73.306m, a net decrease of £8.226m made up of:
 - Adjustments to schemes increasing budgeted expenditure by £4.375m.
 - Reprofiling of £12.601m of schemes into future years

Table 2 outlines the variances reported against each portfolio area.

Directorate	Department	Current Approved Budget £m	Projected Outturn £m	Variance £m
ACE	Children's Services	27.675	26.797	(0.878)
ACE	Adult Social Services	0.941	0.941	0.000
CANS	Leisure and Culture	4.478	4.388	(0.090)
CANS	Neighbourhood Services	7.376	8.879	1.503
CANS	Housing	10.329	10.517	0.188
City Strategy	City Strategy (P&T)	13.323	5.986	(7.337)
City Strategy	City Strategy (Admin Accom)	12.807	11.251	(1.556)
City Strategy	City Strategy (Economic Development)	0.093	0.035	(0.058)
City Strategy	Property Services	2.046	2.063	0.017
CBSS	Resources	1.894	1.894	0.000
CBSS	Miscellaneous (Contingency etc)	0.570	0.555	(0.015)
	Total	81.532	73.306	(8.226)

Table 2 Capital Programme Forecast Outturn 2010/11

7. To the mid point in August there was £15.301m of capital spend representing 21% of the monitor 2 budget.
8. The 2010/11 capital programme will contribute toward the Corporate Strategy, some of the existing schemes are:
 - a. Works totalling £1.8m on New Deals for Schools (NDS) modernisation programmes has allowed schools to invest in buildings, grounds and ICT equipment enabling schools to improve their pupils' educational standards.
 - b. Projected spend of £1.3m on the New Deals for Schools (NDS) devolved capital programmes provided schools with direct funding for the priority capital needs of their buildings (capital repair, remodelling or new build) and investment in ICT equipment. Many schools use their allocations to contribute to larger projects at their school within the Children's Services capital programme.

- c. Budgeted spend of £4.3m on Targeted Capital Fund (TCF) schemes. TCF supports projects which provide good evidence of educational improvement as a result of the investment, and which might not otherwise be supported through formulaic allocations to Local Education Authorities and schools.
- d. Projected spend of £8.4m to transform the physical appearance of primary schools and equip schools for the 21st century through the widespread use of information technology (IT) to improve the teaching and learning experience through personalised learning and thereby raising student attainment levels.

Planning permission was granted for the replacement of Clifton without Junior and Rawcliffe Primary on 29 April 2010 and work started on site in July in preparation for the construction of the new school. It is expected that it will be complete by September 2011, when pupils will move into their new school and the old buildings will be vacated. The Rawcliffe building will then be demolished and the site landscaped. The Clifton Without building is due to be handed over to Canon Lee School and its partners.

The development of the new Primary School to replace our Lady's and English Martyrs is currently being managed by the RC Diocese. Planning permission was submitted in July and is expected to be determined in September. There is no date to start on site as yet, and the costs are currently being finalised for the construction element.

- e. The first phase of the refurbishment of the Yorkshire Museum (the biggest since it opened in 1830) has been completed. This phase totalled £2.01m with the Trust obtaining £1.26m in grants and other fundraising activities with the remaining £750k provided from the council's capital programme as matched funding. The Museum closed in November 2009 whilst the work was carried out and reopened on 1st August 2010.
- f. Works totalling £1.4m on capacity improvements to the A19/A1237 roundabout will be provided by the introduction of additional approach and exit lanes on the A1237 and A19 North. Substantial eastbound and southbound journey time improvements are predicted.
- g. Projected spend of £1.1m on the remaining three sections of the Orbital Cycle Route will be completed: Crichton Avenue to Clifton Green, Hob Moor to Poppleton Rd (Water End), James Street (Hazel Court) to Millennium Bridge. The elements of the scheme to be delivered in 2010/11 includes approximately 1km of off-road cycle track, remodelling of the Lawrence Street/James Street junction, signalised crossings of Water Lane and Acomb Road and improvements to road crossings at other locations. Signs and on road cycle lanes will be provided where necessary around the entire route.

- h. Schemes in housing will see over 1500 individual works completed on the Council houses.

Analysis

9. A summary of the key exceptions and implications on the capital programme are highlighted below.

ACE - Education and Children's Services

10. The current approved capital programme for Education and Children's services for 2010/11 is £27.675m following the adjustments made as a result of the 2010/11 Monitor 1 report. As a result of changes made at the second monitor, the 2010/11 capital programme will decrease by £878k to £26.797m. Table 3 gives a summary of the changes on a scheme by scheme basis.

Gross Children's Services Capital Programme	2010/11 £m	2011/12 £m	2012/13 £m	2013/14 £m	2014/15 £m	Total £m
Current Approved Capital Programme	27.675	10.356	10.356	10.356	10.356	69.099
<u>Adjustments:</u>						
Harnessing Technology	0.122					0.122
Targeted Capital Fund 14-19 Diploma	(0.600)					(0.600)
Primary School Strategic Programme	0.600	1.000				1.600
NDS Modernisation		(1.000)				(1.000)
Huntington School Improvements TCF	0.027					0.027
Derwent MUGA	(0.027)					(0.027)
<u>Reprofiling:</u>						
NDS Modernisation	(1.000)	1.000				0.000
Revised Capital Programme	26.797	11.356	10.356	10.356	10.356	69.221

Table 3 Education and Children's Services Capital Programme 2010-2015

11. Capital Monitor 1 reported that the Harnessing Technology funding from central government had been reduced by 50%. This funding was used to fund the capital costs of the new broadband project with the remainder being distributed to schools. ACE DMT decided that only 25% of the allocations to schools be reduced, with the remaining shortfall in funding being made up by making a contribution from the revenue Dedicated Schools Grant.
12. Planning permission for the new Clifton with Rawcliffe school was granted in April 2010, and the main building work began in August with an expected completion date in summer 2011 in time for the school to be in use for September 2011. The scheme for the provision of a new primary school to replace Our Lady's and English Martyr's is being managed by the RC diocese. Planning permission was granted in September. The movement of funding from the Targeted Capital Fund 14-19 Diploma to the Primary School Strategic Programme reflects the outcome of the consideration of the utilisation of this funding as per the September Decision Session of Children's Services.
13. In relation to the Huntington School Improvements TCF scheme an unexpected final payment is required for 2010/11. It is proposed that this funded from the under spend on Derwent MUGA for which final payments have now been made and the scheme is complete.
14. The NDS modernisation scheme is addressing a number of priority needs across the schools estate with the latest condition survey information being used to determine scheme priorities. Emergency work is being carried out at Poppleton Ousebank Primary to replace the roof, following the discovery of asbestos. £1m of this scheme which will not be allocated in 2010/11 will need to be re-profiled and allocated to the Clifton with Rawcliffe scheme in the Primary capital programme.

ACE – Adult Social Services

15. The approved capital programme for Adult Social Services is £941k following the adjustments made as a result of the 2010/11 Monitor 1 report. As a result of this monitor no variations are expected and table 4 gives a summary of the approved programme.

Gross Social Services Capital Programme	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Current Approved Capital Programme	0.941	0.235	0.245	0.255	0.255	1.931

Table 4 Social Services Capital Programme 2010 – 2015**CANS - Leisure and Culture**

16. The approved capital programme for Leisure and Culture services is £4.478m following the adjustments made as part of the 2010/11 Monitor 1 report. As a result changes made in this monitor, the capital programme will decrease by £0.615m to £3.863m. Table 5 gives a summary of the changes on a scheme by scheme basis.

Gross Leisure and Culture Capital Programme	2010/11 £m	2011/12 £m	2012/13 £m	2013/14 £m	2014/15 £m	Total £m
Current Approved Capital Programme	4.478	1.490	0.510	0.000	0.000	6.478
<u>Adjustments:</u>						
Acomb Library	(0.005)					(0.005)
York Explore Centre	0.005					0.005
Parks and Open Spaces Devpt	0.047					0.047
DCSF Wave 2 Playbuilder	(0.215)					(0.215)
Library Self Issue Equipment	0.066					0.066
The Barbican Auditorium	1.687					1.687
York Museums Trust Storage	0.525					0.525
<u>Reprofiling:</u>						
York Pools Strategy	(2.200)	2.200				0.000
Revised Capital Programme	4.388	3.690	0.510	0.000	0.000	8.588

Table 5 Leisure and Culture Capital Programme 2010 - 15

17. In relation to Parks and Open Spaces Development payments totalling £47k have been or are planned to be made to parish councils for the provision of open spaces, sports facilities and play areas. These include £11k to the Friends of St Nicholas Fields, £9k to Strensall and Towthorpe PC, and £7k to Rufforth PC, and a number of smaller amounts. This additional spend is funded from Section 106 funds.

18. The revised Playbuilder allocations on 21st October 2010 saw a reduction in York's allocation and now stands at £371k, a reduction of £215k on the amount originally available in 2010/11. An amount of £55k has already been spent from the 2010/11 grant, and a further £47k has been contractually committed, but the remainder of the original planned expenditure has been frozen pending receipt of the revised allocations. This funding has now been de-ring fenced, therefore the use of this uncommitted funding (£269k) can now be considered for allocation other schemes of priority. A report will taken to the Executive in December considering this specific funding issue and until such time the funding shall remain allocated to this scheme.
19. The success of the self-issue machines in York Central and Acomb Libraries has prompted the Library service to look at introducing the machines in a further four of the larger libraries, at Haxby, Clifton, Tang Hall and Fulford. These are to be funded by prudential borrowing, paid for via the savings generated within the Library revenue budget by the use of these machines. The machines are transferable between libraries.
20. The York Sports Village project has now been approved by the both the University and the Council's Executive. The Council has agreed to allocate an additional £1m of capital investment to the project required in order to complete the funding package. The University has published the OJEU notice for the construction contract and it is intended that the project starts on site in April 2011. The University are currently preparing their detailed planning application. The remaining £204k of budget is being used for the renovation of the Melborne Centre which is still expected to be carried out in 2010/11, but has been delayed whilst a lease renewal was negotiated. The work is now expected to be carried out in February 2011.
21. As reported to Council on the 7 October 2010 The Barbican Auditorium requested and had approved the £1.113m of Council capital resources in the form of prudential borrowing to be used in conjunction with funding from the preferred bidder SMG. The inclusion into this report is for completeness only and not for re-approval.
22. A request for a funds to be made available to purchase a premises on behalf of York Museums Trust has been received in order to provide much needed additional storage space at Birch Park that will allow the expansion and improvement in quality of the trusts collections stores. The scheme would also benefit the trust by allowing rationalisation of existing leased buildings and allows greater development potential in the future.
23. The cost of the premises are c£525k and the proposal is that all associated costs incurred by the Council using prudential borrowing to fund the acquisition (that is the repayment of the debt and associated interest cost) would be covered in full by a lease agreement between the Council and the Trust. The net cost to the Council will be nil in revenue

terms. As an indicative guide the repayment of £525k over a 15 year period would be c£49k per annum.

24. Attached in annex B is a business case setting out in the rationale, costs and associated risks of proceeding with the scheme.

CANS - Neighbourhood Services

25. The approved capital programme for Neighbourhood services is £7.376m following the adjustments made as a result of the 2010/11 outturn report. As a result of this monitor, the capital programme will increase by £1.503m to £8.879m. Table 6 gives a summary of the changes on a scheme by scheme basis.

Gross Neighbourhood Services Capital Programme	2010/11 £m	2011/12 £m	2012/13 £m	2013/14 £m	2014/15 £m	Total £m
Current Approved Capital Programme	7.376	5.635	3.220	3.308	3.401	22.940
<u>Adjustments:</u>						
Air Quality Monitoring	0.077					0.077
Crematorium	1.766					1.766
<u>Reprofiling:</u>						
Highways R&R	(0.300)	0.300				0.000
Highways Improvements	(0.040)	0.040				0.000
Revised Capital Programme	8.879	5.975	3.220	3.308	3.401	24.783

Table 6 Neighbourhood Services 2010 – 2015

26. Additional grant funding has been awarded by Defra in relation to the Air Quality Monitoring scheme to undertake further air dispersion modelling work £4k and action planning projects £73k.
27. As part of the Capital Programme Budget 2010/11 – 2014/15 funding for the renewal of the cremators at the crematorium and installation of mercury abatement equipment was considered. The bid requested £1.766m of funding (equating to a potential £2.119m if the scheme has to be ring fenced for VAT purposes to protect the Council's VAT recovery position – an exercise is currently being undertaken to assess the VAT position) and was ranked as high priority. The scheme was not added as

part of the budget process as at the time the proposals were still subject to a business case.

28. York has 3 cremators which will be replaced at the same time as installing the required abatement plant allowing the continued provision of the service. The cost of such works as shown above is £1.766m (£2.119m inc VAT), it is recommended that the investment be funded from Council resources in the form of prudential borrowing at a resultant cost to the Council of £165k (£198k for VAT option) per annum over a 15 year duration. The timescale to complete the installation is estimated at 2 years, which includes the required procurement process.
29. Given the timescale involved it will be necessary to reline one of the cremators at a cost of £33k prior to the completion of the procurement process and also there will be a cost of engaging specialist consultants at £7k. Both these costs can be incorporated in to the £1.766m (£2.119m inc VAT) capital cost already requested.
30. In addition £16k revenue cost will be incurred in 11/12 and £50k 12/13 to comply with the environmental permit conditions due to the installation of the mercury abatement plant not being completed until April 2013 and the burden sharing being required for payment from 1/1/12. These costs will be considered as part of the respective budget processes.
31. Within the Highways R&R schemes the majority of schemes of work are progressing as planned. The only anticipated variances to report at monitor 2 are as follows: CN156 - Boroughbridge Rd/Poppleton Rd (part) carriageway resurfacing £150k. This element of work will need reprofiling to 2011/12 so that the work can be completed in conjunction with Access York park and ride site schemes and any improvements that take place as a result of these works. Secondly CN164 Haxby Road carriageway resurfacing £150k will need to be reprofiled in order for works which are outside Joseph Rowntree School can be undertaken in Easter 2011 school holidays and minimise disruption.
32. Within Highways improvements schemes of work are progressing as planned. The only current anticipated variance is CN341 - Bootham Rd carriageway resurfacing scheme £40k ~ that will need reprofiling to 2011/12 because Radio York premises currently are being developed which requires access by heavy plant over the carriageway due to be resurfaced by CYC. Works will be undertaken post completion of Radio York development

CANS - Housing

33. The approved capital programme for Housing services is £10.329m following the adjustments made as part of the 2010/11 Monitor 1 report. As a result of this monitor, the capital programme will increase by £188k to £10.517m Table 7 gives a summary of the currently approved budget across the programme years.

Gross Housing Capital Programme	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Current Approved Capital Programme	10.329	9.425	9.028	10.923	8.722	48.427
Adjustments:						
Travellers Site Electricity Units	0.134	0.116				0.250
Housing Grants & Associated Investment	0.079					0.079
Energy Conservation in Homes	(0.025)					(0.025)
Current Approved Capital Programme	10.517	9.541	9.028	10.923	8.722	48.731

Table 7 Housing Capital Programme 2010 - 2015

34. A request is made as part of this report to add a new scheme into the 2010/11 and 2011/12 programme for Travellers Sites Electricity Units. The total scheme cost will be £250k over the 2 year period (£134k 10/11 and £116k 11/12) and subject to approval would see work carried out at the James Street, Clifton and Osbaldwick sites on installing individual electricity meters. Existing revenue streams within the directorate will be available to cover the cost of funding the scheme through prudential borrowing, this would equate to £26k per annum of revenue costs in relation to 10/11 and a further £22k per annum in relation to 11/12 both repayable over a 6 year period. The revenue savings that will be generated as a result of installing the new electric meters will be used to repay the prudential borrowing in full over the 6 year periods.

35. An increase of £79k for Housing Grants and Associated Investments is made up of £110k in additional funding from government via the sub region having been secured plus £20k from repayment of grants to be recycled offset by not drawing upon energy partnership funding of £76k reported at monitor 1 (as now not require it in this financial year). This gives a variation of +£54k plus a contribution of £25k from the energy conservation line.

City Strategy (Planning & Transport)

36. The current approved capital programme for City Strategy is £13.323m following the adjustments made as part of the 2010/11 Monitor 1 report. As a result of changes contained in the Monitor 2 report the capital

programme will decrease by £7.337m to £5.986m. Table 8 gives a summary of the changes on a scheme by scheme basis.

Gross City Strategy Capital Programme	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Current Approved Capital Programme	13.323	19.738	4.833	3.617	0.090	41.601
<u>Adjustments:</u>						
Local Transport Plan (LTP)	0.110	(1.585)	(1.485)	(1.485)		(4.445)
Road Safety		(0.042)	(0.042)	(0.042)		(0.126)
<u>Reprofiling:</u>						
Access York	(7.447)	(12.621)	13.284	6.784		0.000
Revised Capital Programme	5.986	5.490	16.590	8.874	0.090	37.030

Table 8 City Strategy Capital Programme 2010-15

37. The decrease in future years in relation to the LTP reflects in the main the latest known funding allocations following the Comprehensive Spending Review on 22 October 2010. In addition the availability of S106 funds has been considered and realigned to reflect latest estimates of available future funds. In 2010/11 financial year it is proposed to allocate an additional £50k of free flow grant and the use of £60k of Council funding to be switched from the Health and Safety DDA (under the City Strategy – Property header) budget to carry out access improvements to Library Square and Museum Street park and ride bus stop.
38. The Access York scheme has been reprofiled to reflect the latest estimate on scheme progression subject to further information from Government around the funding settlement that is expected imminently. Further information will be presented as part of Capital Programme monitor 3 and the Capital Budget Process as appropriate.

Administrative Accommodation

39. The current approved capital programme for Admin Accom is £38.488m (10/11 – 13/14 element of spend) following the adjustments made as part of the 2010/11 Monitor 1 report. As a result of changes contained in the Monitor 2 report this capital scheme has been reprofiled and remains at the total budget of £43.804m. Table 9 gives a summary of the changes on a scheme by scheme basis.

Gross City Strategy Capital Programme	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Current Approved Capital Programme	12.807	12.304	13.377	0.000	0.000	38.488
Reprofiling:						
Admin Accom	(1.556)	(1.441)	1.529	1.468	0.000	0.000
Revised Capital Programme	11.251	10.863	14.906	1.468	0.000	38.488

Table 9 Admin Accom Capital Programme 2010-15

40. The scheme has been reprofiled to reflect an extended procurement process, this has resulted in a delayed start on site. This is the main movement in the construction budget from 2010/11 to future years. In 2011/12 the ICT and risk budgets have moved to 2012/13; this is the year in which the relocation to the new office will occur. Part of the construction budget from 2010/11 has moved to 2012/13 and 2013/14. In addition the dilapidations budget has moved from 2012/13 to 2013/14. Dilapidation expenditure required to make good the current accommodation which will no longer be required, is the last stage of the project to be completed.

City Strategy – Economic Development

41. The current approved capital programme for Economic Development is £0.093m following the adjustments made as part of the 2010/11 Monitor 1 report. As a result of changes contained in the Monitor 2 report the capital programme will decrease by £0.058m to £0.035m. Table 10 gives a summary of the changes on a scheme by scheme basis.

Gross City Strategy Capital Programme	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Current Approved Capital Programme	0.093	0.000	0.000	0.000	0.000	0.093
Reprofiling:						
Small Business Workshops	(0.058)	0.058				0.000
Revised Capital Programme	0.035	0.058	0.000	0.000	0.000	0.093

Table 10 Admin Accom Capital Programme 2010-15

42. The scheme has been reprofiled as the demolition of the Parkside site will not commence until May/June 2011 at the earliest following the determination of a planning application for the site.

City Strategy – Property

43. The current approved capital programme for Property budget is £2.046m following the adjustments made as part of the 2010/11 Monitor 1 report. As a result of changes contained in the Monitor 2 report the capital programme will decrease by £0.017m to £2.063m. Table 11 gives a summary of the changes on a scheme by scheme basis.

Gross City Strategy Capital Programme	2010/11 £m	2011/12 £m	2012/13 £m	2013/14 £m	2014/15 £m	Total £m
Current Approved Capital Programme	2.046	1.330	0.080	0.000	0.000	3.456
Adjustments:						
Health and Safety/DDA	(0.060)					(0.060)
Slipways	0.077					0.077
Revised Capital Programme	2.063	1.330	0.080	0.000	0.000	3.473

Table 11 Admin Accom Capital Programme 2010-15

44. It is proposed the £60k of the Health and Safety/DDA budget is used to help carry works as described above under Planning and Transport. The £77k in relation to the Slipways requiring additional funding for increased costs as per the tenders received. This additional expenditure is effectively funded from the under spend on the Public Footpath, Rawcliffe No 1 - Riverbank as reported at the 2009/10 Capital Programme Outturn report as under spending by £81k and is therefore a reallocation of this funding and has been made under delegated powers of virement.

Remaining Schemes

45. At this stage of the monitoring cycle, there are no variations expected against the currently approved budgets in relation to the CBSS Schemes. The detail of the projects that make up these schemes are shown in the annex.

46. The £15k movement on Miscellaneous reflects the monitor 1 approval to use £15k of contingency funding to match the Environment Agency's £15k for the James Street Travellers site flood wall defences.

Summary

47. As a result of the changes highlighted above the revised 5 year capital programme is summarised in Table 12.

Gross Capital Programme	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Current Programme	81.532	65.513	42.649	29.459	23.824	242.977
Adjustments :						
ACE - Children's Services	(0.878)	1.000				0.122
ACE – Adult Social Services						0.000
CANS – Leisure and Culture	(0.090)	2.200				2.110
CANS - Neighbourhood Services	1.503	0.340				1.843
CANS – Housing	0.188	0.116				0.304
City Strategy - P&T	(7.337)	(14.248)	11.757	5.257		(4.571)
City Strategy - Admin Accom	(1.556)	(1.441)	1.529	1.468		0.000
City Strategy - (Economic Development)	(0.058)	0.058				0.000
City Strategy - Property Services	0.017					0.017
Miscellaneous (Contingency etc)	(0.015)					(0.015)
Revised Programme	73.306	53.538	55.935	36.184	23.824	242.787

Table 12 Revised 5 Year Capital Programme

Funding the 2010/11 – 2014/15 Capital Programme

48. The 2010/11 capital programme of £73.306m is currently being funded from £37.818m external funding and £35.488m of internal funding. The internal funding is comprised of revenue contributions, supported capital expenditure, venture fund, right to buy receipts, capital receipts and prudential borrowing.

49. Table 13 shows the projected call on Council resources going forward.

	2010/11	2011/12	2012/13	2013/14	2014/15	Total
	£m	£m	£m	£m	£m	£m
Gross Capital Programme	73.306	53.538	55.935	36.184	23.824	242.787
Funded by:						
External Funding	37.818	19.501	29.607	24.606	16.540	128.072
Council Controlled Resources	35.488	34.037	26.328	11.578	7.284	114.715
Total Funding	73.306	53.538	55.935	36.184	23.824	242.787

Table 13 – 2010/11 –2014/15 Capital Programme Financing

50. The current economic environment continues to place pressure on the funding of the programme over the 5 year cycle resulting in additional funding pressures based on current projections. The capital programme continues to place reliance on the achievement of a small number of high asset disposals which have been affected by the economic downturn.
51. As reported in the 2010/11 – 2014/15 Capital Budget report approved by Full Council on 25 February 2010, the Council had a capital receipts requirement of £28.477m to fund new capital schemes. It was reported that based on projections at the time that the value of the assets to be disposed of was £24.704m leaving a shortfall of £3.773m. The reduced asset value was reflective of property market conditions at that time and it was accepted that over the medium term the asset values would rise to match the required value of £28.477m. As a result the decision was taken to hold the sale of assets where it was not in the interest of the Council to dispose. This places pressure in terms of funding the new capital schemes which is currently using temporary prudential borrowing to fund the programme until such time when the receipts are realised and used to repay the borrowing.
52. The monitor 2 position is for a required level of receipts of £26.683m with an expected receipt value of £24.298m leaving a temporary shortfall of £2.385m. Table 14 shows the position at monitor 1 against the budget setting position.

	Capital Budget Report 10/11 – 14/15	Capital Monitor 2 Report 10/11 –14/15	Movement
	£m	£m	£m
Receipts Required	28.477	26.683	(1.794)
Receipts Forecast	24.704	24.298	(0.406)
Temporary Shortfall	3.773	2.385	(1.388)

Table 14 – Council Receipts Requirement 2010 - 15

53. The movement of £1.794m is made up of 2 parts. The first is that since the Capital Programme budget report was approved in February there has been a number of schemes that have not required the capital receipts funding initially required, these total £664k. Secondly a level of receipts have been received and applied to finance the capital programme as part of the 2009/10 Capital Programme Outturn report thus reducing the receipts required by a further £1.130m. The two parts total to £1.794m.
54. The temporary shortfall continues to be managed using discretionary prudential borrowing with the associated revenue implications being reported through the treasury management budget. To date £11.810m of borrowing has been used to cover the shortfall of receipts.
55. The 09/10 and 10/11 budget process added a number of new schemes to the Council's capital programme to be funded from Council resources in the form of either revenue contributions or prudential borrowing. The total requirement for these discretionary schemes added in 09/10 and 10/11 totalled £23.890m. To date £2.014m of prudential borrowing has been used to fund these schemes.

Corporate Priorities

56. The capital programme is decided through a formal process, using a Capital Resource Allocation Model (CRAM). CRAM is a tool used for allocating the Council's scarce capital resources to schemes that contribute toward the achievement of the corporate strategy.

Implications

Financial Implications

57. The financial implications are considered in the main body of the report.

Human Resources Implications

58. There are no HR implications as a result of this report

Equalities Implications

59. There are no equalities implications as a result of this report

Legal Implications

60. There are no legal implications as a result of this report

Crime and Disorder

61. There are no crime and disorder implications as a result of this report

Information Technology

62. There are no information technology implications as a result of this report

Property

63. The property implications of this paper are included in the main body of the.

Risk Management

64. The capital programme is regularly monitored as part of the corporate monitoring process. In addition to this the Corporate Asset Management Group (CAMG) meets regularly to plan monitor and review major capital receipts to ensure that all capital risks to the Council are minimised.

Recommendations

65. The Executive is requested to:

- Recommend to Full Council the net adjustments of (£8.226m) in 2010/11, (£11.975m) in 2011/12, £13.286m in 2012/13 and £6.725m in 2013/14 which are set out on a scheme by scheme basis in the above paragraphs and contained in Annex A.
- Note the 2010/11 revised budget of £73.306m as set out in paragraph 6 and Table 2.
- Note the restated capital programme for 2010/11 – 2014/15 as set out in paragraph 43, Table 12 and as set out in detail in Annex A.
- Approve the switching of capital receipts funding for use on the Huntington School TCF scheme from Derwent MUGA of £27k.
- Recommend to Full Council the use of an additional £66k of Prudential Borrowing for the funding of Self Issue Library machines and note this extends the scheme total to £104k in 2010/11.
- Recommend to Full Council the use of Prudential Borrowing to fund the Travellers Site Electricity Units at a cost of £250k over a 2 year period (£134k 10/11 and £116k 11/12) to be paid for from departmental budgets made available from the savings generated as a result of the installation of the new equipment.
- Recommend to Full Council the addition to the Capital Programme in 2010/11 of £1.766m in relation to the required works for the Crematorium to be funded from prudential borrowing to be repaid

over a period of 15 years and note this cost may rise in line with VAT to £2.119m should ring fencing be applied.

- Recommend to Full Council the addition to the Capital Programme in 2010/11 of £525k in relation to the acquisition of premises on behalf of the York Museums Trust subject to satisfactory terms being agreed and that the agreement of such appropriate terms, conditions and repayment period be delegated to the Director of CBSS.

Reason: to enable the effective management and monitoring of the Council's capital programme

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**Report
Approved**



Date 27/10/10

Keith Best
Head of Finance

**Report
Approved**



Date 27/10/10

Specialist Implications Officer(s)

N/a

Wards Affected:

All

For further information please contact the author of the report

Background Papers:

Budget Control 2010
Departmental Capital Pro-forma

Annexes

Annex A – Restated Capital Programme 2010/11 to 2014/15
Annex B – Business Case for Acquisition for York Museums Trust

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10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	
ACE - Children's Services																
NDS Devolved Capital			1,266			1,503			1,503			1,503			1,503	7,278
- External Funding	0	0	1,266	0	0	1,503	0	0	1,503	0	0	1,503	0	0	1,503	7,278
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Harnessing Technology	122		386			0			0			0			0	386
- External Funding	0	0	264	0	0	0	0	0	0	0	0	0	0	0	0	264
-Internal Funding	122	0	122	0	0	0	0	0	0	0	0	0	0	0	0	122
Targeted Capital Fund 14-19 Diploma	-600		4,281			3,600			3,600			3,600			3,600	18,681
- External Funding	-600	0	4,281	0	0	3,600	0	0	3,600	0	0	3,600	0	0	3,600	18,681
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Huntington School Improvements TCF	27		27			0			0			0			0	27
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	27
NDS Modernisation		-1,000	1,818	-1,000	1,000	1,136			1,136			1,136			1,136	6,362
- External Funding	0	0	125	0	0	227	0	0	227	0	0	227	0	0	227	1,033
-Internal Funding	0	-1,000	1,693	-1,000	1,000	909	0	0	909	0	0	909	0	0	909	5,329
Schools Access Initiative			625			173			173			173			173	1,317
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	625	0	0	173	0	0	173	0	0	173	0	0	173	1,317
Sure Start			1,077			635			635			635			635	3,617
- External Funding	0	0	1,077	0	0	635	0	0	635	0	0	635	0	0	635	3,617
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extended Schools			284			82			82			82			82	612
- External Funding	0	0	284	0	0	82	0	0	82	0	0	82	0	0	82	612
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Integrated Children's Centres			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Primary School Strategic Programme	600		8,382	1,000		4,227			3,227			3,227			3,227	22,290
- External Funding	600	0	8,382	0	0	3,227	0	0	3,227	0	0	3,227	0	0	3,227	21,290
-Internal Funding	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	1,000
Derwent MUGA	-27		1			0			0			0			0	1
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	-27	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Fulford School Science Labs and Classrooms			240			0			0			0			0	240
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	240	0	0	0	0	0	0	0	0	0	0	0	0	240
Youth Capital Fund			35			0			0			0			0	35
- External Funding	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	35
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Children's Centres Phase 3			936			0			0			0			0	936
- External Funding	0	0	936	0	0	0	0	0	0	0	0	0	0	0	0	936
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCSF Wave 2 Playbuilder Funding			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Westside Review - Oaklands / York High			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Westside Review - Manor			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Joseph Rowntree One School Pathfinder			3,280			0			0			0			0	3,280
- External Funding	0	0	1,854	0	0	0	0	0	0	0	0	0	0	0	0	1,854
-Internal Funding	0	0	1,426	0	0	0	0	0	0	0	0	0	0	0	0	1,426
Specialist Schools Status			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Home access for targeted groups			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aiming high for disabled children short breaks			279			0			0			0			0	279
- External Funding	0	0	279	0	0	0	0	0	0	0	0	0	0	0	0	279
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	
City-Wide Diploma Exemplar Facility at Manor School			3,000			0			0			0			0	3,000
- External Funding	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	3,000
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Applefields School - Co Location			880			0			0			0			0	880
- External Funding	0	0	880	0	0	0	0	0	0	0	0	0	0	0	0	880
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Integrated Children's System			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS EXPENDITURE	122	-1,000	26,797	0	1,000	11,356	0	0	10,356	0	0	10,356	0	0	10,356	69,221
TOTAL EXTERNAL FUNDING	0	0	22,663	0	0	9,274	0	0	9,274	0	0	9,274	0	0	9,274	59,759
TOTAL INTERNAL FUNDING	122	-1,000	4,134	0	1,000	2,082	0	0	1,082	0	0	1,082	0	0	1,082	9,462
ACE - Social Services																
Joint Equipment Store			105			105			105			105			105	525
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	105	0	0	105	0	0	105	0	0	105	0	0	105	525
Information Management Improvements			45			0			0			0			0	45
- External Funding	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	45
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disabled Support Grant			120			130			140			150			150	690
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	120	0	0	130	0	0	140	0	0	150	0	0	150	690
Telecare Equipment			525			0			0			0			0	525
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	525	0	0	0	0	0	0	0	0	0	0	0	0	525
Adults Social Care IT grant			81			0			0			0			0	81
- External Funding	0	0	81	0	0	0	0	0	0	0	0	0	0	0	0	81
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Day Service Modernisation			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Health and Safety Works at Social Services Establishments			65			0			0			0			0	65
- External Funding	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	65
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS EXPENDITURE	0	0	941	0	0	235	0	0	245	0	0	255	0	0	255	1,931
TOTAL EXTERNAL FUNDING	0	0	191	0	0	0	0	0	0	0	0	0	0	0	0	191
TOTAL INTERNAL FUNDING	0	0	750	0	0	235	0	0	245	0	0	255	0	0	255	1,740
ACE																
TOTAL GROSS EXPENDITURE	122	-1,000	27,738	0	1,000	11,591	0	0	10,601	0	0	10,611	0	0	10,611	71,152
TOTAL EXTERNAL FUNDING	0	0	22,854	0	0	9,274	0	0	9,274	0	0	9,274	0	0	9,274	59,950
TOTAL INTERNAL FUNDING	122	-1,000	4,884	0	1,000	2,317	0	0	1,327	0	0	1,337	0	0	1,337	11,202
CANS - Leisure and Culture																
Acomb Library			1			0			0			0			0	1
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	-5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Danebury Drive Allotments			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Museum Service Heritage Lottery Bid			200			0			0			0			0	200
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	200
Oakland's Sports Centre Pitch			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
War Memorial Gardens			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
York Pools Strategy -			-2,200			2,200			3,200			0			0	3,404
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	-2,200	204	0	2,200	3,200	0	0	0	0	0	0	0	0	0	3,404

10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	
	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Free Swimming for Over 60's			18			0			0			0			0	18
- External Funding	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milfield Lane Comm Sports Centre			550			0			0			0			0	550
- External Funding	0	0	180	0	0	0	0	0	0	0	0	0	0	0	0	180
-Internal Funding	0	0	370	0	0	0	0	0	0	0	0	0	0	0	0	370
York Explore Centre			473			0			0			0			0	473
- External Funding	0	0	138	0	0	0	0	0	0	0	0	0	0	0	0	138
-Internal Funding	5	0	335	0	0	0	0	0	0	0	0	0	0	0	0	335
Parks and Open Spaces Development			92			0			0			0			0	92
- External Funding	47	0	92	0	0	0	0	0	0	0	0	0	0	0	0	92
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCSF Wave 2 PlaybuilderFunding			371			0			0			0			0	371
- External Funding	-215	0	371	0	0	0	0	0	0	0	0	0	0	0	0	371
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Children's Play Lottery Bid			103			0			0			0			0	103
- External Funding	0	0	103	0	0	0	0	0	0	0	0	0	0	0	0	103
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Library Self-Issue Equipment			104			0			0			0			0	104
- External Funding	66	0	104	0	0	0	0	0	0	0	0	0	0	0	0	104
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Explore History @ York			0			490			510			0			0	1,000
- External Funding	0	0	0	0	0	245	0	0	255	0	0	0	0	0	0	500
-Internal Funding	0	0	0	0	0	245	0	0	255	0	0	0	0	0	0	500
Oaklands Sports Hall Floor Replacement			60			0			0			0			0	60
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
Barbican Auditorium			1,687			0			0			0			0	1,687
- External Funding	574	0	574	0	0	0	0	0	0	0	0	0	0	0	0	574
-Internal Funding	1,113	0	1,113	0	0	0	0	0	0	0	0	0	0	0	0	1,113
York Museums Trust Storage			525			0			0			0			0	525
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	525	0	525	0	0	0	0	0	0	0	0	0	0	0	0	525
TOTAL GROSS EXPENDITURE	2,110	-2,200	4,388	0	2,200	3,690	0	0	510	0	0	0	0	0	0	8,588
TOTAL EXTERNAL FUNDING	406	0	1,476	0	0	245	0	0	255	0	0	0	0	0	0	1,976
TOTAL INTERNAL FUNDING	1,704	-2,200	2,912	0	2,200	3,445	0	0	255	0	0	0	0	0	0	6,612
CANS - Neighbourhood Services																
Air Quality Monitoring			128			0			0			0			0	128
- External Funding	77	0	128	0	0	0	0	0	0	0	0	0	0	0	0	128
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contaminated Land Investigation			23			0			0			0			0	23
- External Funding	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	23
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waste Infrastructure Capital Grant (WICG)			464			0			0			0			0	464
- External Funding	0	0	464	0	0	0	0	0	0	0	0	0	0	0	0	464
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Silver Street Toilets			9			0			0			0			0	9
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
Ward Committees - Improvement Schemes			9			0			0			0			0	9
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
EcoDepot Security Gate / Reception			221			0			0			0			0	221
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	221	0	0	0	0	0	0	0	0	0	0	0	0	221
West of York Recycling Site			0			2,500			0			0			0	2,500
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0	2,500
Highway Resurfacing & Reconstruction (Struct Maint)			4,649			3,235			3,020			3,108			3,201	17,213
- External Funding	0	0	1,770	0	0	0	0	0	0	0	0	0	0	0	0	1,770
-Internal Funding	0	-300	2,879	0	300	3,235	0	0	3,020	0	0	3,108	0	0	3,201	15,443
Special Bridge Maintenance (Struct maint)			200			200			200			200			200	1,000
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	200	0	0	200	0	0	200	0	0	200	0	0	200	1,000

10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	Mon 2 Adj £000	Mon 2 Slippage £000	Revised Budget £000	
Street Light Modernisation			450			0			0			0			0	450
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	450	0	0	0	0	0	0	0	0	0	0	0	0	450
Highways Improvements		-40	960		40	40			0			0			0	1,000
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	-40	960	0	40	40	0	0	0	0	0	0	0	0	0	1,000
Crematorium	1,766		1,766			0			0			0			0	1,766
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	1,766	0	1,766	0	0	0	0	0	0	0	0	0	0	0	0	1,766
TOTAL GROSS EXPENDITURE	1,843	-340	8,879	0	340	5,975	0	0	3,220	0	0	3,308	0	0	3,401	24,783
TOTAL EXTERNAL FUNDING	77	0	2,385	0	0	0	0	0	0	0	0	0	0	0	0	2,385
TOTAL INTERNAL FUNDING	1,766	-340	6,494	0	340	5,975	0	0	3,220	0	0	3,308	0	0	3,401	22,398
CANS - Housing																
Modernisation of Local Authority Homes			103			1,378			1,458			1,499			83	4,521
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	103	0	0	1,378	0	0	1,458	0	0	1,499	0	0	83	4,521
Repairs to Local Authority Properties			2,501			1,090			1,117			1,244			898	6,850
- External Funding	0	0	1,186	0	0	0	0	0	0	0	0	0	0	0	0	1,186
-Internal Funding	0	0	1,315	0	0	1,090	0	0	1,117	0	0	1,244	0	0	898	5,664
Assistance to Older & Disabled People			300			300			300			300			0	1,200
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	300	0	0	300	0	0	300	0	0	300	0	0	0	1,200
MRA Schemes			4,216			4,807			4,253			5,930			5,791	24,997
- External Funding	0	0	4,216	0	0	4,807	0	0	4,253	0	0	5,930	0	0	5,791	24,997
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing Grants & Associated Investment (Gfund)	79		750			1,000			1,050			1,100			1,100	5,000
- External Funding	79	0	750	0	0	1,000	0	0	1,050	0	0	1,100	0	0	1,100	5,000
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disabled Facilities Grant (Gfund)			917			850			850			850			850	4,317
- External Funding	0	0	442	0	0	375	0	0	375	0	0	375	0	0	375	1,942
-Internal Funding	0	0	475	0	0	475	0	0	475	0	0	475	0	0	475	2,375
Energy Conservation in Homes (Gfund)	-25		148			0			0			0			0	148
- External Funding	-25	0	51	0	0	0	0	0	0	0	0	0	0	0	0	51
-Internal Funding	0	0	97	0	0	0	0	0	0	0	0	0	0	0	0	97
Local Authority Homes			1,250			0			0			0			0	1,250
- External Funding	0	0	625	0	0	0	0	0	0	0	0	0	0	0	0	625
-Internal Funding	0	0	625	0	0	0	0	0	0	0	0	0	0	0	0	625
Sub Regional Lettings Scheme (Gfund)			168			0			0			0			0	168
- External Funding	0	0	168	0	0	0	0	0	0	0	0	0	0	0	0	168
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Travellers - James Street Wall (Gfund)			30			0			0			0			0	30
- External Funding	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
-Internal Funding	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
Travellers Sites Electricity Units (Gfund)	134		134	116		116			0			0			0	250
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	134	0	134	116	0	116	0	0	0	0	0	0	0	0	0	250
TOTAL GROSS EXPENDITURE	188	0	10,517	116	0	9,541	0	0	9,028	0	0	10,923	0	0	8,722	48,731
TOTAL EXTERNAL FUNDING	54	0	7,453	0	0	6,182	0	0	5,678	0	0	7,405	0	0	7,266	33,984
TOTAL INTERNAL FUNDING	134	0	3,064	116	0	3,359	0	0	3,350	0	0	3,518	0	0	1,456	14,747
CANS																
TOTAL GROSS EXPENDITURE	4,141	-2,540	23,784	116	2,540	19,050	0	0	12,758	0	0	14,231	0	0	12,123	81,946
TOTAL EXTERNAL FUNDING	537	0	11,314	0	0	6,427	0	0	5,933	0	0	7,405	0	0	7,266	38,345
TOTAL INTERNAL FUNDING	3,604	-2,540	12,470	116	2,540	12,779	0	0	6,825	0	0	6,826	0	0	4,857	43,757
City Strategy (Planning & Transport)																
Local Transport Plan (LTP)	110		4,749	-1,585		1,900	-1,485		2,000	-1,485		2,000			0	10,649
- External Funding	50	0	2,416	-395	0	1,100	-345	0	1,150	-345	0	1,150	0	0	0	5,816
-Internal Funding	60	0	2,333	-1,190	0	800	-1,140	0	850	-1,140	0	850	0	0	0	4,833
York City Walls - Repairs & Renewals (City Walls)			182			90			90			90			90	542
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	182	0	0	90	0	0	90	0	0	90	0	0	90	542
York City Walls - Health & Safety (City Walls)			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	
	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Road Safety			0	-42		0	-42		0	-42		0	-42		0	0
- External Funding	0	0	0	-42	0	0	-42	0	0	-42	0	0	-42	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flood Pump - Elvington			0	0		0	0		0	0		0	0		0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cycling City			1,055	0		0	0		0	0		0	0		0	1,055
- External Funding	0	0	1,055	0	0	0	0	0	0	0	0	0	0	0	0	1,055
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Footpath, Rawcliffe No 1 - Riverbank slip			0	0		0	0		0	0		0	0		0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highway Resurfacing & Reconstruction (Struct Maint)			0	0		0	0		0	0		0	0		0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Bridge Maintenance (Struct maint)			0	0		0	0		0	0		0	0		0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peckitt Street			0	0		0	0		0	0		0	0		0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Access York		-7,447	0	-12,621	3,500		13,284	14,500		6,784	6,784		0		0	24,784
- External Funding	0	-6,525	0	0	-12,380	2,700	0	12,128	13,250	0	6,777	6,777	0	0	0	22,727
-Internal Funding	0	-922	0	0	-241	800	0	1,156	1,250	0	7	7	0	0	0	2,057
Highways Improvements			0	0		0	0		0	0		0	0		0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS EXPENDITURE	110	-7,447	5,986	-1,627	-12,621	5,490	-1,527	13,284	16,590	-1,527	6,784	8,874	0	0	90	37,030
TOTAL EXTERNAL FUNDING	50	-6,525	3,471	-437	-12,380	3,800	-387	12,128	14,400	-387	6,777	7,927	0	0	0	29,598
TOTAL INTERNAL FUNDING	60	-922	2,515	-1,190	-241	1,690	-1,140	1,156	2,190	-1,140	7	947	0	0	90	7,432
City Strategy (Admin Accom)																
Admin Accom		-1,556	11,251		-1,441	10,863		1,529	14,906		1,468	1,468		0		38,488
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	-1,556	11,251	0	-1,441	10,863	0	1,529	14,906	0	1,468	1,468	0	0	0	38,488
TOTAL GROSS EXPENDITURE	0	-1,556	11,251	0	-1,441	10,863	0	1,529	14,906	0	1,468	1,468	0	0	0	38,488
TOTAL EXTERNAL FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTERNAL FUNDING	0	-1,556	11,251	0	-1,441	10,863	0	1,529	14,906	0	1,468	1,468	0	0	0	38,488
City Strategy (Community stadium)																
Community Stadium			0			4,000			0			0			0	4,000
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	4,000	0	0	0	0	0	0	0	0	0	4,000
City Strategy (Economic Development)																
Small Business Workshops		-58	0		58	58			0			0			0	58
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	-58	0	0	58	58	0	0	0	0	0	0	0	0	0	58
Visitor/Tourist Information Centre			35			0			0			0			0	35
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	35
TOTAL GROSS EXPENDITURE	0	-58	35	0	58	58	0	0	0	0	0	0	0	0	0	93
TOTAL EXTERNAL FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTERNAL FUNDING	0	-58	35	0	58	58	0	0	0	0	0	0	0	0	0	93
City Strategy - Property																
Carbon Management			33			0			0			0			0	33
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	33
Dealing with Repairs Backlog			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Key Components (H&S)			247			0			0			0			0	247
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	247	0	0	0	0	0	0	0	0	0	0	0	0	247

10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	
	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Health & Safety / DDA	-60	0	38	0	0	0	0	0	0	0	0	0	0	0	0	38
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	-60	0	38	0	0	0	0	0	0	0	0	0	0	0	0	38
35 Hospital Fields Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Safety Regulations - Adaptations	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	92
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	92
Removal of Asbestos	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
St Clements Hall Refurbishment	0	0	245	0	0	0	0	0	0	0	0	0	0	0	0	245
- External Funding	0	0	179	0	0	0	0	0	0	0	0	0	0	0	0	179
-Internal Funding	0	0	66	0	0	0	0	0	0	0	0	0	0	0	0	66
Urgent River Bank Repairs	0	0	148	0	0	0	0	0	0	0	0	0	0	0	0	148
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	148	0	0	0	0	0	0	0	0	0	0	0	0	148
Acomb Office	0	0	144	0	0	1,250	0	0	0	0	0	0	0	0	0	1,394
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	144	0	0	1,250	0	0	0	0	0	0	0	0	0	1,394
Mansion House External Repairs	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29
Hungate / Peasholme Relocation	0	0	44	0	0	0	0	0	0	0	0	0	0	0	0	44
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	44	0	0	0	0	0	0	0	0	0	0	0	0	44
Peasholme Improvements	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21
Slipways	77	0	211	0	0	0	0	0	0	0	0	0	0	0	0	211
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	77	0	211	0	0	0	0	0	0	0	0	0	0	0	0	211
Riverbank repairs	0	0	717	0	0	0	0	0	0	0	0	0	0	0	0	717
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	717	0	0	0	0	0	0	0	0	0	0	0	0	717
Property Compliance (Asbestos and Fire regs)	0	0	80	0	0	80	0	80	0	0	0	0	0	0	0	240
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	80	0	0	80	0	80	0	0	0	0	0	0	0	240
TOTAL GROSS EXPENDITURE	17	0	2,063	0	0	1,330	0	80	0	0	0	0	0	0	0	3,473
TOTAL EXTERNAL FUNDING	0	0	179	0	0	0	0	0	0	0	0	0	0	0	0	179
TOTAL INTERNAL FUNDING	17	0	1,884	0	0	1,330	0	80	0	0	0	0	0	0	0	3,294
CITY STRATEGY																
TOTAL GROSS EXPENDITURE	127	-9,061	19,335	-1,627	-14,004	21,741	-1,527	14,813	31,576	-1,527	8,252	10,342	0	0	90	83,084
TOTAL EXTERNAL FUNDING	50	-6,525	3,650	-437	-12,380	3,800	-387	12,128	14,400	-387	6,777	7,927	0	0	0	29,777
TOTAL INTERNAL FUNDING	77	-2,536	15,685	-1,190	-1,624	17,941	-1,140	2,685	17,176	-1,140	1,475	2,415	0	0	90	53,307
CBSS - IT equipment																
IT Equipment			1,894			1,000		1,000			1,000			1,000		5,894
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	1,894	0	0	1,000	0	1,000	0	0	1,000	0	0	1,000	0	5,894
TOTAL GROSS EXPENDITURE	0	0	1,894	0	0	1,000	0	1,000	0	0	1,000	0	0	1,000	0	5,894
TOTAL EXTERNAL FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTERNAL FUNDING	0	0	1,894	0	0	1,000	0	1,000	0	0	1,000	0	0	1,000	0	5,894

10/11 to 14/15 Capital Programme Monitor 2	2010/11	2010/11	2010/11	2010/11	2010/11	2011/12	2010/11	2010/11	2012/13	2010/11	2010/11	2013/14	2010/11	2010/11	2014/15	Gross Capital Programme To be Funded 10/11 - 14/15 £000
	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	Mon 2	Mon 2	Revised	
	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	Adj	Slippage	Budget	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Miscellaneous																
More 4 York			210			0			0			0			0	210
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	210	0	0	0	0	0	0	0	0	0	0	0	0	210
Easy @ York			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Equal Pay Capitalisation			0			0			0			0			0	0
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hazel Court Depot			60			0			0			0			0	60
- External Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
Contingency			285			0			0			0			0	285
- External Funding	-15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-Internal Funding	-15	0	285	0	0	0	0	0	0	0	0	0	0	0	0	285
TOTAL GROSS EXPENDITURE	-15	0	555	0	0	0	0	0	0	0	0	0	0	0	0	555
TOTAL EXTERNAL FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTERNAL FUNDING	-15	0	555	0	0	0	0	0	0	0	0	0	0	0	0	555
Gross Expenditure by Department																
ACE - Children's Services	122	-1,000	26,797	0	1,000	11,356	0	0	10,356	0	0	10,356	0	0	10,356	69,221
ACE - Social Services	0	0	941	0	0	235	0	0	245	0	0	255	0	0	255	1,931
CANS - Leisure and Culture	2,110	-2,200	4,388	0	2,200	3,690	0	0	510	0	0	0	0	0	0	8,588
CANS - Neighbourhood Services	1,843	-340	8,879	0	340	5,975	0	0	3,220	0	0	3,308	0	0	3,401	24,783
CANS - Housing	188	0	10,517	116	0	9,541	0	0	9,028	0	0	10,923	0	0	8,722	48,731
City Strategy (Planning & Transport)	110	-7,447	5,986	-1,627	-12,621	5,490	-1,527	13,284	16,590	-1,527	6,784	8,874	0	0	90	37,030
City Strategy (Admin Accom)	0	-1,556	11,251	0	-1,441	10,863	0	1,529	14,906	0	1,468	1,468	0	0	0	38,488
City Strategy (Community stadium)	0	0	0	0	0	4,000	0	0	0	0	0	0	0	0	0	4,000
City Strategy (Economic Development)	0	-58	35	0	58	58	0	0	0	0	0	0	0	0	0	93
City Strategy - Property	17	0	2,063	0	0	1,330	0	0	80	0	0	0	0	0	0	3,473
CBSS - IT equipment	0	0	1,894	0	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	5,894
Miscellaneous	-15	0	555	0	0	0	0	0	0	0	0	0	0	0	0	555
Total by Department	4,375	-12,601	73,306	-1,511	-10,464	53,538	-1,527	14,813	55,935	-1,527	8,252	36,184	0	0	23,824	242,787
Total External Funds by Department																
ACE - Children's Services	0	0	22,663	0	0	9,274	0	0	9,274	0	0	9,274	0	0	9,274	59,759
ACE - Social Services	0	0	191	0	0	0	0	0	0	0	0	0	0	0	0	191
CANS - Leisure and Culture	406	0	1,476	0	0	245	0	0	255	0	0	0	0	0	0	1,976
CANS - Neighbourhood Services	77	0	2,385	0	0	0	0	0	0	0	0	0	0	0	0	2,385
CANS - Housing	54	0	7,453	0	0	6,182	0	0	5,678	0	0	7,405	0	0	7,266	33,984
City Strategy (Planning & Transport)	50	-6,525	3,471	-437	-12,380	3,800	-387	12,128	14,400	-387	6,777	7,927	0	0	0	29,598
City Strategy (Admin Accom)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Strategy (Community stadium)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Strategy (Economic Development)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Strategy - Property	0	0	179	0	0	0	0	0	0	0	0	0	0	0	0	179
CBSS - IT equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total External Funds by Department	587	-6,525	37,818	-437	-12,380	19,501	-387	12,128	29,607	-387	6,777	24,606	0	0	16,540	128,072
Total CYC Funding required by Department																
ACE - Children's Services	122	-1,000	4,134	0	1,000	2,082	0	0	1,082	0	0	1,082	0	0	1,082	9,462
ACE - Social Services	0	0	750	0	0	235	0	0	245	0	0	255	0	0	255	1,740
CANS - Leisure and Culture	1,704	-2,200	2,912	0	2,200	3,445	0	0	255	0	0	0	0	0	0	6,612
CANS - Neighbourhood Services	1,766	-340	6,494	0	340	5,975	0	0	3,220	0	0	3,308	0	0	3,401	22,398
CANS - Housing	134	0	3,064	116	0	3,359	0	0	3,350	0	0	3,518	0	0	1,456	14,747
City Strategy (Planning & Transport)	60	-922	2,515	-1,190	-241	1,690	-1,140	1,156	2,190	-1,140	7	947	0	0	90	7,432
City Strategy (Admin Accom)	0	-1,556	11,251	0	-1,441	10,863	0	1,529	14,906	0	1,468	1,468	0	0	0	38,488
City Strategy (Community stadium)	0	0	0	0	0	4,000	0	0	0	0	0	0	0	0	0	4,000
City Strategy (Economic Development)	0	-58	35	0	58	58	0	0	0	0	0	0	0	0	0	93
City Strategy - Property	17	0	1,884	0	0	1,330	0	0	80	0	0	0	0	0	0	3,294
CBSS - IT equipment	0	0	1,894	0	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	5,894
Miscellaneous	-15	0	555	0	0	0	0	0	0	0	0	0	0	0	0	555
Total CYC Funding required	3,788	-6,076	35,488	-1,074	1,916	34,037	-1,140	2,685	26,328	-1,140	1,475	11,578	0	0	7,284	114,715

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Business Case for the acquisition of Unit 4, Birch Park, Huntington Road, York.

Background

City of York Council (CYC) currently own Unit 5 Birch Park, which is currently leased by York Museums Trust (YMT) for use as storage facility. An opportunity has now arisen to acquire the next door unit.

Proposed Terms

Terms have been provisionally agreed, subject to member approval, for CYC acquiring the freehold interest in Unit 4 Birch Park for the sum of £525,000. It is proposed that this will be funded through prudential borrowing.

YMT are prepared to lease the building for 15 years on a full repairing basis, at an annual rental of £49,0000, which reflects the repayments necessary to pay back the amount borrowed by CYC over the 15 year period. However, if the finance comes forward during the term of the lease YMT would wish to reserve the right to pay off the loan and occupy for the remaining term rent free. The intention would be, at the end of the term, to renew the lease at a peppercorn rent in line with other buildings leased by YMT from CYC.

Reasons for Acquisition

YMT are very keen to acquire the property at Birch Park for a number of reasons:

1. The Trust have been seeking for many years to expand and improve the quality of their collections stores. The existing store at Birch Park has been the subject of two failed Heritage Lottery Fund bids to fund an extension. The extension had it of been successful would have cost more and delivered less floor area than the current proposed purchase.
2. CYC already own the adjacent plot enables greater development potential in the future.
3. There are urgent and increasing pressures on Trusts storage capacity due the gift of a major and valuable ceramics collection to the Trust and the need to rationalise the city's archaeological remains currently held by York Archaeological Trust.
4. YMT currently spend well over £50k per annum on renting stores. This will have to increase again if this purchase falls through. There is potential to consolidate onto the Birch Park site to considerably rationalise, and possibly eliminate, this annual spend.
5. YMT already have a verbal commitment from the Museum Libraries and Archives Council to put substantial sums next year into the fit-out and development of the Birch Park site should we be able to acquire it.

Financial Case

The net cost to the Council of this acquisition is nil in revenue terms.

The grant given to York Museum's Trust is £1,506,710 for 2010/11. The agreement is that this will continue although there is some uncertainty as to whether there will be an inflationary uplift to the grant in 2011-12, or if it will remain the same.

CYC loaned the Museums Trust £255k for improvement works to the Hospitium in Museum Gardens in 2009-10. The agreement is that they repay £8330.67 per quarter and all payments to date have been honored.

YMT have the resources to pay the proposed rental to cover the repayments on the prudential borrowing, reinforced by savings that will be made on renting accommodation elsewhere.

Risks

YMT unable to meet the rental payments through loss of grant funding. This could be mitigated by selling the building and paying off any outstanding loan. In due course it is likely that the building will increase in value, thus helping to reduce the risk of financial loss being incurred by CYC.



Executive**16 November 2010**

Report of the Director of Customer and Business Support Services

Treasury Management Monitor 2 and Prudential Indicators 10/11**Summary**

1. This report updates the Executive on the Treasury Management performance for the period 1 April 2010 to 30 September 2010 compared against the budget presented to Council on 25 February 2010.
2. The report highlights the economic environment for the first six months of the 2010/11 financial year and reviews the Council's Treasury Management performance covering:
 - Short-term investments,
 - Long-term borrowing,
 - Venture fund,
 - Treasury Management budget
3. The report also covers the implications of the Chancellor's Comprehensive Spending Review on 20 October 2010. It highlights the implications which are specific to Treasury Management which leads to the request in the Recommendations section of this report to change the Treasury Management strategy, approved by Council on 25 February 2010, for the target rate at which the council borrows from 4.5% to 5.5%.

Background

4. The Council's Treasury Management function is responsible for the effective management of the Council's cash flows, its banking, money market and capital transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.
5. CIPFA (the Chartered Institute of Public Finance and Accountancy) issued the revised Code of Practice for Treasury Management in November 2009. It recommended that at a minimum, a mid year review of Treasury Management strategy and performance should be undertaken which highlights any areas of concern that have arisen since the original strategy was approved. These quarterly reports therefore ensure this council is implementing best practice in accordance with the Code.

6. The Council approved the Treasury Management Strategy, budget and Prudential Indicators on 25 February 2010. This report monitors the Treasury Management activity for the first six months of 2010/11 and shows the change in the Treasury Management budget to 30 September 2010 and the forecast outturn position for the year.

Economic Background and Analysis (including the Comprehensive Spending Review)

7. The Council's short term investment and long term borrowing decisions have been affected by the following economic conditions.
 - a. The first six months of 2010/11 saw:
 - i. Activity indicators suggest that the recovery has faded sharply since the second quarter (1st April to 30th June) where real GDP (Gross Domestic Product) expanded by 1.2% q/q with the third quarter being just 0.4% q/q;
 - ii. The pace of recovery in retail spending is slowing, but the recovery in spending off the high street gather pace;
 - iii. Further doubt cast on the sustainability of the recovery in the labour market;
 - iv. The recovery in the housing market falter;
 - v. Disappointment that the public finances are not on a clearly improving trend;
 - vi. The UK's trade deficit widen further, despite the continued weakness of sterling;
 - vii. CPI inflation fall at a slower pace than in the second quarter;
 - viii. The doves on the Monetary Policy Committee gain the upper hand;
 - ix. Equity and bond markets respond in different ways to the news that the recovery is faltering; The recoveries in the US and euro-zone lose further pace.
 - b. August's public finances figures severely dented hopes that the fiscal position is on a clearly improving trend. The public borrowing figure (on the PSNB ex. measure) of £15.9bn in August was nearly £2bn larger than at the same time a year ago. However, this figure still left a cumulative borrowing total in the first five months of the fiscal year of £58.1bn, around £4bn below last year's equivalent figure of £61.9bn. The UK's trade deficit widened further in the third quarter, despite the continued weakness of sterling. The trade in goods deficit rose from £7.5bn to £8.7bn in July which was the largest deficit on record.
 - c. CPI (consumer price inflation) fell in this quarter but at a slower pace than in the previous quarter. The Bank of England's quarterly Inflation Report in August once again projected inflation to fall to below the 2% target and remain there at the two year policy horizon. The MPC (Monetary Policy Committee) voted to maintain the outstanding stock of

asset purchases under quantitative easing (QE) at £200bn at each meeting in the quarter. The minutes to September's MPC meeting revealed that for most members "the probability that further action would become necessary to stimulate the economy and keep inflation on track to hit the target in the medium term had increased."

- d. The Comprehensive Spending Review announced by the Chancellor of Exchequer, George Osborne, on 20 October 2010 set out a detailed departmental spending plan for the next four years. The key announcements in the spending review are outlined below:
 - i. About 490,000 public sector jobs likely to be lost
 - ii. Average 19% four-year cut in departmental budgets
 - iii. Structural deficit to be eliminated by 2015
 - iv. £7bn in additional welfare budget cuts
 - v. Police funding cut by 4% a year
 - vi. Retirement age to rise from 65 to 66 by 2020
 - vii. NHS budget protected; £2bn extra for social care
 - viii. Schools budget to rise every year until 2015
 - ix. £30bn capital spending on transport
 - x. Permanent bank levy
- e. The Comprehensive Spending Review highlighted the challenges the Coalition Government faces with regards to the public finances. The cuts along with the upcoming tax hikes are likely to be a major drag on the economy over the coming years
- f. The total managed expenditure is expected to drop by around 3.5% in real terms between 2010 -11 and 2015-16. A point to note is that more of the cuts in total spending are outlined to come from reductions in welfare spending and from efficiency savings, rather than departmental spending. This means that unprotected Government departments will see average real cuts of 19% over the next 4 years.
- g. The scale of some of these cuts casts some doubt on whether they can be realised in practice, especially if the economy turns out to be significantly weaker than the Office for Budget Responsibility's projections suggests.
- h. The Comprehensive Spending Review specifically affected Treasury Management in two areas:
 - i. The HM Treasury has instructed the Public Works Loans office (PWLB) to increase the average interest rate on all new loans to an average of 1.00% above the Government's cost of borrowing . This will take effect immediately.
 - ii. Tax Increment Financing (TIF). New borrowing powers will be introduced following legislation to allow Tax Increment Financing to proceed and councils will be able to borrow against future uplifts within their business rates base.

- i. The affect of increasing all PWLB rates to approximately 1% above gilts will increase PWLB rates which is where Local authorities obtain the majority of their new borrowing. Therefore this will lead to a revision in the Council's Treasury Management strategy approved by Council on 25 February 2010 as the requirement now exists to increase the target rate of all new borrowing being below 4.5% to a target rate of 5.5%. This is in line with the increase of the 1% by the HM Treasury. Further information is detailed in paragraph 7r of this report and also in the recommendations section paragraph 49.
- j. HM Treasury has also confirmed that the methodology for determining rates for early repayment remains unchanged. Early repayment rates which are the rates that the Council uses for premature repayment of debt to restructure the debt portfolio have remained at the same level that they were prior to the spending review. This therefore makes early repayment of debt more expensive to the Council than previously. However, opportunities in a volatile market could always be available and therefore restructuring possibilities are reviewed on a regular basis, to ensure the Treasury Management budget remains at the lowest levels possible.
- k. Finally, the Government recognises that local authority decisions on borrowing can commit electors to repaying loans for up to 50 years. Therefore, to ensure that borrowing decisions are transparent and consistent with measures adopted elsewhere in the public sector, HM Treasury has determined that a detailed monthly list of individual local authority loans sourced from PWLB will be published on the PWLB website, including the type, amount, term and rate applying to each loan. The first list will be published on 1 November.
- l. Tax Increment Financing. New borrowing powers to enable authorities to carry out Tax Increment Financing (TIF) are being introduced. This will require legislation. In determining the affordability of borrowing for capital purposes, local authorities take account of their current income streams and forecast future income. Currently, this does not factor in the full benefit of growth in local business rates income.
- m. TIF will enable local authorities to borrow against future additional uplift within their business rates base. Councils can use that borrowing to fund key infrastructure and other capital projects, which will further support locally driven economic development and growth. They will need to manage the costs and risk of this borrowing alongside wider borrowing under the prudential code. Further information will be included in the Local Government Resource Review expected in January 2011, which will finally lead to the required legislation in due course.
- n. From the economic analysis and the Comprehensive Spending Review outcomes above, figure 1 shows the actual and projection of the base rate, which remains at historically low levels through much of 2010. The Council's Treasury Management advisers – Sector – forecast the position of the base rate in February 2010 and this is compared to their

forecast along with other economists in July 2010. The graph highlights the shift in the position of the base rate which is aligned with the slower growth now forecast. The base rate will now slowly start to rise at the beginning of 2011/12 and continue gradually out to 2013. UBS forecast a rise in the base rate earlier than Sector, whereas Capital Economics remain pessimistic about economic recovery to the end of 2011 and they forecast the base rate to remain at 0.5% for the near future.

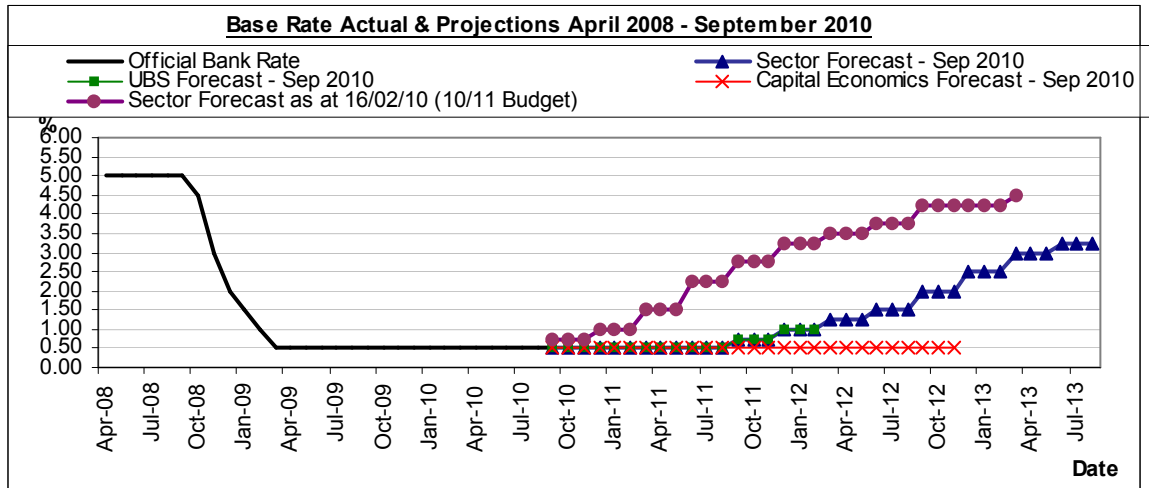


Figure 1: Base Rate 2008 to 2013 - latest forecast August

- o. Table 1 provides the Council’s Treasury Advisers, Sector, forecast of the base rate and Public Works Loan Board (PWLB) rates as at 29 October 2010:

	Now	Dec-10	Mar-11	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	Jun-13
Bank rate	0.50%	0.50%	0.50%	0.50%	0.75%	1.00%	1.25%	1.50%	2.00%	2.50%	3.00%	3.25%
5yr PWLB rate	2.71%	3.05%	3.05%	3.25%	3.45%	3.65%	3.85%	4.15%	4.45%	4.65%	4.95%	5.25%
10yr PWLB rate	4.06%	4.15%	4.15%	4.25%	4.55%	4.75%	4.85%	5.15%	5.25%	5.45%	5.45%	5.75%
25yr PWLB rate	5.03%	5.05%	5.15%	5.15%	5.25%	5.35%	5.55%	5.55%	5.65%	5.85%	5.85%	5.85%
50yr PWLB rate	5.08%	4.95%	5.05%	5.05%	5.15%	5.25%	5.45%	5.45%	5.55%	5.75%	5.75%	5.75%

Table 1 – Sector’s forecast interest rates as at 29 October 2010

- p. The Treasury Management monitor 1 report, as at July 2010, saw long term borrowing, the Public Works Loan Board (PWLB), rates across all ranges forecast to steadily increase. During August, September and the beginning of October there was a major fall in bond yields which dragged down PWLB rates. The lowest 50 year PWLB rate was at 3.92%.
- q. The major fall in rates was due to the fall in the forecast GDP growth for 2011 from 3.4% to 2.8%, increase in the risk of further quantitative easing in the UK and US, the knock on affect of the sovereign debt crisis in the EU which peaked in May and the coalition government’s emergency budget to accelerate the speed of reduction in the public sector deficit.

- r. However, since the Comprehensive Spending Review on 20 October 2010 as stated above in paragraph 7h, PWLB rates are now to be set at 1% above the governments gilt level. This is approximately 0.85% increase across the board on all PWLB rates. Table 1 above is Sector's revised forecast of interest rates as a result of the Comprehensive Spending Review. The 50 year PWLB rate from 20 October 2010 to 31 October 2010 has ranged between 5.05% and 5.23%.
- s. The 1 year investment rate started the financial year at 1.19% and on 30 September 2010 had risen to 1.36%. Figure 2 below shows the positions of market interest rates available for investments, which have all marginally risen in the first six months of 2010/11.

Investment Policy

8. The Treasury Management Strategy Statement for 2010/11 was approved by Council on 25 February 2010. The Council's Annual Investment Strategy, which is incorporated in the Strategy, outlines the Council's investment priorities as follows:
 - Security of Capital
 - Liquidity
9. The Council will also aim to achieve the optimum return on investments commensurate with the proper levels of security and liquidity. In the current economic climate it is considered appropriate to keep investments short term, and only invest with highly credit rated financial institutions using the suggested creditworthiness matrices, including Credit Default Swap (CDS) overlay information provided by Sector, the Council's Treasury Management advisors.
10. Investments held at 30 September 2010 in accordance with Sector's Creditworthiness matrices, and changes to Fitch and Moody's credit ratings remained within the Council's approved credit criteria limits contained in the Annual Investment Strategy.

Short Term Investments

11. Investment rates available in the market continue to remain at a historical low point. The average level of funds available for investment purposes in the first six months of 2010/11 was £59.925m. The level of funds available is largely dependent on the timing of the Council's cash flow as a result of precept payments, receipt of grants, borrowing and progress on the Capital Programme. These funds are therefore available on a temporary basis dependant on cash flow movement. The authority holds some core cash balances for investment purposes, i.e. funds available for a year or more, however to date in 10/11 no funds have been invested for periods greater than one year due to the limited institutions available for investment in accordance with the credit criteria policy. This is a continuation of similar market conditions which prevailed through the majority of 2008/09 and through the whole of 2009/10, due to the credit crunch.

12. Treasury Management investment activity during the first six months earned interest £349.7k, equivalent to a 1.17% rate of return. This is 0.74% better than the average 7 day London Inter-Bank Deposit rate (LIBID) of 0.42% and 0.67% higher than the average base rate for the period of 0.50%.
13. The higher rate of return on investment activity compared to the average LIBID rate and base rate for the period is due to the treasury team continuing to monitor the market and taking advantage of longer term rates when they become available, using short term call deposit accounts where interest rates are higher and using Money Market Funds as a slightly alternate investment deposit.
14. The rate of return continues to be approximately half of that seen in 2009/10 due to (a) interest rates remaining historically low on the market throughout 09/10 and into 2010/11 and (b) core balances invested for more than 1 year back in 2008/09 when rates were higher at 5.75% have matured early in 2010/11 so do not benefit 2010/11. The interest earned for the first six months of the year is slightly higher than the Treasury Management budget estimated but can be seen to be substantially lower than in previous years. This thereby increases the requirement of the Treasury Management budget, (as detailed in paragraph 34 below) due to a reduced affect the investment earned has in netting off interest paid out on borrowing.
15. The Council has made 13 fixed term investments during the first six months of 2010/11, 2 directly with the Bank of Scotland and 11 via the money market brokers. Five of these investments have been made for periods of 6 months where value was shown at between 1.15% and 1.35% and 1 made for a year at 1.50%. The rates available are shown in Figure 2 below. Investing for 6 months allows favourable rates to be taken and also allows the flexibility of funds becoming liquid when interest rates were predicted to start to rise in the second half of 2010/11. In accordance with the Treasury Management Strategy investments have been kept short due to the low levels of interest rates available and the limited number of institutions available in the market which the council can invest in complying with its credit rating policy.
16. A proportion of investments have been placed in call accounts where funds are secure and are able to be liquidated if more advantageous rates become available. The council operates 4 call accounts – Bank of Scotland (0.75%), Alliance & Leicester (0.80%), Yorkshire bank 15 day (0.80%) and Yorkshire Bank call (0.50%) – but has found during the first six months of 2010/11 that better rates have been available on the market and in money market funds. Therefore, funds held in the call accounts have been reduced with the average balance for the first 6 months in 2010/11 being £7.824m compared to £14.348m in 2009/10. Two money market funds are also being utilised – Prime rate MMF offering rates around 0.85% and Ignis offering rates around 0.65%. The MMF are needed to diversify the investment portfolio as the banks offering the most favourable fixed deposit rates are also the banks which offer the call accounts which the council

uses. In 2010/11 the average balance in the money market funds for the first 6 months is £22.179m.

17. Therefore in order to remain within the Councils lending limits, diversification of the council's portfolio is key. This ensures continued security of the council's funds, whilst operating within the bounds of the council's cash flow (liquidity) and giving consideration to the most favourable interest rates available.

18. Figure 2 shows the interest rates available on the market between 7 days and 1 year and the rate of return that the Council has achieved to 30 September 2010. It shows that favourable / competitive interest rates have been obtained for investment in line with the interest rates which are available when security of funds are of prime importance.

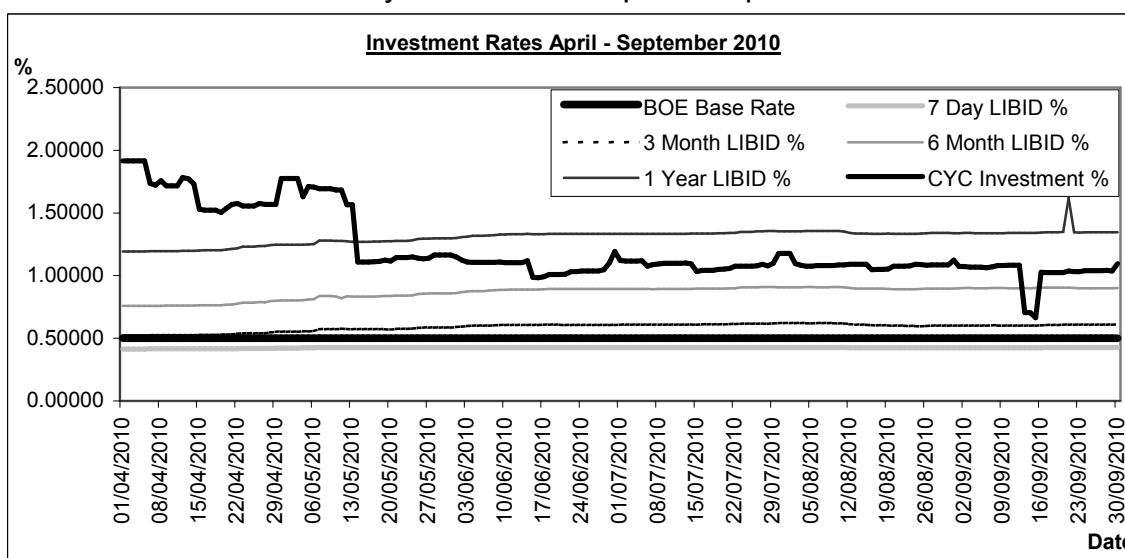


Figure 2 CYC Investments vs Money Market Rates

Long Term Borrowing

19. The Council undertakes long term borrowing in accordance with the investment requirements of the capital programme, and all borrowing is therefore secured against its asset base. The council's borrowing is funded by the Government through the Revenue Support Grant (RSG), which provides the Council with revenue funding to allow it to meet the interest and repayment costs of borrowing, this is known as supported borrowing. The introduction of the Prudential Code in April 2004 has also given the Council the flexibility to borrow without Government support. Under the Code Councils are free to borrow up to a level that is deemed prudent, affordable and sustainable and within their prudential indicator limits. This is known as prudential borrowing.

20. The level of borrowing taken by the Council is determined by the Capital Finance Requirement, (the Councils underlying need to borrow for capital expenditure purposes). This takes into account supported borrowing for capital schemes supported by RSG as explained in paragraph 19, also prudential borrowing for schemes under the prudential code that are funded

from department budgets and corporate budgets– so are affordable, sustainable and prudent. In addition, due to the current economic and market environment capital receipts may not be realised when originally expected and therefore, in the short term borrowing is taken to cover this funding shortfall position of the capital programme.

21. In addition, the Council can borrow in advance of need in line with its future borrowing requirements in accordance with the Capital Financing Requirement. The Administrative Accommodation project is substantially increasing the Council's need to borrow over the next 3 years and therefore the markets will continue to be closely monitored to ensure that advantage is taken of favourable rates in 2010/11 and the increased borrowing requirement is not as dependant on interest rates in any one year over the 3 year period.
22. On the reverse side, the Council's level of borrowing can also be below the Capital Financing Requirement. This would mean that instead of increasing the Council's level of borrowing, surplus funds held for investment purposes would be utilised instead, decreasing the level of surplus funds being available for investment. In the current interest rate environment where investment rates are below borrowing rates consideration is given to the value of taking borrowing or whether it is better for the council to keep investment balances lower. Prior to the Comprehensive Spending Review loans have been taken as borrowing rates were seen to be good value for the longer term. Locking into historically low borrowing rates enables some stability on the costs incurred in the Treasury Management revenue budget going forwards.
23. Equally since the Comprehensive Spending Review , borrowing rates are being closely monitored for volatility in the market for when rates are deemed to be favourable, market loans are being considered in addition to PWLB loans and a balance is being taken between increasing borrowing and the lower levels of interest being earned on investments. The Sector Treasury Management advisors forecast that future PWLB rates will also rise - in addition to the increase from the Comprehensive Spending Review - which is also being taken into account.
24. The Councils long-term borrowing started the year at a level of £116.1m. One loan of £4m was duly repaid in May 2010 in line with its maturity date. New Borrowing totalling £24m has been taken to the end of October 2010 as follows:
 - £5m market LOBO loan at 3.60% 50 years with options every 5 years on 12 May 10
 - £5m PWLB loan at 3.70% 10 years on 25 May 10
 - £5m market loan at 0.70% 1 year on 28 May 10
 - £3m PWLB loan at 2.95% 7 years on 12 August 10
 - £3m PWLB loan at 4.01% 14 years on 12 August 10
 - £3m PWLB loan at 3.92% 50 years on 31 August 10

25. The loans taken in 2010/11 have been below the target of 4.5% set in the Council approved 2010/11 strategy. The loans are of fixed term duration, have targeted periods that offer the best rates available and also take into consideration the debt maturity portfolio. In the first seven months, 45-50 year PWLB rates started 2010/11 at 4.65%, rose to a high of 4.75% during April 2010 and were at a minimum of 3.92% on 31 August 2010. Since the Comprehensive Spending Review on 20 October 2010, PWLB rates have substantially risen and at 28 October 2010 were at 5.23%. 9.5-10 year PWLB started at 4.14% and at the end of August fell to a minimum of 3.05%. During October the 9.5-10 year rate has increased to 4.26% on 28 October 2010.
26. Figure 3 shows the fluctuation in PWLB rates since April 2009 and details when new borrowing has taken place, taking into account the borrowing maturity profile.
27. The Council's borrowing strategy is to borrow at a target rate of 4.5% from the PWLB or the money market when rates are low and hold off from taking new borrowing when rates are high. This following advice taken from the Councils contracted Treasury Management advisors (Sector Treasury Services) subject to cash flow constraints. Since the Comprehensive Spending Review, PWLB rates have risen by approximately 0.85%. (This is due to the government stating that PWLB rates will be 1% above the gilt level, in the past PWLB rates were between 0.15% and 0.25% above gilt levels) .
28. Therefore, in accordance with the revised Treasury Management code of practice it is advised to review part way through the year, the 2010/11 strategy set at the beginning of the year. In the circumstances due to the increase in PWLB rates as a result of the Comprehensive Spending Review, it is recommended that the borrowing strategy is revised to increase the borrowing target rate to 5.5%, this is requested in the recommendations section paragraph 49. (It is not intended that borrowing rates will be taken at this level as it is forecast that the market is still volatile and there will remain opportunities for rates below 4.5%, every attempt will be made to keep rates at the lowest levels possible.)

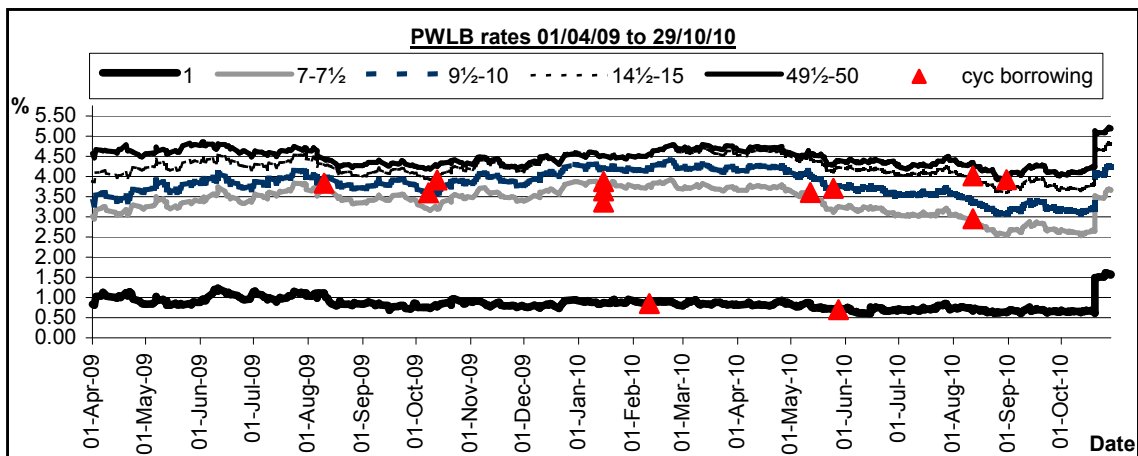
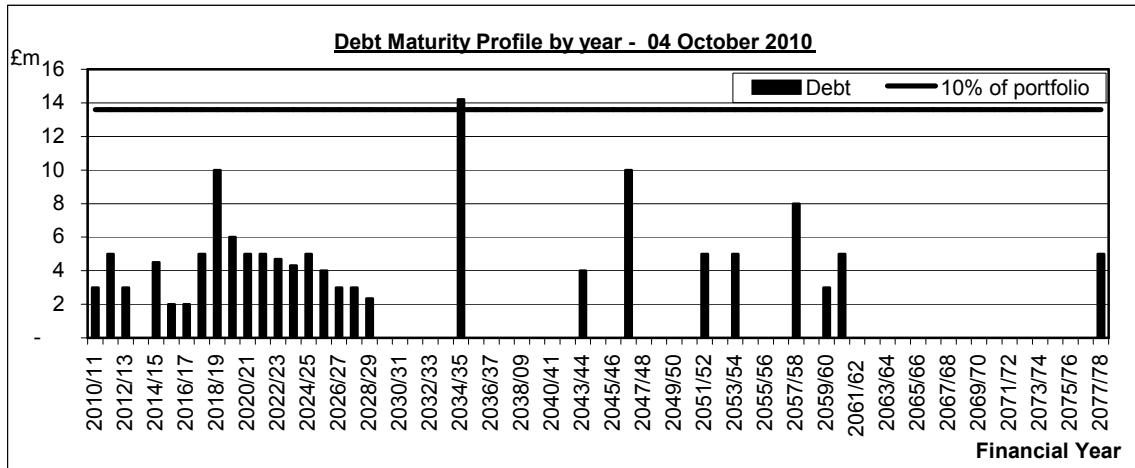


Figure 3 – PWLB rates vs CYC Borrowing Levels

29. Figure 4 illustrates the 2010/11 maturity profile of the Council's debt portfolio updated to reflect the borrowing this year. The borrowing portfolio totals £136.1m and the maturity profile shows that there is no large concentration of loan maturity, thereby spreading the interest rate risk dependency in any one year.

**Figure 4 – Debt Maturity Profile 10/11**

Venture Fund

30. The Venture Fund is used to provide short to medium term investment for internal projects which provide new revenue streams or generate budget savings and contribute to operational benefits of policy objectives. The projected movements on the Venture Fund for the year 2010/11 are shown in table 2 below.

	£'000
Balance at 1st April 2009	2,219
New Loan Advances	(1,551)
Loan Repayments	48
Net Interest Received	18
Balance at 31st March 2010	734

Table 2 – Projected Venture Fund Movement 2010/11

31. Table 2 indicates there are approvals for new loan advances in 2010/11 of £1,551k. This is for 4 schemes, for the easy programme £650k which reflects funding required for internal resources associated with the transformation programme – More for York – work, £200k for the street lighting capital scheme approved by Council on 21 February 2009, £500k contribution to the Treasury Management budget for the economic downturn approved by Council on 25 February 2010 and £201k for the early years deficit cost for the administrative accommodation project approved by Council on 15 July 2010. The easy programme loan is a prudent estimate of the amount which will potentially be required by year-end. 3 schemes contribute to loan repayments.

32. The position of the venture fund reported at monitor 2 is no change from that reported to Members on 7 September 2010 at monitor 1.

Treasury Management Budget

33. Treasury Management activity had a Corporate Budget approved at Council on 25 February 2010 of £11,131k. In August 2010, the current approved budget stands at £11,768k. The increase of £637k is transfer of budget from departments to cover the finance costs of approved capital programme schemes funded by prudential borrowing. The projected outturn for 2010/11 is £11,618k, an estimated underspend of £150k. Table 3 details the individual components that make up this underspend.

	(Under)/Over Spend £000
Decrease in financing expenditure (interest paid)	(102)
Increase in interest receivable	(48)
Total Underspend	(150)

Table 3 – Treasury Management Budget 2010/11

34. The Treasury Management budget under spend at monitor 2 is forecast to be the same as at monitor 1. It is driven by the 2 factors in table 3. The reduction in finance expenditure is due to the reduced amount of interest to be paid on borrowing during 2010/11. Until the Chancellor's Comprehensive Spending Review on 20 October 2010, the borrowing interest rates available on the market were more favourable than were expected when the budget was set.

35. A significant proportion of the borrowing required during 2010/11 has already been taken as detailed in paragraph 25 and therefore a saving has resulted. In addition, even though borrowing rates have now risen since the Comprehensive Spending Review - the delay in taking further borrowing during 2010/11 and the forecast that the market remains volatile with opportunities for favourable interest rates still being available, has resulted in the forecast for the reduced under spend on interest paid being continued.

36. There is an increase in interest receivable compared to the budget. The cash balances to invest are slightly higher than anticipated and the use of various investment products - longer term deposits, short term call accounts and money market funds – are resulting in slightly better interest rates being received on investments. Of prime importance is always the security of the Council's funds.

37. It is expected that growth will continue to be slow in 2010/11, resulting in continued lower market interest rates being available for investments. It is interesting to note that in the 2010/11 strategy in February 2010 our Treasury Management advisers were forecasting the base rate to rise in September 2010 to 0.75% and in March 2011 to 1.50%. On 29 October 2010, this had been revised to 0.75% in September 2011 and 1.50% in

June 2010. This highlights that investment interest earned will continue to be at low levels for the foreseeable future.

38. A technical review of the Council's Treasury Management budget which includes the calculation of the capital financing requirement and the minimum revenue provision is currently underway. More detail on the financial impact of this will be provided in a future report.

Prudential Indicators Update

39. It is a statutory duty for the Council to determine and keep under review the "Affordable Borrowing Limits". Council's approved Prudential Indicators (affordability limits) for 2010/11 are outlined in the approved Treasury Management Strategy at Council on 25 February 2010. The monitoring of the Prudential Indicators is attached at Annex A. Prudential Indicators were not breached during the first 6 months of 2010/11.

Consultation

40. This report is for information and reporting on the performance of the Treasury Management function. The budget was set in light of the prevailing expenditure plans and economic conditions, based on advice from the Council's Treasury Management advisors.

Corporate Priorities

41. The Council's corporate strategy has the priority to ensure value for money and efficiency of its services. Treasury Management aims to achieve the optimum return on investments commensurate with the proper levels of security, and endeavours to minimise the interest payable by the Council on its debt structure.

Human Resources Implications

42. There are no HR implications as a result of this report.

Equalities

43. There are no equalities implications as a result of this report.

Legal Implications

44. Treasury Management activities have to conform to the Local Government Act 2003 (SI 2003/3146), which specifies that the Council is required to adopt the CIPFA Prudential Code and the CIPFA Treasury Management Code of Practice and also the *Local Authorities (Capital Finance and Accounting) (England) (Amendment) Regulations 2008* (SI 2008/414), which clarifies the requirements of the Minimum Revenue Provision guidance.

Crime and Disorder Implications

45. There are no crime and disorder implications as a result of this report.

Information Technology Implications

46. There are no IT implications as a result of this report.

Property Implications

47. There are no property implications as a result of this report.

Risk Management

48. The Treasury Management function is a high-risk area because of the level of large money transactions that take place. As a result of this there are procedures as set out in the Treasury Management Practices statement that aim to reduce the risk associated with high volume high value transactions.

Recommendations

49. Members are requested to:

- Note the performance of the Treasury Management activity;
- Note the projected underspend of the Treasury Management budget of £150k.
- Approve the change in the Treasury Management strategy to increase the target interest rate on borrowing to 5.5% from 4.5% as detailed in the report at paragraph 28m. This is in line with the increase in PWLB rates as a result of the Comprehensive Spending Review.

Reason – to ensure the continued performance of the Council’s Treasury Management function.

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Chief Officer Responsible for the report:

Ian Floyd
Director of CBSS

Keith Best
Assistant Director of CBSS (Finance)

Report Date 16/11/10
Approved

Wards Affected:

All
None

Specialist Implication Officers:

None

For further information please contact the author of the report

Background Papers

Cash-flow Model 10/11, Investment Register 10/11, PWLB Debt Register,
Capital Financing Requirement 10/11, Venture Fund 10/11, Statistics 09/10.

Annexes

Annex A – Prudential Indicators

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Annex A

ANNEX A

PRUDENTIAL INDICATORS – Monitor 1 2010/11		2010/11 Budget	2010/11 Monitor 2
1) Capital Expenditure To allow the authority to plan for capital financing as a result of the capital programme. To enable the monitoring of capital budgets to ensure they remain within budget	Non - HRA	£'000 66,116	£'000 64,411
	HRA	6,908	8,370
	TOTAL	73,024	72,781
2) Ratio of financing costs to net revenue stream This indicator estimates the cost of borrowing in relation to the net cost of Council services to be met from government grant and council taxpayers. In the case of the HRA the net revenue stream is the income from Rents and Subsidy	Non - HRA	9.30%	8.70%
	HRA	3.11%	2.56%
3) Incremental impact of capital investment decisions - Council Tax Shows the actual impact of capital investment decisions on council tax. The impact on council tax is a fundamental indicator of affordability for the Council to consider when setting forward plans. The figure relates to how much of the increase in council tax is used in financing the capital programme and any related revenue implications that flow from it.		£ p	£ p
	Increase in Council Tax (band D) per annum	25.43	22.77
4) Incremental impact of capital investment decisions - Hsg Rents Shows the actual impact of capital investment decisions on HRA rent. For CYC, the HRA planned capital spend is based on the government's approved borrowing limit so there is no impact on HRA rents.		£ p	£ p
	Increase in average housing rent per week	0.00	0.00
5) Capital Financing Requirement as at 31 March Indicates the Council's underlying need to borrow money for capital purposes. The majority of the capital programme is funded through government support, government grant or the use of capital receipts. The use of borrowing increases the CFR.	Non - HRA	128,483	144,164
	HRA	12,610	18,697
	TOTAL	141,093	147,688
6a) Authorised Limit for external debt - The authorised limit is a level set above the operational boundary in acceptance that the operational boundary may well be breached because of cash flows. It represents an absolute maximum level of debt that could be sustained for only a short period of time. The council sets an operational boundary for its total external debt, gross of investments, separately identifying borrowing from other long term liabilities for 3 financial years.	borrowing	192	192
	other long term liabilities	0	0
	TOTAL	192	192
6b) Operational Boundary for external debt - The operational boundary is a measure of the most likely, prudent, level of debt. It takes account of risk management and analysis to arrive at the maximum level of debt projected as part of this prudent assessment. It is a means by which the authority manages its external debt to ensure that it remains within the self imposed authority limit. It is a direct link between the Council's plans for capital expenditure; our estimates of the capital financing requirement; and estimated operational cash flow for the year.	borrowing	172	172
	other long term liabilities	0	0
	TOTAL	172	172
7) Adoption of the CIPFA Code of Practice for Treasury Management in Public Services Ensuring Treasury Management Practices remain in line with the SORP.	TM Policy Statement 12 TM Practices Policy Placed Before Council Annual Review Undertaken		
8a) Upper limit for fixed interest rate exposure The Council sets limits to its exposures to the effects of changes in interest rates for 3 years. The Council should not be overly exposed to fluctuations in interest rates which can have an adverse impact on the revenue budget if it is overly exposed to variable rate investments or debts	Net interest re fixed rate borrowing / investments Actual Net interest re fixed rate borrowing / investments	108%	154%

8b)	<p>Upper limit for variable rate exposure</p> <p>The Council sets limits to its exposures to the effects of changes in interest rates for 3 years. The Council should not be overly exposed to fluctuations in interest rates which can have an adverse impact on the revenue budget if it is overly exposed to variable rate investments or debts</p>	<p>Net interest re variable rate borrowing / investments</p> <p>Actual Net interest re variable rate borrowing / investments</p>	-8%	-54%
9)	<p>Upper limit for total principal sums invested for over 364 days</p> <p>To minimise the impact of debt maturity on the cash flow of the Council. Over exposure to debt maturity in any one year could mean that the Council has insufficient liquidity to meet its repayment liabilities, and as a result could be exposed to risk of interest rate fluctuations in the future where loans are maturing. The Council therefore sets limits whereby long term loans mature in different periods thus spreading the risk.</p>		£10,000	£10,000
10)	<p>Maturity structure of new fixed rate borrowing during 2010/11</p> <p>The Council sets an upper limit for each forward financial year period for the level of investments that mature in over 364 days. These limits reduce the liquidity and interest rate risk associated with investing for more than one year. The limits are set as a percentage of the average balances of the investment portfolio.</p>	<p>under 12 months</p> <p>12 months and within 24 months</p> <p>24 months and within 5 years</p> <p>5 years and within 10 years</p> <p>10 years and above</p>	<p>Upper Limit</p> <p>10%</p> <p>10%</p> <p>25%</p> <p>40%</p> <p>90%</p>	<p>Lower Limit</p> <p>0%</p> <p>0%</p> <p>0%</p> <p>0%</p> <p>30%</p>
			Mon 1	<p>6%</p> <p>2%</p> <p>6%</p> <p>23%</p> <p>63%</p>

Glossary Of Abbreviations

HRA Housing Revenue Account

CYC City of York Council

SORP Statement of Recommended Practice for Local Authorities

CFR Capital Financing Requirement

- In accordance with the Prudential Code, the Prudential Indicators set by full Council on 25th February 2010 for the financial year 2010/11 must be monitored and reported through the financial year. The Prudential Indicators are detailed above and some of the key points are explained below:
- Size of the **Capital Programme (Indicator 1)** - The capital programme expenditure at monitor 2 was estimated to be £72,781m and in the original budget was £73.024m. The Capital Programme Monitor 2 report provides further information with regards to the movements.
- Net revenue Stream (indicator 2)** - This indicator represents how much borrowing for the capital programme will cost as a percentage of the net revenue stream. The General Fund indicator at Monitor 2 is 8.70% compared to a budgeted level of 9.30%. This indicator has fallen slightly due to a lower amount of borrowing estimated to be repaid during 2010/11 as more capital receipts have been received in the year than originally anticipated. The Housing Revenue Account (HRA) version of the indicator at monitor 1 is 2.56% compared to the budgeted level of 3.11%, the difference is due to lower amount of interest to be paid on debt in relation to the HRA than originally anticipated.
- Incremental Impact on the Level of Council Tax (Indicator 3)** – This indicator shows the impact of capital investment decision on the bottom line level of Council Tax. The Council can fund its discretionary capital programme from two main sources, from unsupported borrowing or using capital receipts from the sale of surplus assets. The Council's policy is to use capital receipts to fund the Capital programme, however in the current economic environment with reduced capital receipts there is the requirement to use unsupported borrowing to support the capital programme, which has an impact on Council Tax. The unsupported borrowing is not taken unless it is affordable, sustainable and prudent and can be supported by an existing budget.

At monitor 2 the impact on council tax is estimated at £22.77 per Band D charge. This has decreased from the estimate of £25.43 due to the interest paid on new borrowing during 2010/11 being lower than expected in the budget. Borrowing rates have fallen due to the sentiment on the market that the economy is weak and a risk of a double dip recession. In addition, more capital receipts have been received in the year than originally anticipated.

5. **Capital Financing Requirement (CFR) (Indicator 5)** - The CFR at Monitor 2 is estimated at £162.861m, which is the Council's underlying need to borrow for all capital investment over time. The CFR will fluctuate as new schemes are introduced into the capital programme and the funding position changes (as a result of external contributions, reductions in grants, changes to capital receipts etc) to support the Capital investment of the Council. A technical review of the calculation of the capital financing requirement and the minimum revenue provision is currently underway. More detail on the financial impact of this will be provided in a future report.
6. **Authorised Limit / Operational Boundary (Indicator 6)** – The Council debt position at 1 April 2010 was £116.064m and currently stands at £136.064m. The Council's Operational Boundary (maximum prudent level of debt) was approved at Council as part of the budget set at £171.9m, along with the Authorised Limit (maximum allowed debt) at £191.9m. The headroom available within these limits allows the Council the ability to borrow in advance of need in accordance with its 3 year forecast Capital programme. If these limits were breached the LG Act 2003 requires full Council approval. Debt levels have remained within the limits set.
7. **Adoption of the CIPFA Code of Practice in Treasury Management (Indicator 7)** – In accordance with the Prudential Code the Council has adopted the revised Treasury Management Code of Practice on 25 February 2010 and as detailed in the table has adhered to the requirements.
8. **Upper Limit for Fixed and Variable Interest rate Exposure (Indicator 8)** – Interest rate exposure on debt is positive due to it being in relation to interest paid on borrowing and on investments is negative as it is interest being received. When the variable and fixed interest rates are totalled, it will always be 100%. If the majority of the interest received by the Council is fixed and the interest paid on debt is fixed then the closer the actual fixed interest rate exposure will be to 100% and the variable rate exposure to zero. The limits set in the budget were not breached and at Monitor 1 fixed rate exposure was at 154% and variable rate exposure –54%.
9. **Upper Limit for total principal sums invested for over 364 days (Indicator 9)** – This has been set at £10m and is approximately 25% of the total portfolio. To date in 2010/11, no funds have been invested for longer than 364 days due to the uncertainty in the current economic environment and no value to be obtained from the longer rates available to the council within its credit criteria limits.
10. **Maturity structure of fixed rate borrowing in 2010/11 (Indicator 10)** – The borrowing portfolio is spread across different time periods to ensure that the Council is not exposed to the requirement to take new borrowing in any one year and be exposed to interest rates in any one year. Currently in 2010/11 the borrowing portfolio maturity profile is within the limits set.

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Executive**16th November 2010****Report of the Director of Customer and Business Support Services****2011-12 Budget Update I – Spending Review Implications****Summary**

1. This report seeks to provide Executive with an update on the 2011-12 budget process, with particular emphasis placed on the impacts of the recent Spending Review and an overview of forthcoming plans for the More for York programme.

Spending Review Assessment

2. On 20 October 2010, the Chancellor of the Exchequer for the new Coalition Government outlined his heavily anticipated Spending Review for the remaining four years of Parliament. Following on from the emergency budget of 10 June 2010, the announcement signalled yet a further radical shift in public expenditure plans with some unprotected departments being expected to deliver in the region of 30% in savings over the period. Overall, unprotected budgets have on average been reduced by 19% which, in real terms, will return public spending to 2008-09 levels. Three principles underpinned the announcement:
 - i) Growth – to enable a private sector led economy,
 - ii) Fairness – increasing social mobility by protecting health and school expenditure and reforming welfare,
 - iii) Reform – driven by decentralising power from Central Government and consistent with announcements on a move to more localised decision making.
3. The decentralisation of power to the local level, as driven by the reform principle, ensures that many of the announcements made in the Spending Review have a direct impact on Local Government and as a result, City of York Council. Many will present painful challenges, however there are potential areas of opportunity as well as reassurances over some significant areas of council expenditure. The following list outlines the most relevant financial headlines from 20 October:
 - i) Local Government funding to be cut on average by 7.1% per annum,
 - ii) a Council Tax freeze in 2011-12 funded by Central Government for each year of the review period at a rate of 2.5%,

- iii) devolution of control to the local level including un-ringfencing of grants from 2011 resulting in £4bn of grants being incorporated into Formula Grant,
 - iv) reduction in the number of core grants from 90 to 10, with a simplified Schools grant and new Public Health grant.
 - v) interest rates on Public Works Loan Board (PWLB) Loans increased to 1% above UK Government Gilts,
 - vi) capital funding to councils will fall by 45% over the four years.
4. Updates are being released by Central Government departments regularly which are being monitored by officers and the following passages seek to assess the financial headlines and most currently available information and how they affect the council and the city.

Local Government Funding

5. The key headline from the announcement was that Local Government funding would be reduced on average by 7.1% per annum over the four year period of the review. This reported figure is in real terms, i.e. including the effects of inflation and when converted to cash terms, the average reduction moves closer to 5%, or 20% in total for the period.
6. However, the reported figure isn't all specifically relevant to grant passed onto Local Government, nor are the funding reductions profiled evenly. The table below shows the profiling of the cuts over the four years, equating to a cumulative reduction of 23.6%:

	2011-12	2012-13	2013-14	2014-15
% Reduction	-10.7%	-6.4%	-0.9%	-5.6%

7. From the table, it is clear that the cuts are front-loaded meaning that the biggest hit to the council will be in 2011-12 when it will receive a 10.7% cut in funding. The council's Formula Grant base in 2010-11 was £44.57m (£5.7m in Revenue Support Grant, £38.9m in redistributed business rates) and the table below shows the impact of these cuts on that base:

	2011-12	2012-13	2013-14	2014-15
% Reduction	-4.78	-2.55	-0.32	-2.07

Figures in £m

8. The Department for Communities & Local Government (DCLG), responsible for distribution of the Formula Grant, have subsequently announced that the Local Government settlement will be on a 2 + 2 basis meaning that funding for 2013-14 and 2014-15 is likely to be revised. This fits with the timeline for the Government's fundamental review of Local Government finance, and equally the announcement on 28 October by Eric Pickles, Secretary of State for DCLG, that part of the review will centre on allowing councils to retain the business rates they collect.

Council Tax Freeze

9. The Spending Review guaranteed that councils who freeze Council Tax in 2011-12 will receive a grant the equivalent to a 2.5% rise in each of the four years of the review period, i.e. when the council implements a Council Tax rise the funding is recurring so to freeze in one year has an impact on funding in all subsequent years hence the Government being prepared to fund over the period. Acceptance of this does however present a future challenge for when the funding, as is being predicted, is removed from the system after 2014-15.
10. The council's 2010-11 net budget is £117.3m, of which it is predicated that approximately £72.8m is collected in Council Tax. On this basis, it can be assumed that should a Council Tax freeze be implemented in 2011-12, the council will receive a grant of approximately £1.82m per annum through to 2014-15, subject to any changes in the Council Tax base.

Simplified Grants

11. Another key announcement was that in order to achieve devolution of control from Central Government, the majority of existing specific grants and Area Based Grants (ABG) will be rolled into Formula Grant. This will leave a much more simplified grant system of 10 core grants including a refined Dedicated Schools Grant, with the national schools budget receiving a 0.1% real terms increase in funding (0.6% per a reduction on a per pupil basis once increased pupil numbers are factored in).
12. This schools funding also includes a sum of £2.5bn (by 2014-15) to fund the new pupil premium, and the funding required to support new 'free schools'. The consequences of this are likely to mean that, although average per pupil funding across the country is not subject to significant reductions, there could be some significant redistribution of resources at individual school level. Grants supporting other Local Authority education and children's services (including Surestart) are expected to be merged into a new Early Intervention Grant, although the actual level of this grant is not yet clear. A new Public Health Grant will also be introduced from 2013-14.
13. This key change presents both challenges and opportunities. The main drawback of a specific grant is that it has to be fully spent on the designated purpose, so removing the ringfence means that local discretion is available on its usage. If Members wish to spend that money on other priorities, this offers the opportunity to do so. However, moving the grants into Formula Grant removes any previous protection they would have had and one can therefore assume that they will be subject to the cuts outlined in the earlier section of this report.
14. On the information available to date, approximately £14.3m of grants that have either previously been specific or ABG will be rolled in Formula Grant. Grants in this list include Supporting People (£7.1m in 10-11 but already scheduled for reductions) and Preserved Rights (£1.4m in 10-11). A further £1bn will be available nationally to support social care at local

authority level (significantly front loaded with £0.5bn in 2011-12) and this will also be delivered through Formula Grant. In addition the NHS has been allocated funding growing to £1 billion by 2014-15 within their settlement to fund new ways of providing services in partnership with Local Authorities, including reablement services.

15. On the assumption that they will be subjected to the same percentage cuts outlined in paragraph 6, a further reduction in funding of at least £1.53m could be expected.

Tying The Funding Strands Together

16. Paragraphs 5 to 14 provide a technical assessment of some of the key announcements from the Spending Review. From the information currently available, the council could lose in the region of £6.3m in funding, however this could be reduced to in the region of £4.5m should Members wish to freeze Council Tax in 2011-12.
17. This is clouded however due to the fact that the Formula Grant distribution model is under review, which would alter the baseline from which any grant reductions may be taken. Furthermore, the impacts of flooring will no doubt have an impact on the level of grant reduction that the council will receive. To illustrate with a simple example, York receives a relatively low proportion of its net budget from Formula Grant (38%), in comparison to Wakefield MDC (56%). Assuming a straight 10.7% reduction in 2011-12, Wakefield would lose more of its base funding than York, and therefore it may be that a higher reduction in grant is taken from council's like York to soften the reduction to council's like Wakefield.
18. York's precise settlement is scheduled to be released in late November or early December and information will be provided to Members to inform 2011-12 budget decisions in due course.

Capital & Borrowing

19. Two further announcements that will have a major impact on the council's strategic financial direction was that on average, capital funding to Local Government will be reduced by 45% and that interest rates on new Public Works Loan Board (PWLB) Loans (where the council borrows its money from) have been increased to 1% above UK Government Gilts.
20. This presents two interlinked challenges; firstly, the available grant from Central Government will be reduced, so in order to maintain capital programmes pressure is placed on local authorities to generate more capital receipts, or to borrow more. This latter option presents the second challenge in that as it costs more to borrow, pressure will be placed on revenue budgets to fund the increased interest costs (at current rates, £10m in new borrowing would create an additional revenue pressure of £75k per annum).

Other Policy Shifts

21. The main policy focus apart from deficit reduction since the new Government came to power has been the localism agenda, with proposals to extend the range of providers of services and develop new ways of working such as social enterprises. The reduction in ring fencing should enable Local Authorities to have more freedom and flexibility in how they spend funds, which may also lead to wider reforms and different ways of working. Additional freedoms are likely to be developed with the Decentralisation and Localism Bill in areas such as housing, planning and governance.
22. There were numerous policy shifts that will have an impact on the council and the city in the future, however many of these will not materialise until 2012-13 and beyond:
 - i) Community Budgets – building on the Total Place piloting introduced under the previous government, 16 pilots including Hull and Bradford, have been introduced with a view to rolling the scheme out nationally from 2013-14. The pilots will decide which departmental budgets to pool locally under the broad theme of families with complex needs. In future there may be opportunities to pool budgets to support work on health, policing, worklessness and child poverty, with these decisions being taken at the local level.
 - ii) Benefit Reform – the Spending Review announced a new Universal Credit that will incorporate Housing Benefit, which is currently administered by the council. Furthermore, Council Tax Benefit will be localised by 2013-14. The introduction of a cap on benefits payments to households will impact the council as responsibility for policing whether this is breached or not is likely to fall on Local Authorities.
 - iii) Pay and Pensions – there is a commitment to continue with defined benefit schemes whilst re-balancing the cost between the employee and the taxpayer. This will result in a staggered and progressive increase in employee contribution rates, with a level of protection for the lower paid and higher increases for the higher paid. There will also be a £3.3bn saving from freezing public sector pay starting in 2011-12, although this cannot be enforced on local government.
 - iv) Performance Framework – the Government is ending the previous top-down performance framework for local authorities which will see the removal of reporting on a multitude of performance targets.
 - v) Housing Finance – the Government is pursuing its policy of reforming the Housing Revenue Account and replacing it with a devolved system of self financing for council housing. The implications of this for York as a housing stock operator are that whilst subsidy will no longer have to be paid over to the Government, a proportion of housing debt will be allocated to the council. The Government is also proposing that rents for new council housing tenants will be more closely linked to private sector levels by rising upto 80% of the market rate, and whilst this will not effect existing tenants, it is expected that this will have corresponding Benefit implications. Furthermore, it has subsequently

been announced that Private Sector Renewal funding has now ceased and the ongoing implications of this are being assessed as part of the 2011-12 budget process.

- vi) Transport Budgets – revenue funding from Central Government could be reduced by upto 40%. The Access York scheme has been included in the group of schemes which the Department for Transport will conduct further analysis on and invite best and final funding bids from the Major Schemes pot. Councils will be challenged to consider the cost, scope and possibility of local funding when bidding.
- vii) Tax Increment Financing – a method to use future gains in business rates to finance current improvements (which theoretically will create the conditions for those future gains). Further detail will be provided in the Local Government resource review from January 2011.

Spending Review Summary

- 23. It is clear from the earlier sections that the Spending Review will present many difficult challenges to York, both in terms of the funding it receives and also responding to the opportunities presented through the devolution of power afforded from Central Government. However the Council has through its financial planning process being planning for this for some time, and the More for York Programme is now firmly in place.
- 24. The implications of the Spending Review, which was in line with broad forecasts, does confirm the need for the Council to review all services on an ongoing basis, and to drive out all potential efficiency. However, the More for York Programme will need to go much wider, and consider not just efficiency improvement but also the services we provide, how they are provided, and to what level. . The More for York Programme is the single mechanism for delivering the required savings, but it has to be recognised that efficiency alone will not deliver the required savings over the next few years. Some difficult choices will inevitably be required.
- 25. The council is already well positioned to deal with these challenges and the next section of the report will outline the plans for the More for York programme in 2011-12 and beyond.

More for York Update

- 26. The More for York programme is set to deliver £6.9m of savings in the 10-11 financial year. This work continues to provide a recurring benefit to the council over and above the 10-11 savings into 11-12. It is projected that the continuation of existing work streams will deliver an additional £2.6m of new savings in 11-12 financial year.
- 27. In considering the approach to be taken for addressing the potential 2011-12 budget gap, CMT agreed the approach should focus on service reviews throughout the authority and that these reviews should:
 - i) Continue the drive for efficiency in all service areas.

- ii) Consider statutory and non statutory services and service levels.
- iii) Assess alternative service delivery models and their ability to generate savings.
- iv) Review the potential impact upon customers and staff.

28. The proposals generated to date are as result of a series of workshops including Departmental Management Teams and the More for York team. This is work in progress but the following sets out by directorate the approaches and work to date:

Customer and Business Support Services (CBSS)

29. Continuing on from the delivery of £3.5m of savings in 10-11, CBSS intends to deliver further efficiencies in 11-12 of £500k. These savings will be delivered by:
- i) Extend the level of savings and scope of existing blueprints.
 - ii) Improvements to the productivity and effectiveness of the York Customer Centre leading to the inclusion of customer services currently delivered by other teams across the Council. Focus on the further expansion of our online services and promotion of our telephone services which are both more cost effective channels of contact.
 - iii) Potential consolidation of the Health and Safety function across the authority.
 - iv) Review and consolidation of training arrangements across the Council.
 - v) Further stretch of the organisational review targets to reduce management tiers across the Directorate.
30. In addition CBSS proposals will seek to integrate further the individual support services (e.g. Finance, Legal, HR, ICT and Customer services) so that they work closely and operate where possible to consistent standards. Further options in terms of how the services can develop, and be provided over the medium term will also be reviewed. This will include a review of opportunities/options for the provision of service functions to other organisations to generate income, and working with other public sector organisations, and an initial scoping report will be brought to Members on this in near future.

Communities and Neighbourhood Services (CANS)

31. The CANS work programme is made up of 3 main elements in 2011-12:
- i) Extension of existing programme to introduce mobile working and more efficient process. This will remove waste and duplication from the Cleaning services, Parking Admin and Enforcement, Household Recycling Centres, Waste Strategy.
 - ii) Development of area based working which will enable the Council to work with partners and community based organisations to make the most of the public sector spend in each area. This work will focus on the Council and its partners operating in 'virtual teams' allowing

efficiency savings to be made through the improved coordination of work and for the use of partner resources to be focussed on local priorities.

- iii) Improved management of the Council Fleet to reduce costs and reduce CO2 emissions via:
 - a. Improved purchasing, utilisation and maintenance of vehicles.
 - b. Home to School transport– renegotiation of bus contracts, reduction in the use of taxi services.
 - c. Reduced use of non CYC owned fleet.

City Strategy

32. The City Strategy proposals focus around the main areas of work:
- i) Facilities Management - determining how York should provide its facilities management and how this will operate when the Council moves to West Offices. Subject to agreement by Members certain aspects of FM could be sourced differently.
 - ii) Commercial Property Portfolio - Ensure the financial return from these assets is maximised wherever possible to generate an enhanced level of income whilst taking into account service objectives as appropriate.
 - iii) Shared Services – Explore potential joint working opportunities with other authorities on archaeology, economic development and building control. In addition work will be taken forward to look at sharing property assets with public sector partners in the city and any appropriate sub regional partners.

Adults Children and Education (ACE)

33. The proposals for ACE are an extension of the 10-11 programme to identify opportunities to improve the efficiency of all services. Work will concentrate upon:
- i) Work with partners to reshape the future of care for older people and drive down overhead costs to provide quality, personalised care packages that promote independence and meet the changing needs of an ageing population.
 - ii) Ensure the effective functioning of the Reablement Service, which is responsible for assisting older people on the road to recovery with regaining their independence. This service is also pivotal in avoiding long-term care costs should older people not make an effective recovery.
 - iii) Merge the Youth Offending Teams and the Young Peoples Services removing duplication.
 - iv) Children's Residential and Respite Facilities - Maximise income from existing spare capacity by selling services to other Local Authorities.

More for York Summary

34. It is expected at this stage that the plans outlined above will generate savings of c£9m. Further detailed work is currently being undertaken and will continue over the coming weeks. It has to be stressed this is an initial estimate of potential savings, and cannot be relied upon with complete certainty at this point in time.

Trade Union Facility Time

35. Many workstreams in the More for York programme are now entering into their critical phases and as a result the corresponding requirement for trade union involvement is increasing. UNISON have specifically requested an additional 2 FTE's to work on the programme which will enable a much faster pace of change and allow the council to realise workstream savings earlier, over a two year period covering three financial years. There is an associated cost for the support of £13k in 2010-11, £54k in 2011-12 and £41k in 2012-13. This report seeks approval in 2010-11 for the £13k of costs to come from the existing investment fund, and to treat the 2011-12 and 2012-13 costs as a new investment which would require corresponding further savings to be identified in order to ensure the programme meets its savings target.

Implications on the 2011-12 Budget and Beyond

36. The 2010-11 budget report approved by Council in February contained a Medium Term Financial Forecast (MTFF) which outlined a guideline financial plan for the council upto 2015-16. This was characterised by a period of low Council Tax and pay and price rises (1%-2%), 0% grant increases, and a general trend of increasing pressure on council services due to demographic changes as well pressures such as funding the pension fund deficit. The result was an approximate £10m budget gap each year that would have to be funded from efficiencies and other savings.
37. Following the change in Government, the emergency budget in June and subsequent policy announcements, the early strategy used for planning the 2011-12 budget was revised and based on the following key assumptions:
- i) 0% Council Tax, with support provided by Central Government at 2.5%
 - ii) Formula Grant to be reduced by 7% per annum (25% over 4 years).
 - iii) Specific grants and ABG to be reduced by in between 7% and 10% per annum, but to be funded by reprioritisation of existing resources, or reduction in service.
 - iv) Pressures classed as 'unavoidable' to be funded corporately including any pay and pension costs, Treasury Management and investment to support the Waste PFI project.

v) Further to these assumptions, directorates have been working throughout the summer to assess needs for investment in services, including areas that are causing issues in 2010-11 such as the rising demand in adult social care and issues related to the Economic Downturn.

vi) The resultant gap to be funded by More for York programme savings and, if necessary, further service savings.

38. Following the results of the Spending Review, it has been necessary to amend assumptions accounting for the unexpected front loading of grant cuts in 2011-12, however the underlying strategy implemented earlier in the year remains robust. The table below shows the current position:

	£m
<u>Unavoidable Growth</u>	
Pay and Pensions	4.44
Treasury Management	1.00
Waste Management	0.75
	<u>6.19</u>
<u>Available Resources</u>	
Formula Grant (Loss to 10-11 Base)	4.78
Council Tax Grant Assistance	(1.82)
More for York - FYE 10-11 Savings	(2.60)
More for York -Service Reviews *	(9.00)
	<u>(8.64)</u>
Initial Resources Available	(2.45)
Initial Directorate Growth Bids (Appendix 1)	5.30
Shortfall after Directorate Growth Bids	2.85
Specific Grants:	
- Potential Losses in Other Grants	-
- Potential Reductions in Spending on Services Funded from Grants	-

*Please note this is an initial estimate

39. The table shows that after accounting for unavoidable growth items, the loss to the existing Formula Grant base (paragraph 7), the Council Tax Grant assistance (paragraph 10) and if the full £9m projected savings from the new More for York (paragraphs 24 and 43) were to be achieved, then prior to consideration of initial directorate growth bids (for detail, see Appendix 1) and specific grants, approximately £2.45m is available. In addition to More for York proposals, it is clear that key components in the budget strategy will be the extent to which additional growth is allocated for specific areas, and also that a fundamental review of spending currently funded from specific grants is required.

40. The un-ringfencing of a host of specific grants offers the opportunity to review whether related spending is in line with local priorities. Any

“savings” achieved in this expenditure could be used to maintain/invest in services considered to be a higher priority.

41. It should be reiterated that any losses related to grants are still to be verified and the position will become clearer when grant settlement information is released in late November/early December, however it should be assumed that what is presented here is a prudent estimate. Furthermore, it should be noted that work is ongoing to verify the full amount of savings available from the More for York programme and clarity will be provided as the budget process develops into the new year.
42. The following summary table takes the current available information and updates the MTFF:

	2012-13	2013-14	2014-15	2015-16
	£m	£m	£m	£m
<u>Unavoidable Growth</u>				
Pay and Pensions	2.00	1.50	1.50	1.50
Treasury Management	1.00	1.00	1.00	1.00
Waste Management	0.75	0.75	0.75	-
	3.75	3.25	3.25	2.50
<u>Available Resources</u>				
Formula Grant (Loss to 10-11 Base)	2.55	0.32	2.07	-
Council Tax Grant Assistance	(1.82)	(1.82)	(1.82)	1.82
	0.73	(1.50)	0.25	1.82
Initial Budget Gap	4.48	1.75	3.50	4.32
Projected Directorate Pressures	5.00	5.00	5.00	5.00
Potential Loss to Grants Being Un-ringfenced	1.20	0.20	1.00	-
Final Projected Budget Gap	11.41	5.45	9.75	11.14

43. It is clear, even at this early stage that the ramifications of the Spending Review will not be confined to 2011-12 and as such, reinforces the need for the continuation of the More for York programme to identify savings and efficiencies over this period.
44. Furthermore, it is important to reiterate that the More for York programme has effectively become the vehicle by which the whole financial strategy with regard to budgetary reductions will be delivered, through one integrated programme, which seeks to maximize efficiency, challenge service delivery, and given the financial challenges ahead will also need to raise options in terms of the levels of service that are delivered.
45. A further report is scheduled to be presented to the Executive on 14 December 2010 which will provide further clarity on the information outlined in this report, and if available, details of the 2011-12 grant settlement.

Analysis

46. All the analysis of emerging financial issues is included in the body of the report.

Consultation

47. The council's budget process has numerous consultation strands. There has been extensive consultation with Trade Union groups on the ongoing implications of the council's financial situation. Equalities advice is being sought, and implications noted, at all stages of the budget planning process. Furthermore, members of the public and business leaders will be consulted on the pressures the council is facing in the run up to setting the budget in February.

Corporate Priorities

48. This is the second in a series of reports for the 2011-12 budget process and demonstrates that early and comprehensive planning of the budget process is key to ensuring that the council meets its corporate priorities and underpins being an Effective Organisation.

Implications

49. The implications are:

- Financial - the financial implications are dealt with in the body of the report.
- Human Resources - there are no specific human resource implications to this report.
- Equalities - there are no specific equality implications to this report, however equalities issues are being accounted for at all stages of the budget process.
- Legal - there are no legal implications to this report.
- Crime and Disorder - there are no specific crime and disorder implications to this report.
- Information Technology - there are no information technology implications to this report.
- Property - there are no property implications to this report.
- Other - there are no other implications to this report.

Risk Management

50. There are a number of risks associated with the emerging issues outlined in this report, in particular with regard to the actual levels of grant cuts and levels of savings to be delivered by More for York. Clarity will be provided before the end of the year on the precise losses from grants and work is ongoing on the More for York savings proposals.

Recommendations

51. Members are asked to:

- a. Note the current position and the ongoing work that is being conducted in relation to developing the 2011-12 budget.

Reason: So that the 2011-12 budget process can be completed in a timely manner.

- b. Approve the use of £13k of approved More for York investment costs in 2010-11, for Trade Union facility time, as requested by UNISON, (subject to the acceptance of recommendation c).
- c. Recommend to Council the approval of an additional £95k investment costs for Trade Union facility time, as requested by UNISON, over the period 2011-12 and 2012-13, that are to be met by additional savings to be identified through the More for York Programme.

Reason: So that the pace of change of the More for York programme is maintained, and that savings can be realised earlier.

Contact Details

Chief Officer Responsible for the report:

Ian Floyd, Director of Customer and Business Support Services

Keith Best, Assistant Director of Customer and Business Support Services (Financial Services)

Report Approved **Date** November 2010

For further information please contact the author of the report

Appendices:

Appendix 1 – Detail of Initial Directorate Growth Bids

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Detail of Initial Directorate Growth Bids

Adults, Children & Education	£000's
Increased Demand - Complex Needs	460
Direct Payments - Continued Take Up	900
Mayfield Court Supported Living	194
Older People Population Increase	1,997
Total Requests	<u>3,551</u>

City Strategy	
Reduced Yorwaste Dividend	230
Cessation of Housing & Planning Delivery Grant	145
Commercial Portfolio - Income Pressure	170
Income Service Pressure - Parking Income	275
Flooding - Response to New Legislation	50
Concessionary Fares - Unavoidable Price Increases	350
Key Account Management	35
Increased Contribution to Future Prospects Core Funding	50
Total Requests	<u>1,305</u>

Corporate Services	
Contingency Growth	400
Total Requests	<u>400</u>

Overall Total Requests **5,256**

NB There are also several potential growth pressures in Communities & Neighbourhoods.

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Executive**16 November 2010**

Report of the Assistant Director, Legal, Governance and ITT

LORD MAYORALTY 2011/2012**Summary**

1. The purpose of this report is to ask the Executive to consider which of the political groups should be invited to appoint the Lord Mayor for the municipal year 2011/2012.

Background

2. Members will be aware that the system for nominating the Lord Mayor is based on an accumulation of points determined by the number of seats held by each particular group on the Council. The party having the largest cumulative total of points on Lord Mayor's Day each year is invited to nominate the Lord Mayor for the following year. A party loses 47 points when nominating the Lord Mayor. It should be noted that a nominee for Lord Mayor requires at least five years' service as a Councillor. Service on the former District or County Councils also count towards the five years.
3. Members previously agreed an amendment to the 1996 policy to allow a party which loses all its seats on the City Council to have any accumulated points frozen until seats are once again gained by that party on the council.
4. Under this current scheme the points system is as follows :

PARTY	POINTS FOR 2010/2011	LOSS FOR LM	POINTS FOR 2011/2012
Labour	25		25 + 18 = 43
Lib Dem	46	-47	46 - 47 + 20 = 19
Green	14		14 + 2 = 16
Conservatives	-4		-4 + 7 = 3

- 5 The above table shows that the Labour group with a total of 43 points qualify for the Lord Mayoralty in 2011/2012.
- 6 In May 2011, there will be district elections in York and clearly any nominee for the position of Lord Mayor in the ensuing Municipal Year is dependent upon that person being returned as a councillor. In the event of the nominee (Lord Mayor Elect), not being returned to Council after the May elections, naturally Council would need to agree alternative arrangements.
- 7 Traditionally, the Outgoing Lord Mayor assumes the mantle of Deputy Lord Mayor the following year. Again, if the outgoing Lord Mayor is not returned as a Councillor following the district elections in May next year, then the last Lord Mayor re-elected as a Councillor would become Deputy Lord Mayor.

Consultation

- 8 A draft of this report has been circulated to the political groups for their information.

Options

- 9 **Option 1**

To invite the Labour group to nominate the Lord Mayor for 2011/2012.

Option 2

To revisit the procedure for nominations.

Analysis

- 10 **Option 1** is in accordance with the agreed procedure.

Option 2 would require implementation of a new process which would represent a change in the Council's agreed procedure.

Corporate Priorities

- 11 The appointment of the Lord Mayor forms part of the Council's civic leadership and assists in the improvement of leadership at all levels to provide clear, consistent direction to the organisation.

12 **Implications**

- 1 **Financial** – None
- 2 **Human Resources (HR)** – None
- 3 **Equalities** – None
- 4 **Legal** – The function of selecting the Lord Mayor is a function of full council as is the agreement of any change to the system of selecting which Group will make the nomination in any particular year.
- 5 **Crime and Disorder** – None
- 6 **Information Technology (IT)** – None
- 7 **Property** – None
- 8 **Other** – None

Risk Management

- 13 Failure to properly appoint a Lord Mayor would have a significant impact on the Council's reputation in terms of undertaking its important civic functions.

Recommendations

14. Members are asked to invite the Labour group to nominate the Lord Mayor for 2011/2012 and to note the electoral circumstances set out in the report potentially relating to the nominees for Lord Mayor and Deputy Lord Mayor, during a district election year.

Reason: To ensure that the Council secures the necessary leadership to undertake its civic functions and provides continuity for future selection

Contact Details

Author:

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Civic, Democratic & Legal
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Chief Officer Responsible for the report:

**Andrew Docherty
Assistant Director Legal, Governance and
ITT**

Report Approved

Date 5 November 2010

Specialist Implications Officer(s)

None

All

For further information please contact the author of the report

Background Papers:

None

Annexes

None