

Notice of meeting of

Shadow Executive

To: Councillors Merrett (Chair), Evans, Fraser, Horton, Kind, King, Looker, Potter and Simpson-Laing

Date: Wednesday, 21 March 2007

Time: 3.00 pm

Venue: The Guildhall

AGENDA

1. **Declarations of Interest**

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

2. **Minutes** (Pages 1 - 6)

To approve and sign the minutes of the Shadow Executive meeting held on 7 March 2007.

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 an issue within the Shadow Executive's remit can do so. The deadline for registering is Tuesday 20 March 2007, at 5.00 pm.

4. **Executive Meeting on 27 March 2007 - Calling-in**

To consider the items on the agenda for the Executive meeting to be held on 27 March 2007, and to take a decision on whether to call-in any of these items.

Please note that the reports relating to these items will be published on the Council's website on 16 March 2007. The website

address is www.york.gov.uk Copies of the Executive agenda and reports are also available for viewing at public libraries in York and can be obtained by telephoning Democracy Support Group on York (01904) 551088.

5. The Use of the Ecological Footprint & Carbon Footprint in York to Tackle Climate Change (Pages 7 - 16)

To receive a briefing report and presentation on the use of the Ecological Footprint and Carbon Footprint in York to tackle climate change.

6. Consideration of how the Local Development Framework (LDF) can help address the Subdivision of Dwellings and Studentification

To receive a presentation considering how the emerging Local Development Framework (LDF) can attempt to address concerns about the subdivision of dwellings and the increase in family properties being converted to student lets, and therefore help to maintain sustainable communities and facilities.

7. Any Other Matters which the Chair decides are urgent under the Local Government Act 1972.

Democracy Officer:

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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
- Any special arrangements
- Copies of reports

Contact details are set out above.

City of York Council

Committee Minutes

MEETING	SHADOW EXECUTIVE
DATE	7 MARCH 2007
PRESENT	COUNCILLORS MERRETT (CHAIR), EVANS, FRASER, HORTON, KIND, KING, LOOKER, POTTER AND SIMPSON-LAING
APOLOGIES	COUNCILLORS EVANS AND KIND

181. 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.

No interests were declared.

182. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be excluded from the meeting during consideration of Annex 7 to Executive item 9 (Proposed Sale of Housing Revenue Account Land) (minute 189 refers), on the grounds that it contained information relating to the financial or business affairs of particular persons, which was classed as exempt under Paragraph 3 of Schedule 12A to Section 100A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006.

183. MINUTES

RESOLVED: That the minutes of the meeting of the Shadow Executive held on 21 February 2007 be approved and signed by the Chair as a correct record.

184. PUBLIC PARTICIPATION

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

185. EXECUTIVE FORWARD PLAN

The Shadow Executive noted the business on the Executive Forward Plan at page 15 of the papers circulated for the Executive meeting to be held on 13 March 2007.

186. MINUTES OF THE SOCIAL INCLUSION WORKING GROUP

The Shadow Executive considered a report which was listed as item 6 on the agenda for the Executive meeting on 13 March 2007, at page 17. The report presented the minutes of a recent meeting of the Social Inclusion Working Group and asked Members to consider the advice given by the Working Group in its capacity as an advisory body to the Executive.

Having discussed the issues set out in the report, the following comments were agreed:

The Shadow Executive notes the report.

- RESOLVED: (i) That the Executive be asked to take the above comments into account when considering this item.
- (ii) That the item not be called in.

187. DECIDING AND DELIVERING COUNCIL PRIORITIES - AUDIT COMMISSION REPORT

The Shadow Executive considered a report which was listed as item 7 on the agenda for the Executive meeting on 13 March 2007, at page 27. The report summarised the main findings and recommendations arising from the Audit Commission's study of arrangements for deciding and delivering the Council priorities.

Having discussed the issues set out in the report, the following comments were agreed:

The Shadow Executive:

- *Expresses surprise that such a short report has been produced on such a major topic;*
- *Nonetheless welcomes the fact that the report has been published for the Executive and Shadow Executive, given the unfortunate way the new Audit & Governance Committee is isolated in the Constitution;*
- *Feels that it would have been helpful if the report had incorporated the views of Audit & Governance Committee when it considered it on 31 January 2007;*
- *Expresses concern that little progress seems to have been made over a number of years, given that the main improvement themes appear to be largely the same as in previous years.*

- RESOLVED: (i) That the Executive be asked to take the above comments into account when considering this item.
- (ii) That the item not be called in.

188. SCRUTINY REPORT - GUIDANCE FOR SUSTAINABLE DEVELOPMENT

The Shadow Executive considered a report which was listed as item 8 on the agenda for the Executive meeting on 13 March 2007, at page 31. The report presented the final report on the scrutiny review relating to

'Guidance for Sustainable Development', which had been endorsed by the Scrutiny Management Committee for referral to the Executive.

Having discussed the issues set out in the report, the following comments were agreed:

The Shadow Executive:

- *Comments that names of the Members of the original Scrutiny Board have not been included in the final scrutiny report;*
- *Expresses concern that the final report and recommendations appear to incorporate issues which the original Board had not discussed;*
- *Feel that the final report remains inaccessible to the wider public, by virtue of its being overlong and using overcomplicated language;*
- *Adds, in summary, that the long time and effort taken to produce the report has been, in its opinion, a significant and inappropriate waste of scarce scrutiny resources, although they accept new procedures have now been introduced by Scrutiny Management Committee to assess the feasibility of topics registered and to monitor their progress.*

RESOLVED: (i) That the Executive be asked to take the above comments into account when considering this item.

(ii) That the item not be called in.

189. PROPOSED SALE OF HOUSING REVENUE ACCOUNT LAND FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AT DANE AVENUE, MORRITT CLOSE AND CHAPELFIELDS ROAD

The Shadow Executive considered a report which was listed as item 9 on the agenda for the Executive meeting on 13 March 2007, at page 83. The report sought Executive approval for the leasehold sale of three Housing Revenue Account (HRA) owned sites to housing associations, for the building of approximately twenty new affordable homes for rent.

Having discussed the issues set out in the report, the following comments were agreed:

The Shadow Executive expressed their general support for the proposals but made the following specific points::

- *There should be a more comprehensive redevelopment scheme for the wider area in relation to Morrirt Close as there are two other derelict sites that could be used for affordable housing very close by and it would be sensible to look at the 68 Club at the same time to see if it could be improved;*
- *In light of representations from existing Morrirt Close residents, it is suggested that a communal garden area would be beneficially provided as part of the scheme;*
- *Efforts should be made to avoid overlooking problems in relation to the Dane Avenue proposals;*

- *Decent alternative play provision should be considered in the Chapelfields Area and consideration should be given to another Adventure Playground in the Westfield area.*

RESOLVED: (i) That the Executive be asked to take the above comments into account when considering this item.

(ii) That the item not be called in.

190. SAFER YORK PARTNERSHIP & CITY-WIDE CRIME PREVENTION INITIATIVES

The Shadow Executive received a briefing from the Director of Neighbourhood Services on the Safer York Partnership and city-wide crime prevention initiatives. The Head of Network Management attended the meeting to contribute to the discussion and reported on progress towards developing CCTV coverage to assist in tackling crime.

The Director of Neighbourhood Services reported on the steps which had recently been undertaken to resolve ongoing issues with the performance of Safer York Partnership and the development of city-wide crime initiatives. These included:

- Structural changes to the membership of Safer York Partnership Board (SYP); and
- Line management arrangements for SYP being transferred to Neighbourhood Services Directorate

The purpose of these changes being to ensure neighbourhood action planning worked more effectively across communities in order to achieve real neighbourhood working.

The Director of Neighbourhood Services then responded to questions regarding links to neighbourhood policing and the performance of Joint Action Groups (JAGS).

In relation to CCTV cameras, the Head of Network Management then gave examples of different camera types and their purpose and suggested use, together with proposals for funding these or progressing the initiatives further.

Members enquired about support for analysing information 'caught' by CCTV coverage. They specifically emphasised the importance of getting a city-wide mesh into place and the Head of Network Management confirmed that arrangements were ongoing to ensure this happened within 18 months to 2 years.

RESOLVED: That the briefing be noted.

191. NEIGHBOURHOOD POLICING

The Shadow Executive received a brief update from the Director of Neighbourhood Services on proposed improvements to neighbourhood

policing. In particular, he advised Members that the noise nuisance system now linked directly to the duty police officer. Additionally, he emphasised the contribution the 'drugs agenda' made towards the aim to reduce crime.

Members noted the Police Area Commander had not been able to attend the meeting, as requested. The debate, therefore, focussed around crime prevention initiatives set out in the previous item.

RESOLVED: That the briefing be noted.

D M Merrett, Chair

[The meeting started at 3.00pm and finished at 4.20pm].

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Shadow Executive

21 March 2007

Report of Director of City Strategy

THE USE OF THE ECOLOGICAL FOOTPRINT & CARBON FOOTPRINT IN YORK TO TACKLE CLIMATE CHANGE

Summary

1. The purpose of this paper is to explore the use of the Ecological Footprint and Carbon Footprint in York in tackling climate change. It is clearly implicit that tackling these areas will be a major contribution to tackling climate change. It will briefly provide details on the Ecological Footprint and Carbon Footprint, the impacts of our current lifestyles on them and what changes need to occur to bring about a reduction in York's footprints. The later section will provide options and possibly more questions than answers to stimulate debate. This paper has been produced thanks to extensive research by the Stockholm Environmental Institute.

Background

2. What is the Ecological Footprint?

According to World Wildlife Fund's [Living Planet Index 2004](#), a third of the Earth's natural wealth has been destroyed since 1972. This includes our wildlife, forests, rivers and seas. Much, if not all, of this destruction results from human consumption - which is now completely unsustainable, and is posing a serious threat not only to the natural world, but also to all of us.

- 2.1 In order to develop sustainable initiatives, we need to understand and measure the global environmental impact of our everyday decisions and actions. We also need to know where change is most beneficial and most needed - whether at a policy, economic, business or personal level. The use of Ecological Foot printing can help meet this need.
- 2.2 The Ecological Footprint is one way of measuring how our lifestyles impact not only on the planet, but also on other people. It calculates how much productive land and sea is needed to feed us and provide all the energy, water and materials we use in our everyday lives. It also calculates the emissions generated from the oil, coal and gas we burn at ever-increasing rates, and it determines how much land is required to absorb our waste. Today, the global Ecological Footprint is over 25% larger than that which the planet can regenerate. In other words, it now takes more that one year and

three months for the Earth to regenerate what is used in a single year. This overshoot is maintained by liquidating the planet's ecological resources, which is clearly unsustainable in the long term.

- 2.3 Research evidence from SEI in Scotland links the size of the Ecological Footprint and Carbon Footprint to income levels, the higher the income the greater the Ecological and Carbon Footprints.

3. What is a Carbon Footprint?

The Carbon Footprint measures the carbon dioxide emitted based on the domestic consumption of goods and services, rather than production. These arise in stages throughout production, distribution, use and disposal. It is therefore crucial to cover various stages of the lifecycle in a systematic way. The coverage of the complete supply chain of product groups in this way provides a full Carbon Footprint.

- 3.1 When calculating carbon emissions according to international climate change agreements, the responsibility for the emissions is attributed to the producer. Therefore, a country with a large industrial base will often have higher per capita emissions than countries based on service economy. In York, we have seen a significant shift towards service-based economy and a decline in manufacturing. This trend has been partly responsible for the reduction in carbon emissions (from a production perspective). However, the emissions calculated from a consumption perspective have not declined since people are importing more carbon intensive goods rather than producing them locally.
- 3.2 The flip side of the coin is the increasing carbon emissions in China and other parts of Asia. A good proportion of those emissions are created by demand for Chinese goods and services in York and elsewhere in the developed world. However, due to the current accounting system, these are not attributed to the consumers. When based on consumption the UK emissions have increased by between 10 and 16%.

4. Current local context.

The CYC adopted the Ecological Footprint as a measure of success in the Community Strategy in 2004, the first council to do so and the policy profiling tool called REAP has been purchased. A new officer has been appointed with responsibility for this and the council's Environmental Management System. In addition sustainability indicators relating to carbon emissions have been included in the Local Area Agreement and the council signed the Nottingham Declaration on Climate Change in 2005. Currently officers are producing a Sustainable Development Strategy and Action Plan which will provide a vision and coordinated approach to sustainable development in the council. The action plan will include a Climate Change Strategy in which actions will be identified to reduce emissions and adapt to the climate change we will and are experiencing. This is not something the council can produce in isolation but should be something they will form part of the LSP process. However the information and options presented in this paper provide a sound foundation for that work. As mentioned above reducing the Ecological and

Carbon Footprints of York will be play a major part of the Climate Change Strategy.

4.1 Currently IT compatibility is being finalise for the REAP tool and training for staff and councillors organised. Officers are working closely with the developers of the tool, the Stockholm Environmental Institute (SEI) based at the University of York. The REAP tool provides information on the Ecological Footprint and Carbon Footprint.

4.2 The Ecological Footprint per capita for York is currently 5.33. The target in the Community Strategy is

‘A progressive reduction of York’s Ecological Footprint to 3.5 hectares per person by 2033 (that is a 33% reduction on 2004 level) and by 70% over the next 50 years.’

In contrast if all the Earth’s resources were divided equally among the world’s population, each person would have just under two hectares. The 3.5 hectare target was considered by SEI as the level that was possible for the council to achieve without changes in UK and international policies and legislation.

4.3 The current York Carbon Footprint is 11 tonnes of CO² per person per year. There is no Carbon Footprint target for York but working on the governments targets of

‘reducing GHG emissions by 20% (on 1990 levels) by 2010 and 60% by 2050’

This translates crudely into 20% reduction on York’s Carbon Footprint brings it down to 8.8 tonnes per person by 2010 and 60% reduction to 4.4 tonnes per person by 2050.

4.4 The impact of current lifestyles on the Ecological Footprint and Carbon Footprint.

Here are some examples of how current lifestyles are having a negative impact on the Ecological Footprint and Carbon Footprint. The 7 domestic consumption activities with the highest Ecological Footprint and Carbon Footprint are shown below. These activities account for over 53% of the total footprints in York.

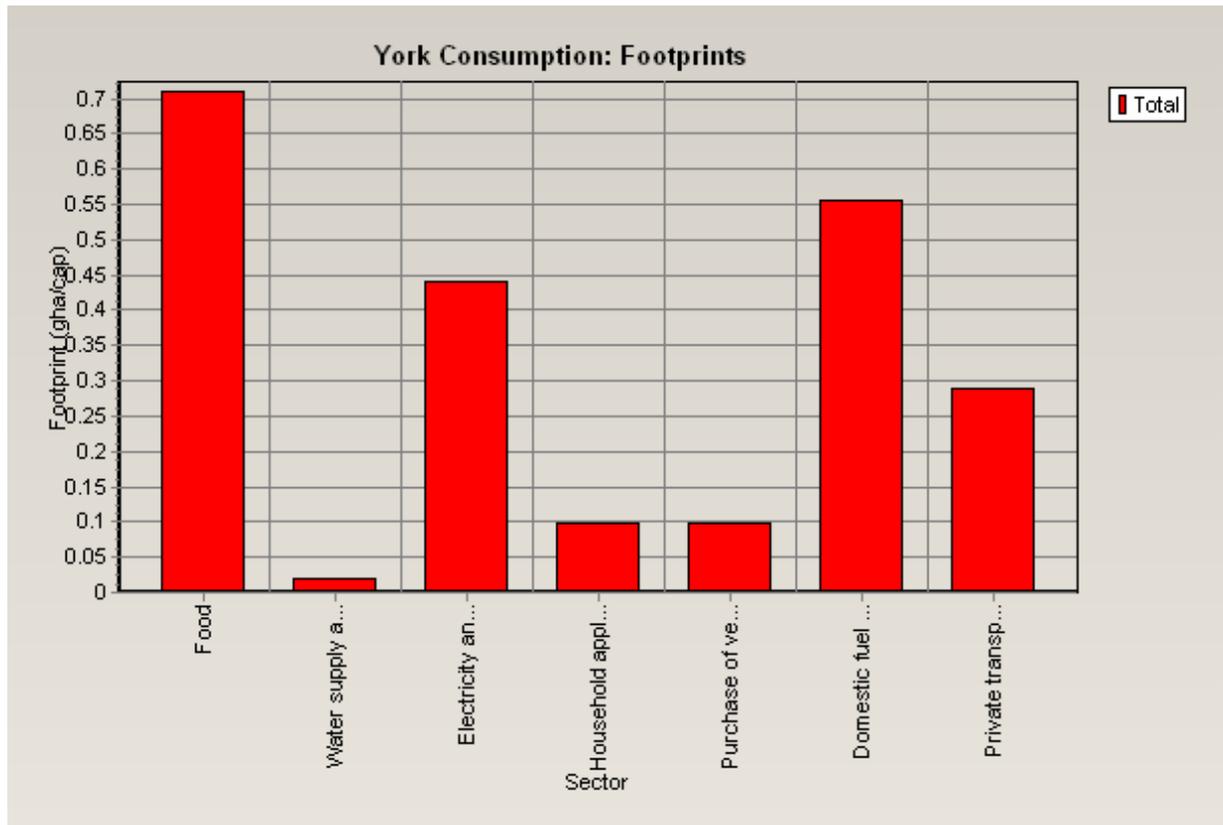


Table 1 The highest impact consumer items in York, for Ecological Footprint

Food, Water supply, Electricity and gas distribution, household appliances, purchase of vehicles, domestic fuel, private transport (fuel use)

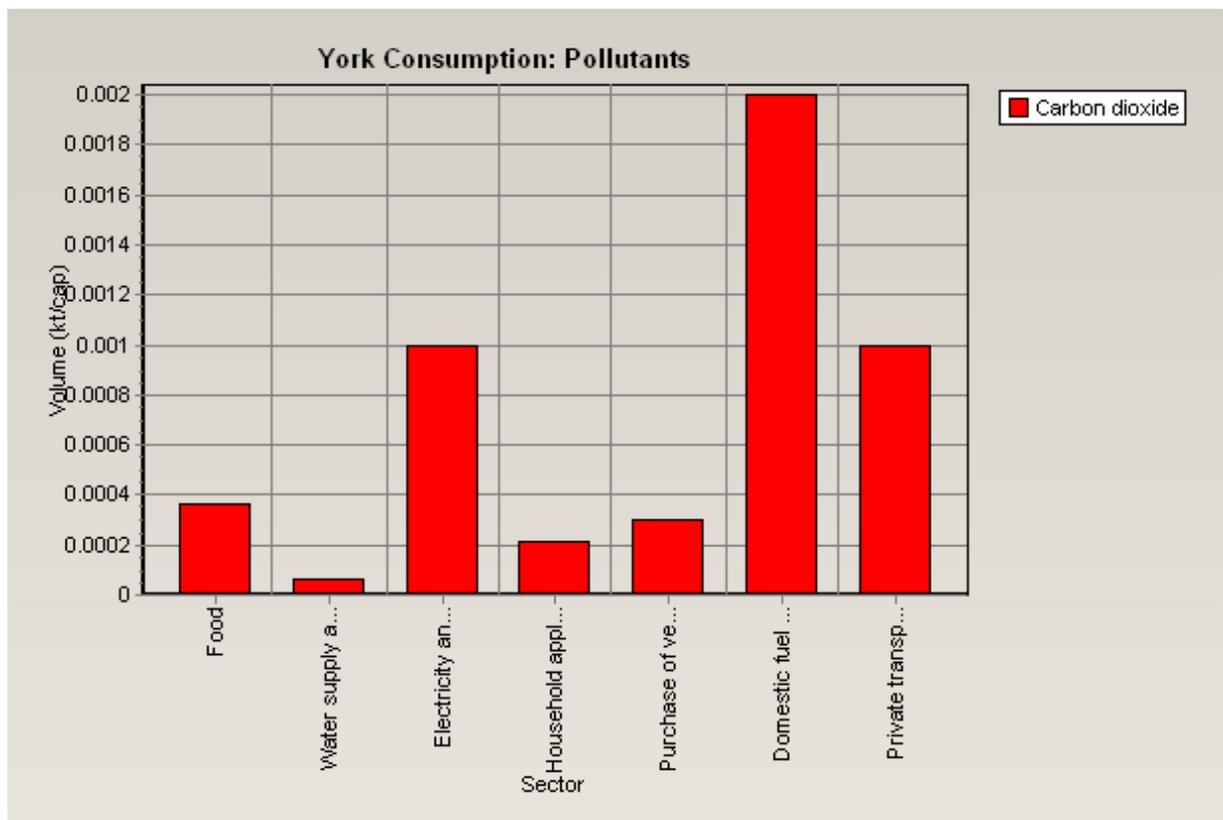


Table 2 The highest impact consumer items in York, for Carbon Footprint

Food, Water supply, Electricity and gas distribution, household appliances, purchase of vehicles, domestic fuel, private transport (fuel use)

Consultation

5.0 This paper has been produced based on extensive research by the Stockholm Environment Institute.

Options

6.0 From the Tables 1 and 2 it is clear to see that the biggest impacts for both ecological and carbon footprints are:

- Housing (Domestic fuel & Electricity and gas distribution)
- Food
- Transport (fuel use).

As these have the biggest impacts they provide a good starting point for possible action.

Analysis

7.0 Clearly the 'do nothing' option is not one that the council would propose. It makes sense to address the aspects of current lifestyle that have the greatest impact on the Ecological Footprint and Carbon Footprint and therefore climate change. However, the challenge is not a simple 'reduce your footprint' message. It is how to achieve a good quality of life for all in York, while reducing the overall footprint. It may mean that parts of York with already lower footprints will seek to eradicate poverty without increasing footprints while more affluent areas seek an outright reduction. Using the list above provides the priorities for action. The options below are not mutually exclusive or exhaustive but proposed to stimulate debate.

7.1 Housing represents 27% of York's Ecological Footprint and 3 tonnes of CO² per person per year and is therefore has one of the highest footprints across household consumption categories. The significance of this figure becomes clear as soon as we consider that a declared goal of the UK government is to reduce the TOTAL CO² emissions per person in the UK to 3 tonnes by 2050 (current CO² emissions per person in York is 11 tonnes). The technology is available and economically viable to do this, but only very modest progress has been made so far.

7.2 The major barriers to change are:

- Lack of price incentives as energy is relatively cheap. For example in 1970 an average household spent 6.3% of its income on energy, this was

only 2.9% in 2001. We now spend more on alcohol than we do on energy, and energy use continues to rise.

- Lack of enforcement and institutional barriers. New houses built at EcoHomes Excellent standard require greater capital investment of about 2% more than conventional build. There has been little progress in this area however with the new Code for Sustainable Homes and the target of all new homes being 'zero-carbon' by 2016 hopefully substantial gains will be made.
- Turnover of houses. There are an increasing number of households each with increasing energy demands. In the UK less than 1% of the housing stock is replaced by new homes, even if these were EcoHomes Excellent standard they would not compensate for the energy demands of the increasing numbers of households.
- Lack of knowledge. A significant reduction in CO₂ emissions from housing would therefore come from retrofitting the whole of the existing housing stock with better insulation, draught proofing, boilers etc. The lack of environmental knowledge and the perceived difficulty of finding appropriate information are important issues behind the lack of willingness to invest in the energy efficiency of our homes. In addition the current incentive systems for utilities is to sell as many units as possible.

7.3 The options for action that the council could have influence over are:

- Encouraging and enforcing through the planning system the building of better homes,
- Encouraging and enforcing better energy efficiency and renewable energy technologies in work to existing properties via the planning system,
- Undertake exemplar retrofit of energy efficiency and renewable energy technologies to our own stock,
- Reward energy efficiency measures in properties via eligibility to grants or reduced council tax payments.

7.4 Transport represents 18.8% of York's Ecological Footprint and 2 tonnes of CO₂ per person per year. Despite fuel efficiency improvements in the range of 10% since 1997, the direct emissions from private transport have risen. However, people not only travel more by car, they also fly more and travel more by train. We are travelling further and further each year. More roads, better train connections and more airports stimulate demand for travel. Even though there is technological potential to make travelling more efficient, there is a need to reduce the absolute amount of travel to reduce the footprints.

7.5 There are two major barriers to change:

- The price signals in the transport market are distorted. For example with aviation fuels not taxed the true cost of flying is not clear so people will spend holidays further and further away from home.
- We have locked ourselves into an infrastructure that favours car travel, but also long distance travel in general. It gets easier to commute long distances and we need to drive further to buy goods.

7.6 An option for change that is within the remit of the council is that of 'the compact city'. Instead of just identifying a range of transport options such as car sharing, restricted parking, road pricing and car clubs it is argued by SEI that the greatest opportunities exist in urban planning based on the concept of a 'compact city'. This is where distances between residential areas, working and shopping locations are short. Policy measures include National Planning Framework and Regional Spatial Strategies that focus on mixed use developments which are accessible and supported by public transport. A holy grail that planners have been seeking for many decades, some would suggest but there are examples of where it has been successful. Groningen in the Netherlands is one of the best where incorporation of environmental criteria into traffic control policy and the systematic creation of infrastructure that favours bicycle use have ensured that 66% of all journeys are undertaken by walking or cycling.

7.7 Food represents 27% of York's Ecological Footprint and 11 tonnes of CO² per person per year. Much of this is made up of increasing amounts of meat, dairy and processed food in our diets. In addition a 'Bogof' culture (buy one get one free) results in large amounts of food being thrown away. However it has been demonstrated that a healthy diet is not only good for the individual but also for the environment. For example, research in Scotland shows that a healthy diet based on nutrition recommendations can reduce the footprint by 15 to 25% compared to an average Scottish diet. The Ecological Footprint can be reduced further by choosing vegetarian options and by buying local and organic food.

7.8 The main barriers to change are:

- Food is a very complex issue, for example a diet that does not contain meat but is high in dairy and eggs can have a higher Footprint than a healthier option that includes meat in moderation from organic and/or local sources.
- Food and shopping for it, is a very personal issue and affected by lifestyle – 'too busy to shop locally or cook' culture.
- Although views are changing slowly now our relationship to food has changed over the last few decades linked to the loss of cookery classes in schools.

7.9 An option for change that the council has some control over is the introduction of a 'Best diet' to serve both health and environment that

combines all four criteria of healthy, vegetarian, local and organic to all publicly provided meals i.e. school dinners.

8. Options for change – general.

It is clear that there are specific actions required to tackle the main impacts on York's Ecological Footprint and Carbon Footprint. Some ideas are provided above however there are more general areas of action needed for the above to be effective. It is also expected that the suggestions below will help to reduce other environmental impacts and have an additional impact on tackling climate change.

- 8.1 The council needs to lead by example through the management of its own activities to reduce its own impact on the Ecological Footprint and Carbon Footprint. This work has started with agreement to implement an Environmental Management System, the use of REAP and the appointment of an officer to manage these. Work is also taking place on improving policies and management of its own buildings. All of this work needs to be fully integrated into the council and will form part of the Sustainable development Strategy and Action Plan and Climate Change Strategy mentioned in 4. above.
- 8.2 Encouraging residents to change their behaviour, consumption levels and to reduce York's Footprints will require coordinated and prolonged engagement. This will be via awareness raising, grants and other benefits. Engaging with the community and residents has proved time consuming and difficult. The Ecological Footprint can be a clear way to demonstrate to the general public the impact of their actions, both positive and negative on climate change. Increasingly the public are being made aware of climate change and carbon counting however we should not over estimate the level of understanding. Continuous awareness raising is required. Providing support for sustainable development and climate change education is resource hungry but the council needs to respond to the recent announcement about the inclusion of these issues in the National Curriculum.
- 8.3 The business community in York also has a role to play and again engaging with them on sustainability issues has proved very time consuming and difficult. The Local Agenda 21 process attempted this but eventually went down the route of using established partnerships to start the York Green Business Club. This is an area where partnership working is vital, needs to be sustained and requires resources. However we are very fortunate in York to have companies and organisations of international and national reputation such as Shepards and Persimmons, the Joseph Rowntree Foundation and SEI. All have a role to play.

Corporate Priorities

- 9.1 York has an opportunity to bring the above actions together as part of the review of the Community Strategy that will take place this year.

- 9.2 The use of ecological and carbon footprinting directly support Priority 1,2 and 13 of the corporate strategy. They also indirectly support all other priorities in their support of a more sustainable city.

Implications

10. This is an information paper only, with consideration of options, and therefore at this stage there are no implications in the following areas:
- Financial
 - Human Resources (HR)
 - Equalities
 - Legal
 - Crime and Disorder
 - Information Technology (IT)
 - Property

Risk Management

11. This is an information paper therefore there are no direct risks.

Recommendations

12. Conclusions and questions for the future.

This paper has sought to demonstrate the areas where council actions could have the biggest impact in reducing York's Ecological and Carbon Footprints and tackling climate change. Options for actions have been provided but the areas chosen will depend on many factors not least political. However there are great opportunities for substantial change in the near future which include the implementation of the council's Environmental Managements system, the use of REAP and a staff member to manage them and the review of the Community Strategy. The whole question of tackling climate change and reducing York's Ecological and Carbon Footprints has been mostly accepted as the right thing to do it is how it is achieved that is key and it could include some difficult and unpopular decisions. It also raises some longer-term fundamental questions that challenge some of York's givens.

- Do we accept that peak oil is here/on its way and plan for it?
- How can we square the need to reduce carbon emissions and the city's Ecological Footprint with the current reliance economically on retail (promoting consumption) and tourism (promoting travel)

- The values of the city currently have a heavy bias towards protecting the historic built environment how compatible is this with sustainable design and construction, highly efficient buildings and renewable energy? At some point will we need to decide which is more important?
- There is a fundamental question about travel, traffic levels and congestion, how are these to be managed and what are the catalysts for change? Is it improving air quality or reducing carbon emissions or both?
- How do we effectively influence regional and national policies to provide the policy support for our vision of a more sustainable city?
- How do we plan for and adapt for the climate change we are/will be experiencing? In physical terms do we put land aside to deal with increased flood levels? How do we work with neighbouring more rural authorities for them to provide land to help protect the city?
- Should the council be taking on roles not traditional for local government such as energy generators and public transport providers?
- How do we plan for the social consequences of climate change, displaced populations not just internationally but also those who have to move due to sea level rise in the UK and in the region?

Contact Details

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Chief Officer Responsible for the report:

Bill Woolley
Director City Strategy

Report Approved **Date** 12.3.07

Specialist Implications Officer(s)

None

Wards Affected:

All

For further information please contact the author of the report