

Executive

Tuesday, 21 January 2020

Decisions

Set out below is a summary of the decisions taken at the Executive meeting held on Tuesday, 21 January 2020. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

Members are reminded that, should they wish to call in a decision, notice must be given to Democracy Support Group no later than 4pm on the second working day after this meeting. Please note that recommendations to Council cannot be called in.

If you have any queries about any matters referred to in this decision sheet please contact Fiona Young.

6. Castle Gateway Phase One Delivery Strategy

Resolved: (i) That Option 1 (the council to act as developer for all elements of Phase One) be approved for the council to deliver Phase One of the Castle Gateway regeneration and allow the future closure of Castle Car Park.

Reason: To implement the first phase of the Castle Gateway under the delivery option that allows the council to control timescales, quantity and delivery and requires the lowest level of long-term financial commitment from the council.

(ii) That approval be given to carry out a procurement to engage a construction contractor to undertake the design and subsequent construction of the multi-storey car park at St George's Field, and that authority be delegated to the Director of Economy & Place, in consultation with the Director of Governance or her delegated officers, to take such steps as are necessary to award and enter into the resulting contract.

Reason: To proceed with RIBA stage 4 design and provide fixed build costs to inform the actual project budget.

(iii) That approval be given to carry out a procurement to engage a construction contractor to undertake the design and subsequent construction of the proposed development at Castle Mills, and that authority be delegated to the Director of Economy & Place, in consultation with the Director of Governance or her delegated officers, to take such steps as are necessary to award and enter into the resulting contract.

Reason: To proceed with RIBA stage 4 design and provide fixed build costs to inform the actual project budget.

(iv) That it be noted that a further report will be brought to Executive in late 2020, on completion of the early contractor engagement steps of the contracts in respect of St George's Field and Castle Mills, to report on the actual build costs and ask Executive to agree to proceed with construction and to recommend to Council the full contract delivery budget.

Reason: To allow the final decision to proceed with the project to be made, based on fixed prices.

(v) That it be noted that a report will be brought to Executive in summer 2020 to establish the design and construction budget for the new public realm at Castle Car Park and the Eye of York.

Reason: To set out the outline business case for phase two and allow the design of the new public realm to commence, based on an agreed budget.

(vi) That a recommendation to approve a budget of £2.15m to deliver the above decisions be included in the Capital Programme 2020/21-2024/25 to be presented to Budget Council in February.

Reason: To enable these decisions to be carried out.

(vii) That a recommendation to approve a budget of £532k for diversion of the Yorkshire Water sewer and associated demolition of the toilet block at St George's Field be included in the Capital Programme 2020/21- 2024/25 to be presented to Budget Council in February, and that authority be delegated to the Executive Member for Finance & Performance to take a decision to proceed with this.

Reason: To allow a decision to be made at the appropriate time to proceed with the sewer diversion, which will enable the construction at St George's Field to commence.

(vii) That approval be given in principle for the Housing Revenue Account to fund the construction of 20 apartments at Castle Mills as new council housing at an estimated value of £3.7m, should the council act as developer for the site.

Reason: To enable new council housing to be delivered as part of phase one of the project, should the decision be taken to proceed with Castle Mills in late 2020.

(viii) That it be noted that a report will be brought to Executive in summer 2020 setting out the recommended delivery strategy for 17-21 Piccadilly.

Reason: To enable a decision to be taken on whether 17-21 Piccadilly should be included in the council-led delivery strategy once early design work has provided a more detailed viability appraisal.

7. The Transfer and Transformation of Haxby Hall Care Home (by way of long lease) and Associated Land Transactions

Resolved: (i) That the appointment of Yorkcare Homes Ltd (Yorkcare) as Preferred Bidder to be the new residential provider for Haxby Hall Care Home which, when transferred as a going concern, will enable uninterrupted care for the residents and continued employment for the staff working there via a relevant transfer, be noted.

(ii) That approval be given to acquire from Yorkcare two adjacent properties on York Road, Haxby at an agreed combination purchase price of £500,000, providing access for the re-development of Haxby Hall.

(iii) That approval be given to grant Yorkcare a long lease of the Haxby Hall site, and of the two adjacent properties, for a term of 125 years in return for the council receiving payment of a premium of £450,000.

(iv) That, should it become available for sale within two years of the transfer of Haxby Hall, approval be given to purchase the existing Haxby ambulance station at a cost to the council of £150,000.

(v) That, should the purchase of the ambulance station proceed, Yorkcare be granted a lease of that site (for a term equal to the then remaining period of the lease of the main care home site) in return for Yorkcare paying a premium to the council; that premium to be an amount equal to any costs incurred by the council in purchasing the freehold of the ambulance station site that are in excess of £150,000.

Reasons: (a) To enable Haxby Hall Care Home to be transferred as a going concern and modern care home facilities to be developed from the south of the site.

(b) To enable the residents of Haxby Hall to avoid the upheaval and uncertainty of what, for some residents, would be a second home move in a relatively short time frame following the closure of their previous home(s) earlier in the programme.

8. Shaping the Future of Bootham Park Hospital

Resolved: (i) That the results of the further phase of public and stakeholder engagement and the priorities identified for the future of Bootham Park Hospital site be noted.

Reason: So that the council's efforts to shape the future of the Site can be guided by the views and priorities of York citizens and stakeholders.

(ii) That officers be authorised to negotiate with the current and future owner of the Bootham Park Hospital site in order to secure beneficial public use of the parkland in front of the hospital building, improved pedestrian and cycle routes through the Site and conservation and redevelopment of the Site to deliver homes and services which are of benefit to the city, using the powers the council holds as owner/landlord of land over which the eastern access to the Site passes, its rights to maintain the cycle route that passes through the Site and as owner of property adjacent to the Site, and bring back to Executive the relevant decisions regarding property or asset agreements.

Reason: So that officers can negotiate to achieve the desired outcomes in order to shape the future of the Site.

(iii) That the delivery of sustainable transport routes through the Bootham Park Hospital Site and Bridge Lane be sought, via transport plans for this and adjacent developments.

Reason: To further improve cycle journeys from the new Scarborough Bridge to the District Hospital and beyond, and from the residential areas of Rawcliffe and Clifton to the District Hospital and the city centre.

(iv) That it be noted that the submitted Local Plan requires a full appraisal of the significance of the historic buildings, landscape and archaeology on the Site and any redevelopment proposals must arise out of this understanding, and that the Local Planning Authority be asked to provide pre-application engagement with any future land owner / developer.

Reason: So that developers of the Site have clear and advance notice of the priorities and interests of the

public and stakeholders, and can shape their development proposals accordingly.

(v) That the remaining monies in the One Public Estate budget, estimated as £15,000, be deployed to fund planning, legal and other help and advice, in order to progress the actions needed to shape the future of the Bootham Park Hospital Site.

Reason: So that work can progress to shape the future of the Site.

9. Interim Report on Financial Inclusion and Welfare Benefits Activities 2019/20

Resolved: (i) That the report, and the progress made against the Financial Inclusion scrutiny recommendations, be noted.

(ii) That approval be given to use £1,300 from the Financial Inclusion budget to fund an event to bring together partners and resources in the city to work strategically on tackling digital exclusion in York.

Reasons: To ensure that councillors, residents and groups are aware of financial inclusion activity and the use of associated funding, to confirm that Members have been updated on welfare benefits, and to ensure that approved scrutiny actions are being implemented.

10. Discretionary Rate Relief Awards 2020-2022

Resolved: (i) That the new applications for Discretionary Rate Relief set out in Annex B to the report be approved (Option 1).

Reason: To provide a transparent process for awarding DRR.

(ii) That the new and existing awards be granted in perpetuity and the administration of the scheme be changed as set out in paragraphs 16-19 of the report (Option 3).

Reason: To provide a more appropriate process, in line with other forms of business rates relief and with reactive timescales, avoiding unnecessary administrative costs.

11. 2019/20 Finance and Performance Monitor 2

Resolved: That the finance and performance information in the report be noted.

Reason: To confirm that expenditure is being kept within the approved budget.

12. Capital Programme - Monitor 2 2019/20

Resolved: (i) That the 2019/20 revised budget of £136.870m, as set out in Table 1 at paragraph 6 of the report, be noted.

(ii) That the re-stated capital programme for 2019/20-2023/24, as set out in Table 2 at paragraph 17 and detailed in Annex A, be noted.

(iii) That the increase in the Shared Ownership Programme to reflect the sales receipts of £761k be approved.

(iv) That the budget allocated to Askham Bar for detailed design work, and that planning submission is to be re-allocated to the Hospital Fields / Ordnance Lane site as per the Executive decision on 26 September 2019 (*Minute 44*), be noted.

(v) That it be noted that the Modernisation and Major Repairs schemes have now been consolidated, as per the Monitor 1 report to Executive on 29 August 2019.

(vi) That the appropriation of land from the general fund to the Housing Revenue Account for the building of dwellings at the Lowfield site, at a market value of £4m, be approved.

(vii) That approval be given to continue the interim financial support arrangements for the York City

Knights first team during the 2020 Rugby League season until YCK play their first game from the Stadium, on all the same principles as the financial support given in seasons 2017-2019.

Reason: To enable the effective management and monitoring of the council's capital programme.

13. Lord Mayoralty 2020/21

Resolved: That the Liberal Democrat Group be invited to nominate the Lord Mayor for 2020/21, in line with the accumulated points system set out in paragraphs 3-6 of the report.

Reason: To ensure that the Council maintains an appropriate method by which to nominate Lord Mayors for office.

14. Capital Programme - Monitor 2 2019/20

Recommended: That Council approve the adjustments resulting in a decrease in the 2019/20 budget of £68.608m, as detailed in the report to Executive and contained in Annex A to that report.

Reason: To enable the effective management and monitoring of the council's capital programme.