

---

Meeting	Cabinet
Date	3 December 2013
Present	Councillors Alexander (Chair), Cunningham-Cross, Levene, Looker, Merrett, Simpson-Laing (Vice-Chair) and Williams
In attendance	Councillors Funnell and Steward
Apologies	Councillor Crisp

---

## **PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS**

### **70. Declarations of Interest**

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda.

Cllr Alexander declared a personal non-prejudicial interest in relation to agenda items 7 and 8 (Get York Building Phase 3 – Infrastructure Investment Plan for Growth and Sale of Land at Holgate Park) as the land at Holgate Park was situated in his ward and adjacent to his home.

Cllr Levene declared a personal non-prejudicial interest in relation to agenda item 12 (Collaborative Health and Social Care Hub) as a number of the organisations referred to in the report were members of the Social Enterprise Yorkshire and the Humber his employer.

### **71. Exclusion of Press and Public**

Resolved: That it was agreed to exclude the press and public from the meeting during consideration of Annex B to agenda item 8 (Sale of Land at Holgate Park) and agenda item 12 (Collaborative Health and Social Care Hub) on the grounds that they contained information relating to the financial or business affairs of particular persons (including the authority

holding that information). Such information is considered 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).

## **72. Minutes**

Resolved: That the minutes of the last Cabinet meeting held on 5 November 2013 be approved and signed by the Chair as a correct record.

## **73. Public Participation**

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme, and that one Member of Council had requested to speak on items, details of which are set out below:

### **7. Get York Building Phase 3 – Infrastructure Investment Plan for Growth**

Cllr Steward expressed slight concerns at the 'ring fencing' of £10m for infrastructure for the York Central site, questioning if this would be matched by developers. Support was expressed for the efforts to kick-start development of the site but it was questioned if the development would involve cross party discussions.

### **10. Consultation Response regarding Combined Authority**

Cllr Steward confirmed that, whilst welcoming the Government's devolving of power and funding, he had concerns about the extent of the authority's links with West Yorkshire and about voting powers on the new Combined Authority. He also questioned how 'wide local support', as referred to in paragraph 6.2 of the report, would be defined.

### **12. Collaborative Health and Social Care Hub**

Diane Roworth, Chief Officer of the York Blind and Partially Sighted Society spoke to confirm her involvement in the development of the proposals for a Health and Social Care Hub. She asked Members to support the reports recommendation as

it provided an excellent opportunity to provide joined up services and harness the expertise, knowledge and skills of a number of voluntary sector organisations to help users to obtain the help they needed.

**74. Forward Plan**

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

**75. Final Report of Scrutiny Review - Community Mental Health & Care of Young People**

Consideration was given to the final report of the Community Mental Health and Care of Young People Scrutiny Review which had been set up with the aim of raising awareness of emotional and mental health issues for young people and the services and interventions available. The review had also endeavoured to ensure that the wider children's workforce were well informed and equipped to identify and respond to children and young people with emotional problems and/or emerging mental health issues.

Councillor Funnell, as Chair of the Task Group, presented the report, highlighting the involvement of and input from the Youth Council throughout the review. Reference was made to the information gathered and work undertaken during the review and particularly to the excellent engagement from all concerned.

Ethan Redmond, a representative of the Youth Council (YC), referred to information gathered during a review of the Personal Social and Health Education (PSHE) curriculum in York's secondary schools by the YC in 2011/12. He thanked the Task Group for presenting the YC's views and asked Cabinet to support the recommendations rolling them out to all schools.

The Cabinet Member for Cabinet Member for Education, Children and Young People's Services welcomed the report. She highlighted the importance of providing strategies for young people to cope with stress and for secondary schools to embrace the recommendations. She also expressed her thanks to the Youth Council and Task Group for their work on the review.

Other Cabinet Members questioned details of the report and the issues raised and following discussion, and having considered the final report at Appendix 1, Cabinet considered whether to amend and/or approve or reject the following recommendations arising from the review:

- (i) That secondary schools in the area be requested and strongly encouraged to introduce the Mental Health School Charter, setting out what strategies, resources and support systems were in place to help pupils, carers and support staff identify and cope with emerging emotional or mental health issues;
- (ii) Whilst fully endorsing the YorOK Child & Adolescent Mental Health Draft Strategy 2013-16 and its vision and aims, the Assistant Director for Children's Specialist Services provide a final draft of the Strategy Action Plan to the Board in Autumn 2013, taking account of the overall recommendations and findings from this review and drawing out the issues surrounding stigmatisation and equalities, as well as signposting where there is evidence of serious mental health problems;
- (iii) That all providers of the Emotional Literacy Support Assistants Programme (ELSA) be actively encouraged to support the Conference being organised in the Spring Term for 2014, in line with the Targeted Mental Health in Schools (TaMHS) Project, to promote and deliver a preventative strategy for addressing mental health needs in schools; and
- (iv) That:
  - (a) The potential benefits in the widespread adoption of the Mental Health Toolkit throughout York secondary schools be openly recognised and supported, to help schools respond to children and young people's emotional and mental health needs.
  - (b) Whilst acknowledging the financial costs involved for schools in reproducing the Toolkit, all secondary schools in York be actively encouraged to adopt it and officers explore ways to support those schools in doing this. <sup>1</sup>

Resolved: That Cabinet approve the recommendations arising from the Community Mental Health and Care of Young People scrutiny review, as set out above and in paragraph 5 of the report.

Reason: To conclude their work on this review in line with Scrutiny procedures and protocols.

Action Required

1. Arrange for implementation of recommendations of scrutiny review in full.

ER

**76. Get York Building Phase 3 - Infrastructure Investment Plan For Growth**

Members considered a report which proposed to “ earmark” £10m, from the Economic Infrastructure Fund (EIF), for the York Central site. It was reported that investment in the infrastructure to create a new access onto the site was essential to allow development to proceed and to stimulate activity. It was confirmed that an initial £500,000 was required to undertake the initial aspects of the project.

A phased approach would be taken with 26 hectares within the 35 hectare site with the split between housing and business/leisure and retail offers reported at Table 1 of the report and a guide to the phased development at paragraphs 14 to 18. A breakdown on the use of the funding was set out together information on the management of the impact on the existing road network.

Cabinet Members referred to the job creation and affordable housing that would result from these proposals. It was noted however that flexibility would be required at each stage owing to the timeframe of developments.

Following further discussion it was

Resolved: i) That Cabinet agree to earmark £10m from the Economic Infrastructure Fund for York Central, with £0.5m allocated immediately to advance the scheme in respect of support/technical work, and the remaining £9.5m subject to a more detailed report back to Cabinet in early 2014. <sup>1</sup>

- ii) That a further detailed report be presented to Cabinet, early in 2014, setting out the full financial implications, risks, technical details, aspects of phased development and the mechanisms/legal relationship between CYC and network rail for a profit-sharing approach.<sup>2.</sup>

- Reason:
- i) To facilitate the development of the York Central site by closing the final viability hurdle.
  - ii) To give certainty to Network Rail that CYC is committed to this expenditure in principle.
  - iii) To ensure that there is a level of detail agreed about project outputs/outcomes before monies are expended.
  - iv) To allow preparatory work to commence.

Action Required

- 1. Allocate £0.5m to undertake initial aspects of project. DR, IF
- 2. Schedule further report, early in 2014, on to the Forward Plan. DR, IF

**77. Sale of Land at Holgate Park**

Members considered a report which set out proposals to sell land to Network Rail for a substantial capital receipt and purchase a site to the east of the former carriage works on Holgate Road. The proposals would rationalise Network Rail operational rail facilities on the 5 acre site and free up land for development on the York Central site, whilst retaining a strategic landholding for the Council to provide a key access route to the site. A site plan was attached to the report at Annex A and details of the proposed capital receipt at confidential Annex B.

As a complimentary report to the earlier Get York Building Phase 3 report it was noted that the land transaction would allow access to the York Central site and be advantageous to the Council, following an increase in land value since purchase. It was also noted that a masterplan and supplementary planning guidance, to support the approach, would be produced in the next few months.

Consideration was given to two options either to proceed with the proposed sale and purchase or not to proceed with the proposal and to retain the freehold of Sites A and B.

Cabinet Members made reference to the importance of this report to accelerate development of the York Central site and confirmed that the suggestion of cross party working by Cllr Steward earlier in the meeting would be taken up.

Resolved: That Cabinet approves the sale of Site A and purchase of Site C, as shown at Annex A of the report for the capital receipt as set out in Confidential Annex B. <sup>1</sup>.

Reason: To support corporate priorities with respect to jobs and economic growth, to enable the York Central project to progress and to provide capital receipts to fund the Council's capital programme.

#### Action Required

1. Proceed with sale and purchase of land as detailed in the report.

PC

## **78. Review of Fees and Charges**

Consideration was given to report which sought Cabinet's approval to increase a range of the Council's fees and charges with effect for the 1 January 2014.

An increase of around 5%, in line with the previous years increase, was proposed which would provide an additional income of £154k in 2014/15 in the following service areas, full details of which were reported in the Annexes to the report:

- Environmental Health and Trading Standards
- Regulatory Services
- Pest Control
- Waste Services
- Sport & Leisure
- Housing
- Parking
- City Centre & Markets
- Planning
- Integrated Young Peoples Services

- Adult Social Care

The Cabinet Member confirmed that the increases were required in order to provide a balanced budget for the forthcoming year.

Resolved: That Cabinet approve option 1 to increase the relevant fees and charges as set out in the annexes attached to the report with effect from 1 January 2014.<sup>1</sup>

Reason: To enable the Council to effectively manage its budget.

#### Action Required

1. Implement increase in fees and charges as from 1 January 2014.

SK

#### **79. Update on the creation of a Warden Call/Community Equipment Loan Store (CELTAS) Community Interest Company**

Members considered a report which provided a summary of the work underway in the development and creation of the Community Equipment Loan and Warden Call/Telecare Service Community Interest Company (CIC).

Following agreement to the creation of a mutual CIC organisation to provide the Warden Call/CELS services in May, Cabinet approval was sought for a 1 April 2014 start date.

Further details of the work carried out within the service to prepare both management and staff for the transition to the public sector were reported. Work included due diligence on the business plan and financial model, creation of a Council Project Board, support for branding and arrangements for a Governance and Advisory Board.

It was confirmed that an assessment of the full financial and operational issues associated with pension decisions was currently ongoing. Particular reference was made to consideration being given to the suitability of the new organisation becoming a member of the Local Government Pension Scheme, for which a final decision was due on 20 February 2014. Following the recent decision to increase



customer charges details of the increases to customers were set out at paragraph 27 and details of the revised 5 year forecast were reported at Annex 1 of the report.

Officers highlighted the financial implications and risks involved, in particular those associated with the Pension Fund contribution rates.

The Cabinet Member expressed her thanks to the report author and her team for all the work undertaken, over a very short period of time, in preparation for the CIC.

Following further discussion it was

Resolved: That Cabinet agree to a start date of 1 April 2014 for the new CELTAS Community Interest Company, subject to completion of all the necessary preparatory work. <sup>1</sup>.

Reason: To create a viable Community Interest Company opportunity that will provide services to a wider customer base whilst providing value for money to the Council.

#### Action Required

1. Subject to completion of all necessary preparatory work undertake necessary works to ensure a start date of 1 April 2014 for the new CIC. HB

### **80. Collaborative Health and Social Care Hub**

Consideration was given to a report which proposed the long term establishment of a Health and Social Care Hub, by 31 March 2017, to bring together a wide range of service providers, organisations and/or functions to improve overall outcomes for customers and residents. The proposal would be collaboration between Adult Social Care, NHS and the Community and Voluntary Sector.

Following work to develop the concept of a Health and Social Care Hub with York CVS consideration had been given to a range of options for the establishment of a Hub at Oliver House, Willow House, Holgate Villas or CYC taking out a 2 year head lease on an alternative office building whilst a long term solution was developed.

It was noted that the report had been prepared in partnership with York CVS and the existing tenants of Holgate Villas, in particular the York Blind and Partially Sighted Society who were increasingly working in partnership with the CYC Officers and health partners.

The Cabinet Member highlighted concerns at the current lease on Holgate Villas ending on 31 January 2014 confirming that it was hoped to have accommodation available by the end of the current tenancies.

Garry Jones, Chief Executive of the CVS confirmed that all parties were now working closely together with CYC to find a medium term solution and that a firm, clear and strong commitment had been received from the Council to finding a long term solution to enable the Voluntary Sector to provide joined up services for residents of York.

Cabinet Members and Officers paid tribute to those involved in the preparation of the report which had included contributions from all parts of the authority and partners.

Resolved: That Cabinet agree:-

- i) In partnership with York CVS to take out a two year lease with a one year extension on a city centre commercial property to be funded from Voluntary and Community Sector (VCS) rental income.
- ii) To undertake £20k of essential capital works to improve accessibility at a City Centre commercial property funded from capital contingency.
- iii) To commit to the development of a long term Health and Social Care Hub in the city centre.
- iv) Agree to release Oliver House and the adjoining garages for sale on the open market.  
1.

Reason: i) To establish an interim Health and Social Care Hub and provide secure tenure for VCS organisations exiting Holgate Villas.

- ii) To ensure that the Health and Social Care Hub is fully accessible.
- iii) To expand the collaborative working between sectors on health and social care integration.
- iv) To realise a significant capital receipt to fund the redevelopment of Elderly People's Homes.

Action Required

1. Proceed to take out lease and undertake capital works on a city centre commercial property as detailed in the report.

TC

## **PART B - MATTERS REFERRED TO COUNCIL**

### **81. Consultation Response regarding Combined Authority**

Members considered a report which updated Cabinet on developments since endorsement in May of the final governance Review and Scheme for a Combined Authority (CA) for the area of West Yorkshire, including Leeds, with the City of York Council proposed as a 'non constituent member'. A Government consultation document, attached at Annex A of the report had been published on 7 November 2013 and Members were asked to consider a formal response to the constitutional arrangements and functions of a Combined Authority for the area of West Yorkshire.

The report reviewed the consultation paper and proposed a response for submission by 2 January 2014. It was noted that the partnership approach would offer the greatest potential maximising the level of transport funding for York and that an £83m package of transport schemes was being progressed for the city through the West Yorkshire Plus York Transport Fund.

It was proposed that the Chief Executive, in consultation with the Council's legal team and the Leader would make a formal response and continue discussions for the city's progression to becoming a full member of the CA.

The Leader referred to the opportunities arising from membership of the CA and access to additional funding for

transport schemes. He confirmed that the decision would form a recommendation to the Council meeting on 12 December for final agreement.

Cabinet Members endorsed and reiterated the potential benefits and importance of membership in helping solve the congestion and transport challenges in the city and surrounding areas.

Following further discussion it was

Recommended: That Council be recommended to:

- i) Welcome the publication of the Government consultation paper which invites the submission of views by Thursday 2 January 2014;
- ii) Endorse the proposed constitutional arrangements and functions of the Combined Authority as set out in the consultation paper;
- iii) Approve the proposed approach to responding to the consultation;
- iv) Authorise the Chief Executive (in consultation with the Monitoring Officer and Leader) to make a formal response to the Department for Communities and Local Government confirming the Council's support for the establishment of the Combined Authority and take such other steps as are considered appropriate to facilitate the preparation of the Order; and
- iv) Note the next steps and timetable and in particular that providing Government is satisfied that the proposals for a Combined Authority for West Yorkshire command wide local support and also meet the required statutory conditions, the Secretary of State will invite Parliament to approve the Order establishing the Combined Authority.

- v) Authorise further work and discussions with the Combined Authority regarding any legislative developments that would allow York to become a full member of the West Yorkshire Combined Authority given the strong economic and transport case.
- ii) Authorise further work and discussions with the Combined Authority regarding the functional arrangements of the Combined Authority to ensure any changes in the medium to longer term are in York's best interests. <sup>1.</sup>

Reason: To allow the further development of the Combined Authority to ensure the future economic prosperity of York by accessing additional key transport funding opportunities.

Action Required

1. Refer to Council.

JP

**82. Improving Public Convenience Facilities across the City**

Consideration was given to a report which outlined details of a scheme to improve the standard of the city's public toilets, replacing many of the older facilities with modern, attractive public toilets to enhance the city centre, whilst delivering a revenue saving to the Council.

These improvements supported the Reinvigorate York programme and the new Interim Tourist Strategy in enhancing the public realm and improving the quality and excellence of the public visitor welcome. The proposal also achieved the 2013/14 Budget Council £75k saving following a review of public conveniences across the city.

A procurement exercise had been undertaken and a new supplier identified to refurbish and upgrade facilities at the sites detailed in the Annex to the report.

The Cabinet Member confirmed that the new facilities would provide major accessibility improvements and that the St Sampson's Square facility would no longer be required. Members also noted that further work would be undertaken with

local businesses to increase interest in a community toilet scheme.

Consideration was then given to the following three options:

1. Continue with the procurement exercise and award the contract as outlined above
2. Re-start the procurement process and reduce the tender specification to find a better proposal; in reality this would mean reducing the number of facilities, or opening times, etc.
3. Cancel the proposal and continue with existing arrangement. In order to meet the budget savings extra funding would be required or facilities would need to be closed.

Recommended: i) That Council be asked to allocate £663k capital funding to undertake the refurbishment of the toilets, this capital to be funded by annual payments from the existing revenue budget for public toilets.

ii) That, subject to the agreement of Council, a contract be awarded to the contractor who won the procurement exercise for £62k per year for fifteen years reflecting the aspects set out in paragraph 7 of the report.<sup>1</sup>

Reason: To create excellent public toilets for York.

Action Required

1. Refer to Council.

JP

Cllr J Alexander, Chair

[The meeting started at 5.30 pm and finished at 7.00 pm].