

**Notice of public meeting of
Decision Session - Cabinet Leader, Finance & Performance**

To: Councillor Williams (Cabinet Member)
Date: Thursday, 19 March 2015
Time: 12.00 pm
Venue: The Thornton Room - Ground Floor, West Offices (G039)

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 Democratic Services by:

4.00pm on Monday 23 March 2015 if an item is called in after a decision has been taken.

*With the exception of matters that have been subject of a previous call in, require Full Council approval or are urgent which are not subject to the call in provisions. Any called in items will be considered by the Corporate and Scrutiny Management Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5.00pm on Tuesday 17 March 2015**.

1. Declarations of Interest

At this point in the meeting, the Cabinet Leader is asked to declare:

- Any personal interests not included on the Register of Interests
- Any prejudicial interests or
- Any disclosable pecuniary interests

which he might have in respect of business on this agenda.

2. Minutes (Pages 1 - 4)

To approve and sign the minutes of the Decision Sessions held on 4 December 2014 and 19 February 2015.

3. Exclusion of Press and Public

To consider the exclusion of the press and public from the meeting during consideration of Annex 4 of agenda item 6 (Disposal of Oliver House- Former Elderly People's Home) on the grounds that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). This information 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).

4. 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 Cabinet Leader's remit can do so. The deadline for registering is **5:00 pm on Wednesday 18 March 2015**.

Filming, Recording or Webcasting Meetings

Please note this meeting may be filmed and webcast and that includes any registered public speakers, who have given their permission. This broadcast can be viewed at <http://www.york.gov.uk/webcasts>.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officer (whose contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at http://www.york.gov.uk/downloads/download/3130/protocol_for_webcasting_filming_and_recording_of_council_meetings

5. Stonewall Diversity Champions Programme (Pages 5 - 30)

The purpose of this report is to gain approval for City of York Council to become a member of the Stonewall Diversity Champions Programme to continue work on creating an environment where all employees are able to reach their full potential.

6. Disposal of Oliver House - former Elderly People's Home (Pages 31 - 48)

This report seeks a Cabinet Portfolio Holder decision to select a preferred bidder for the disposal of the former Elderly Persons Home (EPH) at Oliver House and the garage site to the rear. This site is a valuable and high profile city centre site.

7. Urgent Business

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

Democracy Officer:

Name: Jayne Carr

Contact Details:

Telephone – (01904) 552030

Email – jayne.carr@york.gov.uk

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

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim (Polish)
własnym języku.

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

City of York Council

Committee Minutes

Meeting	Joint Decision Session - Cabinet Member for Finance & Performance and Cabinet Member Homes and Safer Communities
Date	4 December 2014
Present	Councillors Williams and Simpson-Laing

18. Declarations of Interest

The Cabinet Members were asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests they may have in the business on the agenda. None were declared.

19. Minutes

Resolved: That the minutes of the Decision Session – Cabinet Member for Health, Housing and Adult Social Services meeting held on 3 February 2014 and the minutes of the Decision Session – Cabinet Member for Finance and Performance held on 20 November 2014 be approved and signed as a correct record.

20. Public Participation

It was reported that there were no registrations to speak at the meeting under the Council's Public Participation scheme.

21. New Council House Build Programme Phase 1 - Replacement Site

The Cabinet Members considered a report which sought approval to pursue a site at Pottery Lane for new council housing as a replacement for the York Road, Haxby site approved by Cabinet in May 2013.

Officers gave an update on progress on new council house building and explained the reasons why, following a detailed assessment of the York Road, Haxby site, it had been deemed unsuitable for development at this stage. Details were given of the alternative site that had been identified on Pottery Lane. A feasibility study had indicated that this could provide six new two-bedroom family houses. Should a decision be taken to proceed with the site a public information event would take place in advance of the submission of any planning application. It was estimated that the total scheme costs would be in the region of £830,000.

The Cabinet Members gave consideration to the following options:

- Option 1 – the use of a site at Pottery Lane for new council house building as an alternative to York Road, Haxby.
- Option 2 – officers identify a further alternative site to York Road, Haxby.
- Option 3 – no replacement site is sought for York Road, Haxby and phase one of the new council housing remains at the 65 homes already identified.

Resolved: That Option 1 in the report i.e. the use of the Pottery Lane site for new council house building be approved, with authority delegated to the Assistant Director for Housing and Community Safety to approve the budget and funding route.¹

Reason: To allow the aim of building 70 new council homes, as previously approved by Cabinet, to be met - delivering high quality affordable homes in the shortest possible timeframe.

Action Required

1. Record in Officer Decision Log

SW

Councillor Williams – Cabinet Member

[The meeting started at 11.50 am and finished at 12.00 pm].

Meeting	Decision Session - Cabinet Leader, Finance & Performance
Date	19 February 2015
Present	Councillor Williams

31. Declarations of Interest

The Cabinet Leader was asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests he may have in the business on the agenda. None were declared.

32. Exclusion of Press and Public

Resolved: That the press and public be excluded from the meeting during consideration of annex C of agenda item 5 (Pioneer Business Park – Application to remove restrictive covenant) on the grounds that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). This information 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).

33. Minutes

Resolved: That the minutes of the Joint Decision Session – Cabinet Leader, Finance and Performance and Cabinet Member Environmental Services, Planning and Sustainability held on 11 December 2014 and the minutes of the Decision Session Cabinet Member for Transport, Planning and Economic Development, in consultation with the Cabinet Leader, Finance and Performance held on 22 December 2014 be approved and signed as a correct record.

34. Public Participation

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

35. Pioneer Business Park - Application to remove restrictive covenant


The Cabinet Leader considered a report that set out details of an application to lift the restrictive covenant of an office site on the Pioneer Business Park for low-cost residential development. The application was in accordance with the Asset Management Policy on lifting restrictive covenant on Clifton Moor and a capital receipt had been agreed in accordance with the policy.

Consideration was given to the options detailed in paragraphs 8 to 10 of the report. The Cabinet Leader stated that he had not received any representation against the recommendations contained in the report and he agreed that the restrictive covenant should be lifted.

Resolved: That the request to remove the restrictive covenant in return for the capital sum detailed in the exempt annex C be agreed.

Reason: To enable the provision of apartments at reasonable cost in an area of surplus office accommodation.

Councillor Williams – Cabinet Leader
[The meeting started at 2.00 pm and finished at 2.05 pm].

 <p>CITY OF YORK COUNCIL</p>	
Decision Session - Cabinet Leader, Finance & Performance	19 March 2015
Report of the Assistant Director, Customers & Employees	

Stonewall Diversity Champions Programme

Summary

1. The purpose of the report is to gain approval for City of York Council (CYC) to become a member of the Stonewall Diversity Champions Programme to continue work on creating an environment where all employees are able to reach their full potential.

Background

The Council's commitment to date

The Council's Workforce Strategy

2. The current Strategy (2012-15) states that its key aim is to have a diverse, open and inclusive organisational culture, and as such priorities have been focussed on women in leadership and ongoing gaps in the workforce around employment of disabled and Black and Minority Ethnic (BME) communities.
3. It is clear from recent conversations with Lesbian, Gay, Bisexual, and Transgender (LGBT) community members, however, that the council could be more visibly welcoming and committed as an employer to LGBT communities. Anyone who also has a disabled and/or BME background will need to feel that the council can positively and openly remove multiple barriers to employment that may be perceived to currently exist.

4. This is viewed as visibly different to the commitment of other large employers in the city across all sectors (for example, Aviva and Joseph Rowntree Foundation). As such it is likely to emerge as one of the priorities for the council's new developing Workforce Strategy from 2015 onwards.

Other Activity

5. Officers and councillors, including the Diversity Champion, have sought to be involved in awareness raising around LGBT issues in the city and within the council. CYC has increased its involvement in the LGBT Forum and has supported the York Pride event since its creation in 2012 and this featured in the recent Equalities for Local Government (EFLG) peer assessment.
6. The council also has a Staff Equality Experts group (SEE) with an LGBT strand and the group remain active and effective on equalities issues and awareness raising across the council.
7. In York schools there has been a greater involvement in seeking to address LGBT issues. Through the work of the council and pastoral leads in schools, homophobic bullying has reduced city wide from 4.3% in 2013 to 2.4% in 2014 (cohort 1,000 year 8 pupils).
8. The council has been working with the York LGBT forum (schools group) for the past 3 years and several schools are now members of Stonewall. Sir Ian Mckellen visited York High School and Fulford School in October 2014 to talk to the students about being themselves and to stand up against prejudice. The Deputy Head Teacher from York High opened the 2014 York Pride event. Schools have been presented with a copy of 'It Gets Better – coming out and overcoming bullying'.
9. Submissions are made to Stonewall's Education Equality Index, an annual benchmarking exercise for local authorities from across the country showcasing how well they are tackling homophobia and homophobic bullying in their schools. CYC was placed 32nd on the Education Equality Index in 2013 and 24th in 2014. Stonewall has suggested how to use the survey to gather more comprehensive data on the extent of

homophobic language and bullying in primary schools and identify the risk-taking behaviours that vulnerable groups such as LGBT young people take part in.

Other Plans

10. In the new emerging Equalities Plan 'A Fairer York' the following priorities have been identified:

Making York a welcoming city, respecting and celebrating diversity, building strong communities where people from different backgrounds respect each other and get on well together, where people feel safe and children are happy, tackling and preventing hate crime, bullying in schools (particularly against LGB pupils), anti-social behaviour, honour crime and domestic violence.

We will ensure that equality information is collected, monitored and used to improve access to services and service provision, and we will tackle negative and discriminatory attitudes from the public and service providers towards BME, LGBT, disabled people, those with a mental health condition and deaf people.

11. The recommendations in this report will contribute to the achievement of these priorities and will inform the use of other such frameworks for workforce improvement activity related to BME and disabled communities in particular.

Feedback from the EFLG Peer Review

12. There is an issue regarding a lack of knowledge about the percentage of the York population who identify as LGBT as census data is deemed statistically insignificant. A regional indicator for Yorkshire & Humber is available to which the council's workforce compares favourably (1.3% and 1.7% respectively).
13. Although steadily improving, the declaration rates regarding sexual orientation within the council's workforce are still low and this was picked up in the by the assessors in the recent peer review. An extract from their draft report states:

There are low self-disclosure rates by staff across disability, LGBT and faith/religion. The Council needs to further consider ways to consider how to close the gaps in disclosure of protected characteristics. It already encourages the use of self-reporting via iTrent. It needs to improve the messages behind collection of this information to increase declaration rates. One approach may be to identify and adopt approaches from elsewhere such as Stonewall's monitoring campaign 'What's it got to do with you?'

14. The council has undertaken a number of "What's it got to do with you?" campaigns and will continue to do so.

What is the Stonewall Diversity Champions Programme?

15. The Stonewall Diversity Champions Programme offers advice and support to over 650 organisations including IBM, Barclays, Barnardos, Communities & Local Government (CLG) and the Royal Navy.
16. The programme is a good practice forum for employers on sexual orientation. Key benefits include:
 - Many networking opportunities and access to the hundreds of other members;
 - An allocated client account manager with knowledge of best practice in the local government sector and /or region. Account managers can be available and agree to speak at events;
 - Opportunity to benchmark CYC performance against other employers via the **Workplace Equality Index (WEI)**;
 - Free access to the seminar series, held across the UK (although mainly in London and the South). A range of topics covered include: Higher Education Workshops; The power of Networks; How to manage a Diverse Workforce; Bullying and Harassment; Straight Allies,

- Discounted rates for workplace conferences, leadership programmes and diversity training (via DVDs and e-learning);
- Free research and good practice guides;
- Visibility and employer branding would allow the use the diversity champion's logo internally and externally;
- Advertisement on Stonewalls' job website – new members receive free job listings for four weeks (worth £500).

Consultation

17. Consultation activity has been undertaken with the council's workforce and also with the following organisations:

- Agape
- Aviva Pride
- Generate
- HLGBT Performing Arts York
- Joseph Rowntree Foundation LGBT Staff Network
- LGBT Coffee and Cake
- L-Lit: York Lesbian Reading Group
- Thomas's Bar York/The Nag's Head/The Corner Pin
- University of York LGBTI Matters – Staff Sexual Diversity and Equality Forum
- University of York LGBTQ Postgraduate Network
- York Lesbian Social Group
- York LGBT Forum
- York LGBT History Month
- York LGBT Social Group
- York Pride
- York St John University LGBT Staff Network
- York Teaching Hospital NHS Foundation Trust LGBT Staff Network
- York Third Saturday
- Yorkshire MESMAC
- York St John LGBT+
- York University Students Union LGBTQ

18. Consultation feedback is summarised in Annex A to this report, is positive and in support of the recommendation to join the Stonewall Programme.

Options

19. Options are:
- a. To approve membership of the Stonewall Diversity Champions Programme or;
 - b. To reject the recommendation.

Analysis

Experience of other organisations

20. A number of organisations were contacted to gather their views and opinions of being part of the Diversity Champions Programme and also their submission of the Workplace Equality Index (all whom are ranked within the top 100 employers). Ten local authorities were contacted and information was gained from four (Leicester, Nottinghamshire, Brighton and Hove and Bury). Experiences were also gathered from two other employers within York, namely Joseph Rowntree Foundation and York St John University.
21. Although most organisations were generally supportive of the programme, two organisations no longer saw the value. This is summarised below:

Positives:

- Good for helping to shape LGBT equality policy;
- Good opportunity for a variety of teams to work together. *Some organisations form 'working groups' to drive forward, for example chair of network(s); HR; Communities and Equalities, Policy Development, Communications, Learning and Development;*
- Campaigns/posters/booklets are available to diversity champions and can be used for generic equality events (e.g. to support hate crime/anti bullying events/training line managers etc);

- Stonewall very supportive and advise when preparing WEI submission;
- CYC has been invited to come along to a conference taking place in May in Leicester.

Challenges:

- Very time consuming;
- Takes a number of years to be ranked within the top 100 (generally between 2 and 6);
- Ongoing commitment needed to maintain ranking and continuous improvement;
- Some think the WEI is too specific / narrow;
- Some are trying to withdraw as they have dropped down the rankings – this can bring reputational risks;
- It can distract an organisation its overall equalities and diversity journey.

Resourcing

22. Should the membership of the Stonewall challenge be approved it is recommended that a cross council network of officers take the work forward.
23. This would be managed and monitored through the council's Fairness Leadership Group with Human Resources support and involvement.
24. Effectiveness and progress will be monitored by the councillor Diversity Champion and through the Corporate & Management Scrutiny Committee in its monitoring of the workforce and related equality indicators.

Council Plan

25. Agreement to the recommendations in this report will contribute to the council's core capability of being a confident and collaborative organisation.

Implications

26.

(a) **Financial**

The annual membership fee of £2500 will be funded from existing budgets.

(b) **Human Resources**

See content of the report. Specific resources will need to be identified in Human Resources to support any working group established to deliver the Stonewall Champions work.

(c) **Equalities**

See content of the report and attached Communities Impact Assessment at Annex B.

(d) **Legal**

This report will assist CYC with meeting and exceeding its obligations under equalities legislation.

(e) **Crime and Disorder**

There are no implications for crime and disorder.

(f) **Information Technology (IT)**

There are no implications for IT.

(g) **Property**

There are no implications for property.

(h) **Other**

Other implications are covered in the body of the report.

Risk Management

27. There are no significant risks associated with joining the Stonewall Programme, only benefits in terms of creating an environment where all employees are able to reach their full potential. A reputational risk could be perceived if progress is not made in progressing within the Workforce Equality Index.

Recommendations

28. For the Cabinet Leader to:

- a. approve the CYC membership of the Stonewall Challenge.
- b. note that resourcing and oversight of the programme will sit with the Fairness Leadership Group with the support of Human Resources.
- c. commit the monitoring of the programme to the Corporate & Management Scrutiny Committee.

Reason: To continue the work on creating an environment where all employees are able to reach their full potential.

Contact Details

Authors:	Cabinet Member Responsible for the report:			
Pauline Stuchfield AD Customers & Employees 01904 551706	Cabinet Leader			
	Report Approved	√	Date	9 March 2015
Specialist Implications Officer(s)				
Wards Affected:			All	√
For further information please contact the author of the report				

Background Papers:

Workforce Strategy 2012-15:

<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=6682&Ver=4>

Annex A Comments and feedback on CYC joining Stonewall's Diversity Champions Programme.

Annex B Community Impact Assessment

Comment / feedback on CYC joining Stonewall's Diversity Champions Programme:

Feedback received from LGBT groups

1. Aviva Pride
2. York LGBT Forum
3. Agape (railway chaplain)
4. University of York - LGBTQ network
5. York Pride

Comment 1:

Sounds good to me, only points would be:

- Make sure you get the most out of it – Stonewall hosts free seminars for diversity champions and you get discount rates on other events. Make sure you get people to them.
- The workplace equality index is a lot of work, make sure you save evidence of any work you've done throughout the year, so you have it all when submission time comes around

If you haven't seen it already, Stonewall can help you put your case together

http://www.stonewall.org.uk/at_work/qa_on_the_business_case/default.asp

Comment 2:

Absolutely should! It is an incredible programme and a necessity for leading businesses. I'm happy to be involved in any way I can as a member of the Welcoming City Group.

Comment 3:

I think that becoming a Stonewall Diversity Champion would be a feather in the cap of the CYC nationally and a big step in the right direction locally.

You have just gained "Excellence" in your Equality Peer Review so this would be a logical progression.

The CYC has shown its support for the York LGBT community, for the LGBT Forum, for Pride, for LGBT History Month, etc, and is concerned to see schools free from homophobic bullying, the streets free of hate crime and older people free of stigma and discrimination.

Becoming a Stonewall Diversity Champion would recognise CYC achievements so far and look towards those tasks still ahead.

Comment 4:

We have worked with Stonewall before, on their rainbow laces campaign to kick homophobia out of sport. So far we've found our experience with them to be positive and productive.

When we discussed this one of our meetings, the only concern that was raised was Stonewall's lack of provisions for transgender people. Stonewall recently announced that they would be working more to support trans people, however, this was only recently, and their track record shows a distinct lack of trans support and resources. We don't think this makes them a bad organisation or not worth partnering with, we just thought it would be helpful to point out that by joining with them, not all of the letters in the LGBT name are covered. There are plenty of local organisations though such as Action for Trans* Health and the Yorkshire Trans Support Network who can help to fill in the gaps.

Comment 5:

This is great news that you are considering this action, having such a big employer such as the council join the stonewall scheme would hopefully encourage others in the city to take similar action. With other companies such as Aviva and St John University already joined in the scheme (and doing very well) it could raise questions as to why the councils isn't involved!

So from us it's a resounding YES to joining the scheme.

Feedback from 4 CYC staff

- Offering staff peer support, would be one thing that could be offered. A number of staff could be trained & those members of staff when called upon could be released from work to support that

member of staff. Just like a union rep. would do. Just the fact that we would have this service would send out a clear message to everyone, that as a council we support our L, G, B & T workers.

- This is a lot of money to spend. Lots of businesses use this service to make it look like they are doing something for their L, G, B, & T staff, when really they are doing nothing but ticking a box.
- Clearly work for a department of the council that has a working equal opp. policy. Worked for the council for over 15 year of which some of that time has been supporting L, G, B & T young people. Have always been supported personally.
- Would be in favour of joining the above. The campaign has had a positive impact in schools and other settings. Young people moving into the job market should and would expect public sector employers to hold similar values, and to make this known.
- A bit ambivalent re Stonewall; it isn't the sort of group I would think to have actively been involved with myself. However I would support CYC joining up. This is mainly on basis that I think CYC still needs to do more (and do it more often / more consistently).
- Think that joining this would help provide a framework re doing 'more' and knowing that what we are doing is seen as good practice, also if we need to do thinks to 'tick boxes' to join up this is itself would mean we have probably improved some things.
- In regards to the stonewall champions proposal to be considered at the leaders decision session this month I would like to voice my support for the proposal. The stonewall programme is an excellent example of best practice and would send a positive message to the LGBT community about CYC commitment to a diverse and inclusive workplace.
- Whilst stonewall is an excellent organisation it has sometimes focused sometimes on the concerns of the gay community to the exclusion of the wider LGBT community. Advise that we should consider how we promote the wider LGBT through this.

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SECTION 1: CIA SUMMARY
Community Impact Assessment: Summary
1. Name of service, policy, function or criteria being assessed:

Assessing whether joining Stonewall Diversity Programme will help improve workplace equality and diversity and make York a more welcoming City.

2. What are the main objectives or aims of the service/policy/function/criteria?

To ensure CYC is seen as an exemplar of best practice for workforce diversity, equality and inclusion whilst also making council premises a more visibly welcoming environment to the LGBT community.

3. Name and Job Title of person completing assessment:

Tracy Wright, Diversity and Staff Engagement Advisor

4. Have any impacts been Identified? (Yes/No)
Community of Identity affected:

All

Summary of impact:

Being a member of Stonewall will allow CYC to access best practice resources and advice forum on sexual orientation. It will give CYC the opportunity to benchmark their performance against other employers via a Workplace Equality Index on how to embed and engage the LGB(T) community. Also free access to a series of seminars and discounted rates for workplace conferences, leadership programmes and diversity training. Whilst not all COIs are covered by joining Stonewall, it is envisaged there will be an opportunity to apply any good practice identified across all COIs and where a person may fall with a number of COIs

5. Date CIA completed: 10.03.15
6. Signed off by: Pauline Stuchfield
7. I am satisfied that this service/policy/function has been successfully impact assessed.

Name: Pauline Stuchfield

Position: Assistant Director Customers & Employees

Date: 10.3.15

8. Decision-making body: Cabinet Leader Decision Session	Date: 19.3.15	Decision Details: TBA
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Send the completed signed off document to ciasubmission@york.gov.uk It will be published on the intranet, as well as on the council website.

Actions arising from the Assessments will be logged on Verto and progress updates will be required

Community Impact Assessment (CIA)

Community Impact Assessment Title:

Joining Stonewall Diversity Champions Programme

What evidence is available to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? For example: **improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people.** NB. Lack of financial resources alone is NOT justification!

Evidence

- **Census data 2011** confirmed that 0.3% of York's population are in same sex civil partnerships (highest in the region). However, local information regarding the Lesbian, Gay, Bisexual or Transgender (LGBT) population within the City is not available. Figures indicate this is 1.3% within the Yorkshire and Humber region.
- The council's 2014 **annual workforce monitoring report** (as at January 2014) indicates that there is currently a 17% gap within the workforce data in respect of sexual orientation. Where data is available, the council's knows that:
 - 0.4% of their workforce are in a civil partnership;
 - 1.7% identify as L, G, B or T
- The council's **2013 Workplace Wellbeing Survey** was completed by 1,428 employees (42% of the total workforce, excluding schools). The responses indicated that 56 out of the total 1,428 responses were LGBT. (i.e. 3.9%).

Community of Identity: Age

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
None		N/A	N/A	Yes - N
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there are multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Carers of Older or Disabled People

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A

Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there a multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Disability

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A	N/A	N/A	N

Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there a multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Gender

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there are multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Gender Reassignment

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
This community of identity is not currently included as part of Stonewall's Diversity Champions programme, although Stonewall have recently announced that they would be working more to support this COI.	Making York and the council as an employer a more welcoming city and work environment. It supports the priorities of respecting and celebrating diversity, where people feel safe and hate crime is tackled, together with anti social behaviour and bullying.	N to P	N to P

		All, but particularly access to employment, health and wellbeing, participation, influence and voice, identity, expression and self respect		
Details of Impact	Can negative impacts be justified?	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there a multiple COI impacts. CYC will ensure this COI will be included in all related LGBT activity.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Marriage & Civil Partnership

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
Part of this COI is covered (ie those within civil partnerships). In terms of the council's workforce data (Jan 2014) where employees have provided this information (circa 83% of the workforce) as an employer this suggests a marginal higher proportion of those declaring they are in a civil partnership when comparing this to the Census data (i.e. 0.4% and 0.3% respectively).	Whilst there is no evidenced based need to target a particular COI, advice and assistance from Stonewall may help address any inequality due to participation by this particular group and improving community cohesion overall.	P	P

Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Access to best practice examples to improve our employment practice and engagement with COI's will support CYC to reach their equality objectives.	N/A	To ensure a diverse, open and inclusive organisational culture. It will also be more visibly welcoming as an employer. It will improve the quality of workforce data by closing the gaps.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Pregnancy / Maternity

Evidence	Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
Could impact LGBT community (ie civil partnerships, see sexual orientation below)	(see civil sexual orientation below)			
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there a multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Race

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N	N
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there a multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Religion / Spirituality / Belief

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N	N

Details of Impact	Can negative impacts be justified?	Reason/Action	Lead Officer	Completion Date
Could be perceived negatively as affecting some Community of Identity groups disproportionately.	Yes	Learning and best practice could be applied to all communities of identity, and help to address where there are multiple COI impacts.	Pauline Stuchfield	March 2017 (based on revised workforce strategy outcomes)

Community of Identity: Sexual Orientation

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
<p>Little information exists regarding the LGBT community in York. However, of what is known, the council's percentage workforce figures (1.7%) compares favourably to information available of the LGB community in respect of the Yorkshire and Humber region (1.3%*). <i>* figure also includes those who identify themselves as transgender.</i></p> <p>There has also been a slight increase in CYC employees declaring themselves as LGB from 1.5% in 2013 to 1.7% in 2014.</p> <p>Anecdotally, LGBT community members have intimated the council could be more visibly welcoming and</p>	<p>Making York and the council as an employer a more welcoming city and work environment. It supports the priorities of respecting and celebrating diversity, where people feel safe and hate crime is tackled, together with anti social behaviour and bullying.</p> <p>All, but particularly access to employment, health and wellbeing, participation, influence and voice, identity, expression and self respect</p>	P	P

<p>committed as an employer to LGBT communities.</p> <p>Staff were invited to comment on CYC joining Stonewall, of which 4 responses were received indicating it would be a positive move for the organisation. Similarly, views were sought from members of specialist LGBT interest groups, other local authorities and two employers within the City as to whether joining Stonewall was beneficial. Again all groups responded positively.</p>				
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
<p>Promotes equality, good relations between staff groups and encourage employees to declare their personal data on iTrent.</p> <p>Access to best practice examples to improve our employment practice and engagement with COI's will support CYC to reach their equality objectives.</p>	N /A	<p>To ensure a diverse, open and inclusive organisational culture. It will also be more visibly welcoming as an employer. It will improve the quality of workforce data by closing the gaps.</p>	<p>Pauline Stuchfield</p>	<p>March 2017 (based on revised workforce strategy outcomes)</p>

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**Cabinet Portfolio Holder Decision Session
Cabinet Member for Finance and Performance**

18 March 2015

Report of the Assistant Director for Finance Property and Procurement

Disposal of Oliver House

Summary

1. This report seeks a Cabinet Portfolio Holder decision to select a preferred bidder for the disposal of the former Elderly Persons Home (EPH) at Oliver House and the garage site to the rear. This site is a valuable and high profile city centre site.

Background

2. Oliver House is a former 45 bed EPH, which closed on 31 March 2012. When it became surplus to requirements a decision was taken in May 2012 by Cabinet to dispose of the site to CVS for a Social Care Hub, subject to a robust business case. This was subsequently not found to be feasible and in December 2013 Cabinet agreed to place the site on the open market.
3. A site plan is attached at Annex 1. An additional area of land occupied by garaging is also identified. This is held within the Housing revenue Account (HRA), and was also agreed for disposal to create a larger more viable site and generate a larger capital receipt which will be split between the General Fund (GF) and the Housing Revenue Account (HRA).
4. The site is both financially valuable and strategically important, lying as it does within the city walls, in a largely residential area, within the Central Historic Core Conservation Area.
5. Strong interest in the property has been received from various quarters, with 24 bids made to purchase the property which are presented here for decision.

6. Packaged with the adjoining garages it is worth substantially more than as a stand alone site and the property market in York has recovered significantly since the decision to dispose was made. Bids have been received ranging from £3.24m to £750k.

Evaluation Criteria

7. In the current financial climate, with large reductions in government grant causing huge pressures upon council budgets, the capital value of this site is of significant importance. The site is one of the few high value vacant assets owned by the Council.
8. The site is also in a residential area and has significant community value. The need for the city to maximise brownfield land for housing has been well rehearsed. Increasing the cities' housing stock is key to re-balancing of supply and demand and impacting positively upon the overall affordability of private and rented housing stock. It is also important to consider how the type of any housing will help us meet the priorities set out in our housing strategy.
9. The Council are not selling the land with any restrictions or stipulations on its future use but the evaluation has been undertaken on the basis of
 - a. Capital Value – 60% with the highest bid getting 60 marks and decreasing down to 0% for a zero value.
 - b. Community value - 20% The planning brief identified a strong residential focus of the site so the evaluation awards 4 points for the quantum of housing, 4 points for the type of housing, 4 points for the level of affordable housing provided and 8 points for the provision of local amenities.
 - c. Deliverability - 20% with 11 points awarded for financial deliverability (finance in place) and 9 points awarded for planning risk
10. All bidders were informed of the high level evaluation criteria and asked to provide sufficient information to enable us to score their bids effectively. They were also asked to provide bids that were gross of S106 payments and any exceptional costs that arise through the planning process such as archaeology, renewable energy provision and exceptional build costs such as provision for higher build costs to meet the standards of a conservation area. Estimates of S106 liabilities are significant for the schemes with more than 15 dwellings as these

schemes will be expected to contribute commuted sums for the provision of affordable homes.

11. Some bids are extremely detailed, with site surveys commenced and high level schemes developed. For these schemes estimates of exceptional costs can be made which will eventually, as part of the detailed scheme development and the planning process, be netted off the gross bid before a final sale deal is struck. Some bids are simply a capital value with no scheme information which makes it much harder to quantify what costs may be netted off the gross bid.
12. As part of the analysis, officers have attempted to model the likely S106, archaeology and sustainable energy costs. Exceptional scheme build costs will be unique to each bid and no attempt has been made to estimate these.
13. In order to attempt to assess a wide range of types of bid it is inevitable that the evaluation model cannot possibly allow for all contingencies. It does however attempt to provide a method of assessing differing schemes with impartiality and effectively balance the merits of the different schemes. The Cabinet Member is asked to consider the suitability of the evaluation criteria and the balance applied to the different elements within it.

Analysis

14. A summary of all bids is attached at Annex 2. The analysis of the gross bids is attached at Annex 3, graded in order of overall points scored. Estimated net values have also been evaluated in a confidential Annex 4 and are again listed in order of overall points scored. This is commercially confidential because the actual net figures will be subject to commercial negotiations as part of the final sale agreement.
15. The marketing campaign was extremely successful with 27 bids from 23 bidders, evidencing the strong market interest in this desirable site. 22 of these bids are conditional upon planning (and hence likely to be reduced to accommodate all the costs above). 5 Bids are only conditional upon S106 payments but 3 of these are at a significantly lower level than the conditional bids from the same bidders and have therefore not been separately evaluated.
16. 2 bidders have made bids which are only conditional upon S106 payments. The Grantside bid at £1.475 is lower than the similarly unconditional bid made by Trinity Services for £2.412. This is only

conditional upon agreement of an estimated S106 payment for a very high level proposed scheme.

17. This bid would be subject to a lower level of reductions from the gross figure and is therefore more certain in overall value but it is lower in value than a number of other bids and it will be difficult to calculate a probable S106 as the scheme is not designed. This bid carries a higher risk of significant change from the original scheme when it eventually goes to planning and CYC would have no control if a widely different scheme were eventually put to planning.
18. If we proceed with a bid that is conditional upon planning permission, the capital receipt will be lower than the gross bid proposed and this will be negotiated following the detailed planning process.
19. In the evaluation of both gross bids and the estimated net bids, the bid from McCarthy & Stone for a 30 apartment retirement home scheme is the clear winner with 87 points at £3.324m. In second place is another 29 bed retirement scheme from Churchill Retirement with 79 points and a bid of £2.850m. In third place is the less conditional bid from Trinity Services referred to in Para 15 which scored 70 points at £2.412m.
20. The capital value of the bids ranges widely from £3.324m to £750k. The financial element is a major driver for the sale. The capital will be used to deliver council priorities, particularly accommodation for older people. Given that 60% of the points are awarded for finance and the highest bid is almost 4 and a half times that of the lowest bid, this has a significant influence on the overall scores.
21. The lowest value bid from Yorspace Ltd, which currently is ranked at 15 with 49 points has been widely supported within the Bishophill community and scores highest on community value, providing community space, composting and allotment provision, secure cycle storage and a car pool scheme. The proposal claims annual revenue savings to the council of £278k pa from :-
 - a. Reductions to social care costs if 20% of the residents were over 65 and required no social care support
 - b. Reduced anti social behaviour due to improved social cohesion in Micklegate Ward
 - c. Savings related to health and congestion resulting from a car pool

22. Based on the modest scale of the scheme these savings are highly speculative, and are very unlikely to be realised as actual savings to Council budgets.
23. The Yorspace bid is much lower value than the top 10 bids and a decision to sell the site on the basis of community value and high level projections of potential savings would be highly challengeable. As is set out in Para 25, the Council can decide to sell on the basis of community value at below market rate if the sale price is up to £2m less than market value. The Yorspace bid is £2.754 less than the highest gross bid and therefore a decision to sell to Yorspace would require Secretary of State permission as it does not represent best consideration for the council. This decision would be subject to challenge from a large number of other bidders and other interested parties.

Recommendation

24. It is recommended that the highest scoring bid be selected as preferred bidder and that detailed commercial negotiations are entered into. The negotiations to arrive at a final financial value for the sale will be undertaken by officers and the final sign off of the deal should be delegated to the Director of Customer and Business Support.
25. As the net value of the bid is likely to reduce during these negotiations it is still important to retain some commercial tension and it is therefore recommended that the second and third place bidders be retained as reserve bidders who will be invited back into the competition if an acceptable value cannot be agreed with the preferred bidder.

Corporate Priorities

26. The potential schemes will contribute to the Council Plan in the following ways. All of the housing schemes will contribute to a greater or lesser extent to the theme of Building Strong Communities by increasing the level of much needed housing stock within the city. The schemes for housing for older people and adults with learning difficulties will support the theme of Protecting Vulnerable People. The Hotel scheme will support the theme of Creating Jobs and Growing the Economy. This has been captured in the evaluation model in the scores allocated to community value.

Implications

27.

Finance – The land being sold is held in both the General Fund (70%) and the Housing Revenue Account (30%) The capital receipt will be split on this basis.

£450k of the GF receipt was assumed in the business case for the EPH project and it is expected that part of the GF receipt will make a contribution to the business case being developed to fund future housing provision for older people as part of the Older People's Housing Project. The details of this business case will be brought back to Cabinet later in the year. The HRA element will supplement the available capital budget for the provision of social housing

The actual sums will not be confirmed until the final commercial deal is agreed as they are subject to the reductions explained in paras 9-11.

Legal - The Council has statutory power (under S.123 of the Local Government Act 1972) to dispose of non-HRA land without the Secretary of State's consent for the best consideration reasonably obtainable (or for less than best consideration where the difference between the price obtained and full value is less than £2 Million where the purpose of the disposal will contribute to the promotion or improvement of the economic, environmental or social well-being of the area).

Paragraph A3 of The General Housing Consents Order 2013 gives the Secretary of State's consent (under S.32 of the Housing Act 1985) to the disposal of HRA land for market value price and also gives consent to the disposal of vacant non-residential HRA land (such as garages) at a price determinable by the Council (including for below market value).

It is recommended that if it is decided to enter into a contract conditional upon the purchaser obtaining planning permission for a particular scheme, that the Contract contains the following provisions standard to conditional sale contracts:

- (i) That the Sale Price is fixed/specified in the Contract (with not ability for the purchaser to deduct costs from the sale price after signature of contract (such as the costs of obtaining planning permission or the cost of complying with any Planning Obligation(s) imposed under any S.106 Agreement required by the Local Planning Authority or the cost of

complying with any conditions imposed by the Local Planning Authority)

- (ii) That the purchaser be under an obligation to apply for Planning Permission for their proposed scheme within a specified period from exchange of contracts and that they will use reasonable endeavours to obtain that Planning Permission on terms satisfactory to them by a further specified date, including entering into any S.106 Agreement required by the Local Planning Authority as a condition of granting planning permission.
- (iii) Ability for either the Council or the purchaser to terminate the Contract if the Buyer has not obtained Planning Permission on satisfactory terms by a specified date

If the Contract does not contain a provision restricting the property to a particular use (or preventing the property from being used for specific purposes) then the purchaser/future owner will be entitled to use/develop the property in any manner they choose in the future subject to obtaining planning permission for development/change in use.

Property -All implications are included in this report

Human Resources – None

Risk Management

- 28. Having identified an evaluation methodology, failure to apply it fairly could lead to challenge from other bidders. If a bid were selected that did not clearly demonstrate best consideration then that could also be challenged and would require. Failure to secure a significant capital receipt may impact upon the development of the business case for Older People's Accommodation project and the future delivery of additional social housing.
- 29. There is a risk of any scheme not getting planning permission.

Recommendations

- 30. Approve McCarthy and Stone as the preferred bidder for the purchase of Oliver House and the adjoining Garages.

Reason: To achieve the overall best consideration scheme on the Oliver House site and deliver a capital receipt to the General Fund and the Housing Revenue Account.

31. To retain Churchill Retirement and Trinity Services as reserve bidders who will be invited back into negotiations if an acceptable deal cannot be secured with McCarthy and Stone.

Reason: To retain commercial tension within the negotiations and ensure that the final deal represents best consideration for the Council.

32. To delegate to the Director of Customer and Business Support the agreement of the final sale value and terms.

Reason: To ensure the Council achieves the most advantageous deal.

Contact Details

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Cabinet Member

Responsible for the Report: Cllr Daf Williams, Leader

Report
Approved



Date 11 March 2015

Specialist Implications Officers

Ross Brown – Principal Accountant
Gerard Allen – Senior Property Solicitor
Housing – Andy Kerr – Housing Strategy Manager
Planning – Ben Murphy Regeneration Officer-

Ward Affected: Micklegate



For further information please contact the author of the report

Annexes:

Annex 1 - A plan showing the location of the site.

Annex 2 – A summary of all Bids

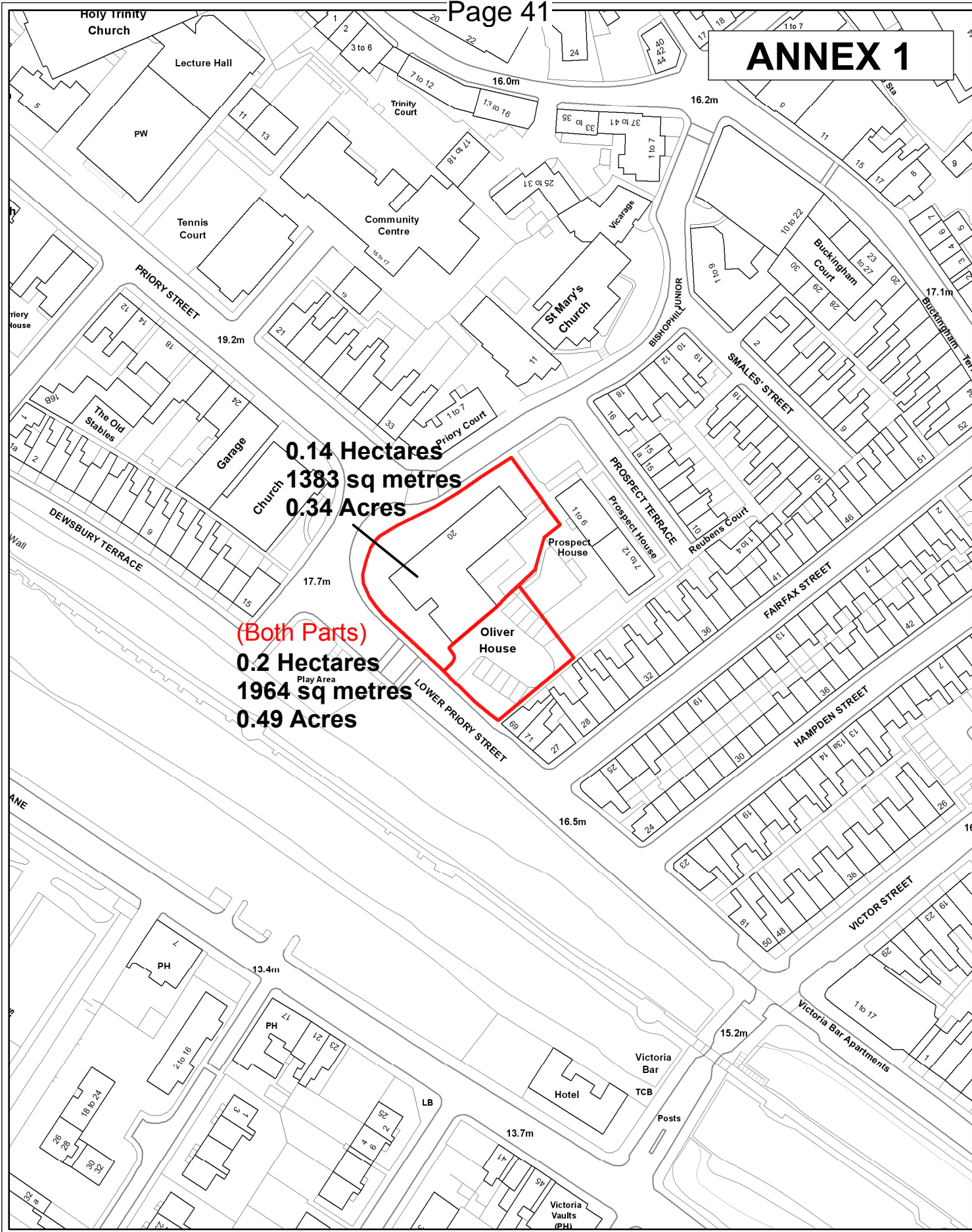
Annex 3 – Evaluation of Gross bids

Confidential Annex

Annex 4- Evaluation of bids with estimated net values

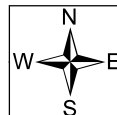
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ANNEX 1



CBSS
Asset & Property
Management

Oliver House and Garages



SCALE 1:1,250

DRAWN BY: DH

DATE: 16/07/2014

Originating Group:

Asset & Property Management

Drawing No.

E00639_6

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Oliver House - Annex 2 - Summary of Bids

Rank	Party	Unconditional £	Conditional £	Planning details	Funding details	Community Benefits
1	McCarthy & Stone	£1,250,000	£3,324,000 plus overage clause	Demolish existing building 30 retirement living apartments	Proof available	Highest quartile for development quantum scoring Housing type meets demonstrable housing need & may release larger family houses Off site affordable housing contribution assumed No exceptional local amenity or community provision
2	Churchill Retirement		£2,850,000 5% deposit, exch 8 weeks	Demolish existing building 29 retirement living apartments	Proof available	Highest quartile for development quantum scoring Housing type meets demonstrable housing need & may release larger family houses Off site affordable housing contribution assumed Community provision in form of public cafe
3	Trinity Services Ltd	£2,412,000	N/A	Convert existing building to 4 houses New build 7 houses and 4 flats	Proof available	third highest quartile for development quantum scoring Mixture of houses and flats with good range of sizes Contend scheme below affordable housing threshold No exceptional local amenity or community provision
4	S Harrison Developments Ltd	N/A	£2,482,000 plus overage clause	Demolish existing building 8 houses and 6 apartments	Proof available	Second lowest quartile for development quantum scoring Mixture of houses and flats and range of sizes Below affordable housing threshold No exceptional local amenity or community provision
5	P D Smith Holdings Ltd	N/A	£2,250,000	Demolish existing building 10 houses 3 apartments + 1 community use apartment	Not stated	second lowest quartile for development quantum scoring Good approach to housing mix and size Propose some affordable Housing - community use apartment No exceptional local amenity or community provision
6	Daniel Gath Homes	N/A	£2,375,550	Demolish existing building 13 houses of total 20,015 sq	Proof available	second lowest quartile for development quantum scoring Average approach to housing mix and size Scheme below affordable housing threshold No exceptional local amenity or community provision
7	Arncliffe Homes Ltd	N/A	£2,005,555	Demolish existing building 11 houses and 1 apartment	Proof available	second lowest quartile for development quantum scoring Average approach to housing mix and size scheme below affordable housing threshold No exceptional local amenity or community provision
8	Mandale Group	N/A	£1,850,000 Phased payment with final 30% 18 months after planning granted.	Convert existing building to 18 apartments and new build 12 apartments on garage site. Argue that conversion is existing stock therefore no affordable needed at all.	Cash	highest quartile for development quantum scoring poor approach to housing mix but good approach to size range contend affordable housing not required No exceptional local amenity or community provision
9	Fairhome Property Group Ltd	N/A	£1,050,000	Convert existing building 18-22 apartments for people with complex care needs	Proof available	second highest quartile for development quantum scoring good approach to housing mix and size - scheme meets demonstrable housing needs Good approach to Affordable housing proposed Good community benefits meeting the needs of those with complex disabilities
10	MCR Property Group	N/A	£1,300,000	Demolition of existing building 22 apartments and 5 town houses	Proof available	highest quartile for development quantum scoring good approach to housing mix and size range off site affordable provision assumed No exceptional local amenity or community provision
11	Lee Robinson John Semouson	£1,501,000	£1,501,000	Convert existing building Change of use to hotel	Proof available	lowest quartile for residential development quantum scoring poor approach to housing mix but average approach to size below affordable housing threshold some community benefits in provision of local employment and community space

12	London Ebor plc + Helmsley Group	N/A	£1,510,421/£1,589,421 5% deposit	Demolish existing building 10/14 (smaller) houses.	Cash	second lowest quartile for development quantum scoring poor approach to housing mix but good approach to size range below affordable housing threshold No exceptional local amenity or community provision
13	Home Group (Coho Ltd)	N/A	£1,100,000 Exclusivity contract only	15 units incl 6 x 1 bed flats affordable	Not disclosed	second highest quartile for development quantum scoring good approach to housing mix and size - meets demonstrable housing needs Good approach to Affordable housing proposed No exceptional wider local amenity or community provision
14	Grantside Ltd	£1,475,000	N/A	Demolish existing building 11 houses and 3 apartments	Proof available	second lowest quartile for development quantum scoring poor approach to housing mix but good approach to size range below affordable housing threshold No exceptional local amenity or community provision
15	YorSpace Ltd	N/A	£750,000 plus projected social value of £278,000 pa	Convert existing building to 14 intermediate affordable homes with community based use of remainder	70% LtoV in principle.	second lowest quartile for development quantum scoring good approach to housing mix and size - scheme meets demonstrable housing needs Good Affordable Housing provision Apprenticeship Wide range of amenity and community benefits inc apprenticeships, Community Allotment,Communal living space, Car pool, cycle courier depot etc
16	Mulgrave Properties	N/A	£1,308,000	Demolish existing buildings 9 houses 2 flats	Cash	second lowest quartile for development quantum scoring average approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
17	Alcuin Homes	£785,000	£1,330,000 5% deposit	Demolish existing buildings 7 houses	Prof available for unconditional	lowest quartile for development quantum scoring poor approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
18	Marico Asset Management	N/A	£1,250,000	Demolish existing building 8 dwellings	Proof available	Limited detail, lowest quartile for development quantum scoring assume on basis of scheme details a poor approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
19	Nixon Homes	N/A	£1,780,000 12 weeks to exchange £50,000 deposit	No scheme	Proof available	No detail
20	Tower Properties		£1,125,000	Demolish existing building 10 houses	Proof available 2 flats to sell (in solicitors hands)	second lowest quartile for development quantum scoring average to poor approach to housing mix and size range below affordable housing threshold No exceptional local amenity or community provision
21	Palladian (York) Ltd	N/A	£1,135,000 No exchange until receipt of planning consent	Demolish existing building Residential	Venture capital stucture.	no scheme details
22	Capitol Group	N/A	£970,000	20 x 1 bed apartments to provide specialist supported/assisted living to meet local authority needs	Not disclosed	Highest quartile for development quantum scoring good approach to housing mix and size - scheme meets demonstrable housing needs Good approach to Affordable housing proposed Good community benefits based around specialist supported living
23	Rushbond Ltd	N/A	£767,000	No scheme	Not disclosed	No scheme detail

Annex 3 - Evaluation of Gross Bids for Oliver House and Garages

Rank	Bidder	Finance		Deliverability			Community Benefit					Overall Total % Score
		Price £	Total %	Finance	Planning	Total %	Quantity of Housing	Type of housing	Affordable housing	Local amenity	Total %	
1	Mc Carthy and Stone	3,324,000	60	9	9	18	4	4	1	0	9	87
2	Churchill Retirement	2,850,000	51	9	9	18	4	4	0	2	10	79
3	Trinity Services	2,412,000	44	11	9	20	3	3	0	0	6	70
4	S Harrisons Developments	2,482,000	45	9	9	18	2	2	0	0	4	67
5	P D Smith Homes Ltd	2,250,000	41	9	9	18	2	4	1	0	7	66
6	Daniel Gath Homes	2,375,550	43	9	9	18	2	2	0	0	4	65
7	Arncliffe Homes Ltd	2,005,555	36	9	9	18	2	2	0	0	4	58
8	Mandale Group	1,850,000	33	8	7	15	4	2	0	0	6	54
9	Fairholme Property	1,050,000	19	9	9	18	3	4	4	4	15	52
10	MCR Property Group	1,300,000	23	9	9	18	4	3	2	0	9	50
11	Lee Robinson John Semouson	1,501,000	27	9	9	18	0	1	0	4	5	50
12	London Ebor PLC + Helmsley 1	1,589,421	29	9	9	18	2	1	0	0	3	50
13	Home Group	1,100,000	20	9	9	18	3	4	4	0	11	49
14	Grantside	1,475,000	27	9	9	18	2	2	0	0	4	49
15	Yorspace Ltd	750,000	14	9	7	16	2	4	4	8	18	48
16	Mulgrave Properties	1,308,000	24	9	9	18	2	2	0	0	4	46
17	Alcuin Homes	1,330,000	24	9	9	18	1	1	0	0	2	44
18	Marico Asset Management	1,250,000	23	9	9	18	1	1	0	0	2	43
19	Nixon Homes	1,780,000	32	9	0	9	0	0	0	0	0	41
20	Tower Properties	1,125,000	20	7	8	15	2	1	0	0	3	38
21	Palladian (York) Ltd	1,135,000	20	7	8	15	0	0	0	0	0	35
22	Capitol Group	970,000	18	0	0	0	3	4	4	4	15	33
23	Rushbond Ltd	767,000	14	7	8	15	0	0	0	0	0	29
24	London Ebor PLC + Helmsley 2	1,510,421	27	9	9	18	2	3	0	0	5	23

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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