



**Notice of a public meeting of
Customer and Corporate Services Scrutiny Management
Committee (Calling In)**

- To:** Councillors Williams (Chair), Galvin (Vice-Chair),
D'Agorne, Ayre, S Barnes, Fenton, Flinders, Gates and
K Myers
- Date:** Monday, 6 November 2017
- Time:** 5.30 pm
- Venue:** The Thornton Room - Ground Floor, West Offices (G039)

AGENDA

1. Declarations of Interest

At this point, Members are asked to declare:

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

which they may have in respect of business on this agenda.

2. Public Participation

It is at this point in the meeting that members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Friday 3 November 2017**. Members of the public can speak on agenda items or matters within the remit of the committee. To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

Filming, Recording or Webcasting Meetings

Please note that, subject to available resources, this meeting will be filmed and webcast, or recorded, including any registered public speakers who have given their permission. The broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if sound recorded, this will be uploaded onto the Council's website following the meeting.

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.

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- 3. Minutes** (Pages 1 - 4)
To approve and sign the minutes of the meeting held on 9 August 2017.

- 4. Exclusion of Press and Public**
To consider the exclusion of the press and public from the meeting during consideration of Annex B(4) to Agenda Item 5 (Called-In item: Disposal of Willow House, Walmgate) on the grounds that it contains information relating to business and financial affairs of any particular persons. 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).

- 5. Called-in item: Disposal of Willow House, Walmgate** (Pages 5 - 28)

To consider the decisions made by the Executive at a meeting held on 19 October 2017 in relation to the above item, which has been called in by Councillors Craghill, Flinders and Looker in accordance with the Council's Constitution. A cover report is attached setting out the reasons for the call-in and the remit and powers of the Corporate and Scrutiny Management Policy and Scrutiny Committee (Calling-In) in relation to the call-in, together with the original report and the decisions of the Executive.

- 6. Urgent Business**

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

Democracy Officer:

Name: Becky Holloway
Telephone: 01904 553978
E-mail: becky.holloway@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 własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

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

 (01904) 551550

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City Of York Council

Committee Minutes

Meeting	Customer and Corporate Services Scrutiny Management Committee (Calling In)
Date	9 August 2017
Present	Councillors Williams (Chair), Galvin (Vice-Chair), D'Agorne, Fenton, Gates, Reid, Looker (Substitute for Councillor S Barnes), K Myers (Substitute for Councillor Steward) and Flinders
Apologies	Councillors Steward and S Barnes

20. **Declarations of Interest**

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

21. **Public Participation**

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

22. **Called-In Item: City of York Local Plan**

Members considered a report which set out the reasons for the call-in and the role of the Committee, together with options available to it under the agreed post-decision call-in arrangements.

In accordance with those arrangements three Members (Councillors N. Barnes, Derbyshire and Looker) had called in the above Executive decision for the following reasons:

- i. The Executive has disregarded evidence provided by GH Hearn as part of the overall evidence base that underpins submission of a sound Local Plan;
- ii. The decision to wittingly submit an unsound Local Plan represents an unnecessary risk of high financial cost to the local taxpayer that should be avoided;

- iii. Through submission of an unsound Plan, the council's ruling Coalition puts at significant risk York's ability to define a permanent Green Belt, and in doing leaves it vulnerable to speculative development;
- iv. The Plan drawn up for submission fails in the requirement to ensure housing need is met. Of particular concern are the needs of key workers such as nurses, teachers and care workers for whom York's housing costs are a significant barrier to working in the city.

Councillor Derbyshire spoke, on behalf of calling-in Members, to reiterate comments from the GL Hearne report on housing need and 5 year supply and uplift. She highlighted that there had been an average shortfall in York of 267 dwellings per annum since 2007, and that this would have made a 20% uplift in supply defensible. The calling-in Members felt that this expert, and costly, advice had been ignored and that the city had missed an opportunity to provide affordable housing for key and low paid workers across the city. She stated that neighbouring Local Authorities had expressed their concern that they would have to 'pick up the tab' and provide for these workers when they could no longer afford to live in York. Finally she suggested that the Executive had undermined the soundness of the Local Plan by failing to provide for the needs of residents and stated that the plan may be rejected.

The Executive Member for Finance and Performance (Leader) was in attendance to answer questions, along with Chair of the Local Plan Working Group. In response to the points raised by the call-in Member he stated:

- In reference to the GL Hearne report giving little or no weight to the special character of York, the Leader was unable to answer whether or not this consideration was part of the Terms of Reference the Council provided, but felt that to not recognise this anyway was a failing on the part of GL Hearne.
- Significant development was a subjective term, figures were up to Members to decide.
- Any report which wanted to inflate housing need should be viewed with caution. All this would do is put control into the hands of house builders.

- Saying York has a housing crisis was unnecessarily emotive. There were not enough houses at present but there would be in future.
- This was a sound plan, based on sound evidence and would provide more housing than ever in York's history and did not risk rejection.

The Corporate Director – Economy and Place and Head of Strategic Planning were also in attendance to answer Member questions. They stated that guidance, including the GL Hearne report, had been provided for Members consideration but that final decisions were for the Executive to make. In response to questions from Members they stated:

- There was an approach within government policy of addressing housing affordability with increased supply. However, it was not always so straightforward as some areas were simply more desirable and York was one such location.
- There were affordable housing policies and schemes that could be used to deal with the needs of specific groups, such as Key Workers.
- GL Hearne would have been aware of the special character of York when producing the report, but this would not have been a key consideration.
- They were comfortable with the money spent on producing the report. GL Hearne provided a thorough assessment and it was up to Members to make a decision based on that information. It was important that Members had sufficient information when making any decision.

Members then debated the 'call-in' fully and considered the options outlined in the report, namely whether to make any formal comments to the Executive or not.

Some Members expressed support for the plan, which they felt had already been given sufficient scrutiny by the Local Plan Working Group before it was approved by Executive. They stated that allocating land would not necessarily mean more housing, and that York could not simply build its way out of a housing crisis. It was highlighted again that the GL Hearne report was not disregarded, it was considered and rejected. Finally they felt that only the Inspector could decide that the plan was unsound.

In contrast, some Members expressed their support for the points made by the calling-in Members and felt that with a small amount of compromise on housing uplift there could be agreement and a truly cross-party Local Plan moving forward. This would give additional weight when it was presented for inspection. They stressed that York did have a housing crisis and that, whilst increasing supply may not be a perfect solution, it would be a start.

Resolved: That the original Executive decision not be referred back in this instance for further consideration on the basis that there were no specific grounds which warranted re-consideration in the opinion of this Committee.

Reason: To enable the called-in matter to be dealt with efficiently and in accordance with the requirements of the Council's Constitution.

Cllr D Williams, Chair

[The meeting started at 5.30 pm and finished at 6.50 pm].



Corporate and Scrutiny Management Policy and Scrutiny Committee (Calling-In)**6 November 2017**

Report of the Assistant Director – Legal and Governance

Called-in Item: Disposal of Willow House, Walmgate**Summary**

1. This report sets out the reasons for the post decision call-in of the decisions made by the Executive on 19 October 2017 in respect of the Disposal of Willow House, Walmgate. The Executive approved the sale of Willow House to Empiric PLC. This cover report sets out the powers and role of the Corporate & Scrutiny Management Policy & Scrutiny Committee in relation to dealing with the call-in.

Background

2. An extract from the Decision Sheet issued after the Executive meeting is attached as Annex A to this report. This sets out the decision taken by the Executive on the called-in item. The original report to the Executive on 19 October 2017 on the called-in item is attached as Annex B to this report.
3. The Executive's decision has been called in post decision by Councillors Craghill, Flinders, and Looker for review by the Corporate & Scrutiny Management Policy & Scrutiny Committee (Calling-In), in accordance with the constitutional requirements for call-in. The following are the reasons given for the call-in:
 - We are calling on the Council to delay the sale of the land for 2 months so that further negotiation can take place regarding the area of currently unfenced open space between Willow House and Walmgate and all the options for protecting the land can be explored. This might include a covenant and/or other options.
 - Irrespective of its legal status this area of land has operated effectively as public green open space for a long time now.
 - It has functioned as part of the housing estate in an urban area which has very limited provision of green open space, and which

is part of an area officially recognised to have a deficit in open space.

- This is also an area of some deprivation, where supporting and empowering the local community should be a council priority; removing this open space is contrary to this objective.
- There is widespread concern about the loss of this green open space from local residents and the newly formed Walmgate Community Association – as evidence by a recent protest by 30 local residents at very short notice.
- Additionally, there is widespread concern about development on this area which forms the setting of the scheduled ancient monument of the city walls and recently refurbished historic Walmgate Bar.

Consultation

4. In accordance with the requirements of the Constitution, the calling-in Members have been invited to attend and/or speak at the Call-In meeting, as appropriate.

Options

5. The following options are available to CSMC (Calling-In) Members in relation to dealing with this post decision call-in, in accordance with the constitutional and legal requirements under the Local Government Act 2000:
 - a) To decide that there are no grounds to make specific recommendations to the Executive in respect of the report. If this option is chosen, the original decision taken on the item by the Executive on 19 October 2017 will be confirmed and will take effect from the date of the CSMC (Calling-In) meeting; or
 - b) To make specific recommendations to the Executive on the report, in light of the reasons given for the post decision call-in. If this option is chosen, the matter will be reconsidered by the Executive at a meeting of Executive (Calling-In) to be held on 23 November 2017.

Analysis

6. Members need to consider the reasons for call-in and the report to the Executive and form a view on whether there is a basis to make specific recommendations to the Executive in respect of the report.

Council Plan

7. There are no direct implications for this call-in in relation to the delivery of the Council Plan and its priorities for 2015-19.

Implications

8. There are no known Financial, HR, Legal, Property, Equalities, or Crime and Disorder implications in relation to the following in terms of dealing with the specific matter before Members; namely, to determine and handle the call-in.

Risk Management

9. There are no risk management implications associated with the call in of this matter.

Recommendations

10. Members are asked to consider all the reasons for calling-in this decision and decide whether they wish to confirm the decisions made by the Executive or refer the matter back for reconsideration and make specific recommendations on the report to the Executive.

Reason: To enable the called-in matter to be dealt with efficiently and in accordance with the requirements of the Council's Constitution.

Contact details:

Author:

Dawn Steel
Head of Civic &
Democratic Services
(01904) 551030

Chief Officer Responsible for the report:

Andrew Docherty
Assistant Director – Legal &
Governance

Report
Approved



Date 27 October 2017

Specialist Implications Officer(s) None

Wards Affected: All

For further information please contact the author of the report

Annexes

Annex A – Extract from the Decision Sheet produced following the Executive meeting on the called-in item.

Annex B – Report to the Executive of the Corporate Director of Economy and Place on Disposal of Willow House, Walmgate (19 October 2017).

Background Papers

None

EXECUTIVE**THURSDAY 19 OCTOBER 2017*****Extract from Decision Sheet***

Set out below is a summary of the decisions taken at the Executive meeting held on Thursday 19 October 2017. 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.

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

10. DISPOSAL OF WILLOW HOUSE, WALMGATE, YORK

Resolved: That the Executive approve the sale of Willow House to Empiric PLC as the highest bidder for Willow House.

Reason: To achieve the best consideration for the Willow House site, and facilitate investment in the Older Persons Accommodation Programme.

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Executive**19 October 2017**

Report of the Director of Economy and Place

Portfolio of the Executive Leader (incorporating Finance and Performance)

DISPOSAL OF WILLOW HOUSE**Summary**

1. This report seeks an Executive decision to dispose of the former Older Persons Home (OPH) at Willow House to the highest bidder.

Recommendations

2. The Executive is asked to :-
 - i. Approve the sale of Willow House to Empiric PLC as the highest bidder for Willow House.

Reason: To achieve the best consideration for the Willow House site, and facilitate investment in the Older Persons Accommodation Programme.

Background

3. Willow House is a former 34 bed Older Persons Home, which closed on 31st January 2017. On 29th November 2016 the Executive resolved to sell the Willow House site forthwith to generate a capital receipt to support the wider Older Persons Accommodation Programme.
4. The property lies just inside the city walls on the south-east side of the City, in a mostly residential area. Walmgate Bar is nearby. The site of Willow House is shown edged red on the plan attached at Annex 1.
5. A marketing campaign in June and July attracted 11 bids from 7 developers. 7 of these bids were unconditional but for significantly lower

values. Unconditional bids have not been taken forward as they were significantly lower value.

6. The council initially received a number of high bids for four storey schemes. Given the site is in close proximity to the city walls and based on early engagement with the Planning team there is a high risk that these schemes would not be granted planning permission which would then require a re-evaluation of the other bids and ultimately lead to a significant delay in the capital receipt. All bids based upon a 4 storey scheme have therefore been discounted and bidders were asked to submit applications for no more than 3 storeys.
7. The conditional bids are set out in Annex 2 with a list of the bidders in confidential Annex 3.
8. The value of these offers ranges from £1,950,000 to £2,825,000. The three highest bids are for new build student housing. The highest bid of £2,825,000 is from Empiric Student Property plc who are proposing to build a new 126 bedroom student housing scheme. All bids is subject to obtaining planning permission for their development proposal.
9. Given the need for the council to achieve a significant capital receipt from the sale of Willow House to fund investment in the Older Persons Accommodation Programme, the highest and least caveated bid is most likely to achieve this objective.
10. The provision of bespoke accommodation for student accommodation responds to the future projected growth in student numbers in the city (between 4000-6000 over the next 10 years). Increasing bespoke provision will reduce the impact of this growth upon family housing in the city.

Consultation

11. This report has been written in consultation with the Council's Older People's Accommodation programme team.

Council Plan

12. This proposal contributes towards the Council's priority of
 - a prosperous city for all.

- a focus on frontline services - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities

Implications

13.

- **Financial** The Older Persons Accommodation Programme anticipates capital receipts from the sale of redundant care homes, including the Willow House site. The disposal of the site to the highest bidder will ensure that the £4m of receipts required to fund current plans in the Programme will be achieved.
- **Human Resources (HR)** – There are no human resources implications.
- **Equalities** – The provision of additional student accommodation would provide an essential facility for young people.
- **Legal** - Section 123 of the Local Government Act 1972 authorises the Council to dispose of non-housing land without the consent of the Secretary of State (for Communities and Local Government) provided that the best consideration reasonably obtainable is being obtained. The Council can still sell non-housing land without the Secretary of State's consent for less than best consideration/full open market value provided that:
 - (i) the difference between the price obtained and full market value does not exceed £2 million and
 - (ii) the Council (acting reasonably and properly considers) that the disposal will facilitate the improvement of economic, environmental or social well-being of the area.
- All bids are subject to the respective bidders obtaining planning permission (on terms acceptable to them) for their respective proposed schemes. If that condition is not satisfied by a specified date (which date would need to be negotiated with the chosen bidder) then the sale contract would automatically terminate. (However the chosen bidder would have the right to waive that condition and proceed to complete the purchase of the property without having obtained planning permission).

- Whichever bid is chosen, the sale contract between the Council and the chosen bidder would not impose a legal obligation on the purchaser to develop any particular scheme/facility on the site by any particular date – it would be the buyer's own choice whether they redevelop the Willow House site. If Executive want to ensure that a particular scheme is developed on the site, then the Council would instead need to select and appoint a developer/operator after following a procurement process that complies with the Public Contract Regulations and impose a covenant that the site could only be used for that purpose. If any bidder was going to be under a legal obligation to the Council to construct and operate a particular facility on the site then their current offer would be likely to reduce significantly.
- **Crime and Disorder** – There are no crime and disorder implications.
- **Information Technology (IT)** – There are no information technology implications.
- **Property** – contained within this report.

Risk Management

14. Failure to secure a significant capital receipt may impact upon the business case for Older People's Accommodation project. The recommended bid will enable the achievement of the £4m of receipts required to fund current plans in the Programme so this risk is low.
15. There is a risk of any scheme not getting planning consent.

Contact Details**Author:**

Tracey Carter
 Assistant Director
 Regeneration and Asset
 Management
 Extn 3419

Tim Bradley
 Asset Manager
 Asset and Property
 Management
 Extn 3355

Chief Officer Responsible for the report:

Neil Ferris
Director of Economy and Place

Report **Date** 9/10/17
Approved

Specialist Implications Officer(s) List information for all

Financial Debbie Mitchell
 Head of Corporate Finance
 Tel No. 554161

Legal – Gerry Allen
 Senior Solicitor
 Tel No. 552004

Wards Affected: Guildhall

All

For further information please contact the author of the report

Background Papers: None

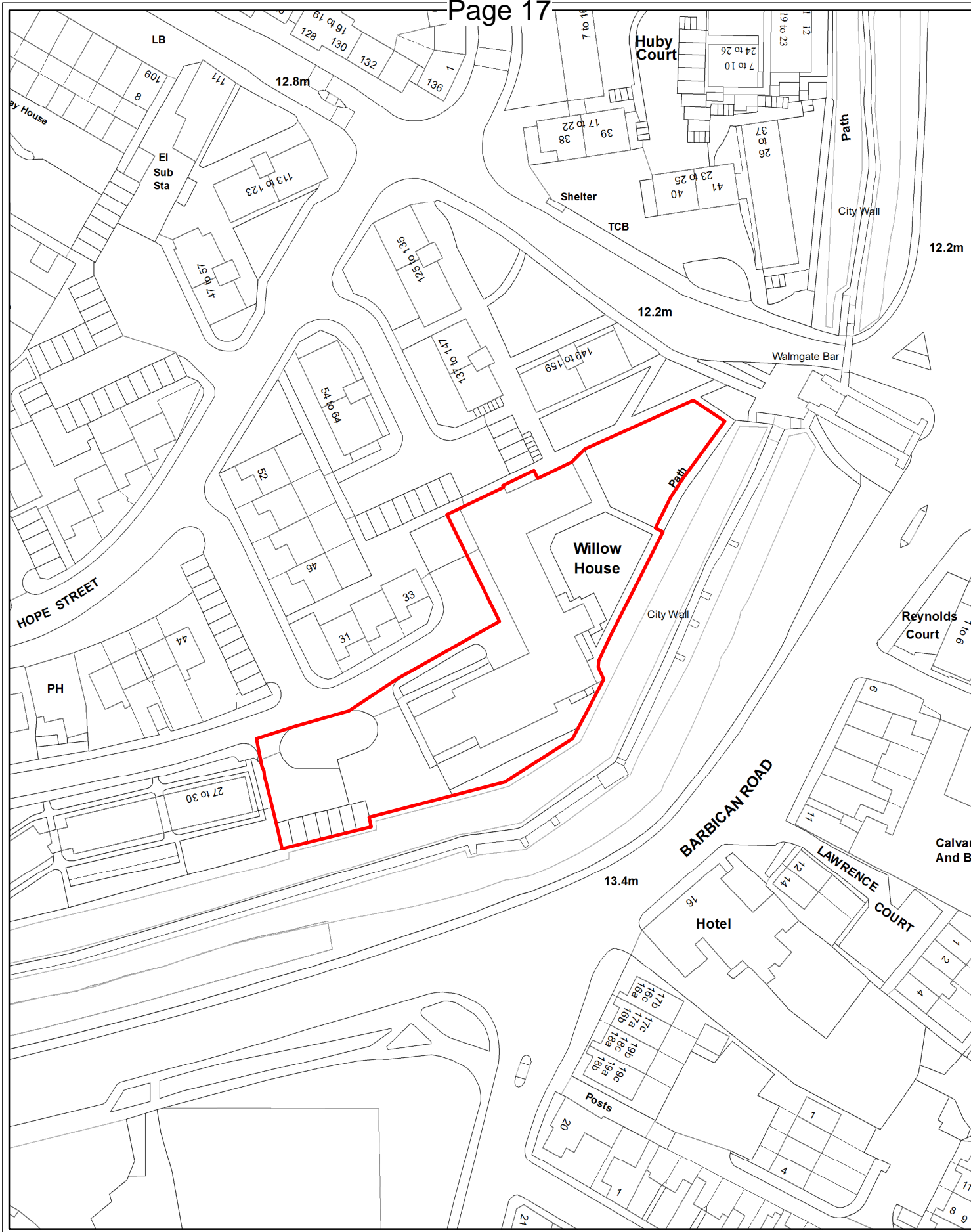
Annexes

- Annex 1 – Site Plan
- Annex 2 – Summary of Bids
- Annex 3 – One Planet York Decision Making Tool

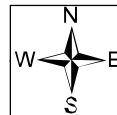
Confidential Annex

- Annex 4 – List Identifying the Bidders

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Willow House Elderly Persons Home



SCALE 1:1,000

DRAWN BY: CC

DATE: 25/09/2017

Originating Group:

Asset & Property Management

Drawing No.

E00643

**Asset & Property
Management**

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WILLOW HOUSE, WALMGATE, YORK – Annex 2 List of Bids

BIDDER	OFFER	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bidder 1 SPV of Empiric Student Property PLC guaranteed by ESP PLC	£2,825,000	Usual surveys and title	Satisfactory planning permission	126 bed student housing scheme.	1 month contract. 2 months planning application 11 months planning 20 months long stop (all dates from now) Aim to complete within 8 weeks	Cash/internal resources	<ol style="list-style-type: none"> £100,000 refundable deposit. Looking to reduce price if surveys reveal abnormal costs. Would need to be fixed prior to exchange. New build scheme including some development on land fronting Walmgate.
Bidder 2	£2,697,000	Ground survey	Satisfactory planning permission	128 bed student scheme	8 weeks to exchange No timetable for completion or longstop provided albeit discussed at inspection.	Not disclosed but can be made available if offer of interest – not clear where funding coming from and whether any risks.	<ol style="list-style-type: none"> 3 storey new build scheme. Smaller block on garages site also 3 storey. Extends into green space area fronting Walmgate. 10% deposit offered but not stated whether returnable. Overage offered at £21,000 per room in excess of 128 no.
Bidder 3	£2,650,000 3 storey but requires tree to be removed	Usual surveys and title	Satisfactory planning permission	168 bed new build student housing scheme.	3 months contract 5 months planning. (consecutive)	Cash	<ol style="list-style-type: none"> 10% refundable deposit. Overage considered if appropriate mechanism. New build scheme including some development on land fronting Walmgate. Scheme is 3 storey but requires removal of the tree.

WILLOW HOUSE, WALMGATE, YORK – Annex 2 List of Bids

BIDDER	OFFER	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bidder 4	£2,325,000		Detailed planning permission for C2 Care Home of no less than 66 beds	Care Home	Exchange 28 days from full legal pack Submit planning application 3 months of exchange Completion 10 days after satisfactory planning (after judicial review period – no long stop stated).	Cash	<ol style="list-style-type: none"> 1. 3 storey development with no roof space. 2. No further Board approvals needed. 3. New build scheme including some development on land fronting Walmgate. 4. Two month exclusivity period required for ground investigations. 5. 10% deposit returnable
Bidder 5	£1,950,000 3 storey and tree retained	Usual surveys and title	Satisfactory planning	130 bed new build student housing scheme.	3 months contract 5 months planning. (consecutive)	Cash	<ol style="list-style-type: none"> 1. 10% refundable deposit. 2. Overage considered if appropriate mechanism. 3. New build scheme including some development on land fronting Walmgate.

The 'Better Decision Making' tool has been designed to help you consider the impact of your proposal on the health and wellbeing of communities, the environment, and local economy. It draws upon the priorities set out in our Council Plan and will help us to provide inclusive and discrimination-free services by considering the equalities and human rights implications of the decisions we make. The purpose of this tool is to avoid decisions being made in isolation, and to encourage evidence-based decision making that carefully balances social, economic and environmental factors, helping us to become a more responsive and resilient organisation.

The Better Decision Making tool should be used when proposing new projects, services, policies or strategies, or significant amendments to them. The tool should be completed at the earliest opportunity, ideally when you are just beginning to develop a proposal. However, it can be completed at any stage of the decision-making process. If the tool is completed just prior to the Executive, it can still help to guide future courses of action as the proposal is implemented.

The Better Decision Making tool must be attached as an annex to Executive reports. A brief summary of your findings should be reported in the One Planet Council / Equalities section of the report itself.

Guidance to help you complete the assessment can be obtained by hovering over the relevant question.

Please complete all fields. If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

Introduction

Service submitting the proposal:	Asset and Property Management
Name of person completing the assessment:	Tim Bradley
Job title:	Asset Manager
Directorate:	Economy and Place
Date Completed:	27th September 2017
Date Approved 9/10/17	Tracey Carter

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? Sale of the Former Older Persons Home, Willow House, Walmgate, York
1.2	What are the main aims of the proposal? The sale of the property to the highest bidder and consideration of the proposed uses to which the property will eventually be put to.
1.3	What are the key outcomes? A capital receipt. Redevelopment of the site for student housing. Consideration was also given to accepting a lower offer for care home use.

Section 2: Evidence

2.1	What data / evidence is available to support the proposal and understand its likely impact? (e.g. hate crime figures, obesity levels, recycling statistics) Bids received from for other interested parties. Shown in appendix 2. Projected growth of student numbers over the next 10 years. Expected to rise by 4,000 to 6,000 over the next 10 years. National benchmarks for residential and nursing care beds. There is currently a shortfall of 657 rising to 962 by 2020.
2.2	What public / stakeholder consultation has been undertaken and what were the findings? Consultation with the Council's Older Persons Accommodation programme team
2.3	Are there any other initiatives that may produce a combined impact with this proposal? (e.g. will the same individuals / communities of identity also be impacted by a different project or policy?) The capital receipt from the sale of this property will used to fund investment in the Older Persons Accommodation Programme. Alternatively, selling the property for care home use at a lower capital receipt would help to address the shortfall in bed numbers across the city.

Section 3: Impact on One Planet principles

Please summarise any potential positive and negative impacts that may arise from your proposal on residents or staff.
This section relates to the impact of your proposal on the ten One Planet principles.

For 'Impact', please select from the options in the drop-down menu.
If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

Equity and Local Economy

Does your proposal?		Impact	What are the impacts and how do you know?
3.1	Impact positively on the business community in York?	Positive	University and research led business growth
3.2	Provide additional employment or training opportunities in the city?	Positive	Students living in the accommodation will develop skills.
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Negative	The proposed type of accommodation will not help those in care, homeless, or on low incomes. The rents in this type of accommodation will not be affordable to these groups.

Health & Happiness

Does your proposal?		Impact	What are the impacts and how do you know?
3.4	Improve the physical health or emotional wellbeing of residents or staff?	Neutral	
3.5	Help reduce health inequalities?	Neutral	
3.6	Encourage residents to be more responsible for their own health?	Neutral	
3.7	Reduce crime or fear of crime?	Neutral	
3.8	Help to give children and young people a good start in life?	Positive	Provision of accommodation for young people (students)

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.90	Help bring communities together?	Negative	The proposal wil have little effect on bringing people and communities together.
3.10	Improve access to services for residents, especially those most in need?	Negative	Student housing will not reduce the barriers.
3.11	Improve the cultural offerings of York?	Mixed	
3.12	Encourage residents to be more socially responsible?	Mixed	Does not promote residents to promote or shape their communities. However, students may become involved in volunteering and local deomcracy as part of their studies.

Zero Carbon and Sustainable Water

Does your proposal?	Impact	What are the impacts and how do you know?
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3.13	Minimise the amount of energy we use and / or reduce the amount of energy we pay for? E.g. through the use of low or zero carbon sources of energy?	Positive	The Council will no longer occupy the building
3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Positive	The Council wil no longer occupy the building

Zero Waste

Does your proposal?		Impact	What are the impacts and how do you know?
3.15	Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?	Neutral	

Sustainable Transport

Does your proposal?		Impact	What are the impacts and how do you know?
3.16	Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?	Positive	City centre location
3.17	Help improve the quality of the air we breathe?	Neutral	

Sustainable Materials

Does your proposal?		Impact	What are the impacts and how do you know?
3.18	Minimise the environmental impact of the goods and services used?	Neutral	

Local and Sustainable Food

Does your proposal?		Impact	What are the impacts and how do you know?
3.19	Maximise opportunities to support local and sustainable food initiatives?	Neutral	

Land Use and Wildlife

Does your proposal?		Impact	What are the impacts and how do you know?
3.20	Maximise opportunities to conserve or enhance the natural environment?	Positive	Retain mature Causican Pine Tree. Advice from the Council's landscape artchitect.
3.21	Improve the quality of the built environment?	Positive	Improved building design shown by indicative plans provided by developer.
3.22	Preserve the character and setting of the historic city of York?	Positive	The proposed buildings will be designed to have a positive impact on York's built environment.
3.33	Enable residents to enjoy public spaces?	Neutral	

3.40	Additional space to comment on the impacts		

Section 4: Impact on Equalities and Human Rights

Please summarise any potential positive and negative impacts that may arise from your proposal on staff or residents. This section relates to the impact of your proposal on **advancing equalities and human rights** and should build on the impacts you identified in the previous section.

For 'Impact', please select from the options in the drop-down menu.
 If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'

Equalities

Will the proposal **adversely impact** upon 'communities of identity'?
 Will it **help advance equality** or **foster good relations** between people in 'communities of identity'?

		Impact	What are the impacts and how do you know?
4.1	Age	Neutral	The proposal will not contribute directly to meeting the shortfall of car home places in York, but the higher capital receipt will enable the Older Persons accommodation programme to deliver its objectives of improving accommodation for older people. The proposal will provide accommodation for young People who have come to study In York and need good quality accommodation.
4.2	Disability	Positive	The existing building will be replaced with one that will conform to modern standards which will include disabled facilities as required by current legislation.
4.3	Gender	Neutral	
4.4	Gender Reassignment	Neutral	
4.5	Marriage and civil partnership	Neutral	
4.6	Pregnancy and maternity	Neutral	
4.7	Race	Neutral	
4.8	Religion or belief	Neutral	
4.9	Sexual orientation	Neutral	
4.10	Carer	Negative	The shortfall of bed spaces for good quality residential and nursing care will not be addressed by the proposed sale.
4.11	Lowest income groups	Neutral	
4.12	Veterans, Armed forces community	Neutral	

Human Rights

Consider how a human rights approach is evident in the proposal

		Impact	What are the impacts and how do you know?
4.13	Right to education	Positive	Student accommodation is provided in connection with higher education. Extra good quality housing for students will have a positive impact.
4.14	Right not to be subjected to torture, degrading treatment or punishment	Neutral	

4.15	Right to a fair and public hearing	Neutral	
4.16	Right to respect for private and family life, home and correspondence	Positive	Providing student housing on this site will help to reduce the adverse impact of the demand on private family housing from the student population.
4.17	Freedom of expression	Neutral	
4.18	Right not to be subject to discrimination	Neutral	
4.19	Other Rights	Neutral	

4.20	Additional space to comment on the impacts		



Section 5: Planning for Improvement

5.1	What have you changed in order to improve the impact of the proposal on the One Planet principles? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	It is considered that there are no changes that could be made.

5.2	What have you changed in order to improve the impact of the proposal on equalities and human rights? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	No improvements could be made.

5.3	Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits? e.g. consultation with specific vulnerable groups, additional data)
	The older persons accommodation programme will ensure that the project delivers its intended benefits.

5.4	Please record any outstanding actions needed to maximise benefits or minimise negative impacts in relation to this proposal? (Expand / insert more rows if needed)
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Action	Person(s)	Due date
Progress Older Persons Accommodation Programme to reduce the shortfall in care home places.	Roy Wallington	Apr-20

In the One Planet / Equalities section of your Executive report, please briefly summarise the changes you have made (or intend to make) in order to improve the social, economic and environmental impact of your proposal.

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

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