

**Notice of a public meeting of
Executive**

To: Councillors Gillies (Chair), Aspden, Ayre, Dew, Douglas, K Myers, Runciman and Waller

Date: Thursday, 30 August 2018

Time: 5.30 pm

Venue: The George Hudson Board Room - 1st Floor West Offices (F045)

A G E N D A

Notice to Members – Post Decision Calling In:

Members are reminded that, should they wish to call in any item* on this agenda, notice must be given to Democracy Support Group by **4:00 pm on Monday, 3 September 2018.**

*With the exception of matters that have been the 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 Customer and Corporate Services Scrutiny Management Committee.

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. **Exclusion of Press and Public**

To consider the exclusion of the press and public from the meeting during consideration of the following:

- Annexes 4 and 5 to Agenda Item 7 (Disposal of Ashbank – No. 1 Shipton Road)
- Annexes 5 and 6 to Agenda Item 8 (The Proposed Purchase of Robinson Court and the Union Terrace Centre)

on the grounds that they contain information relating to the financial or business affairs of 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).

3. **Minutes**

(Pages 1 - 14)

To approve and sign the minutes of the last Executive meeting, held on 12 July 2018.

4. **Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Wednesday, 29 August 2018**. 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. This broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if recorded, 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.

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/download/downloads/id/11406/protocol_for_webcasting_filming_and_recording_of_council_meetings_20160809.pdf

- 5. Forward Plan** (Pages 15 - 20)
To receive details of those items that are listed on the Forward Plan for the next two Executive meetings.
- 6. York Central Update - Western Access** (Pages 21 - 40)
The Corporate Director of Economy & Place to present a report which seeks approval for the final alignment of the Western access route and a package of land transfers and compensation between the council and the Millennium Green Trust to ensure delivery of the route and the long term future of Millennium Green, and sets out proposals for undertaking the detailed design of the first phase of infrastructure for the scheme.
- 7. Disposal of Ashbank - No. 1 Shipton Road, York** (Pages 41 - 60)
The Corporate Director of Economy & Place to present a report which seeks approval to dispose of the former council office at Ashbank, 1 Shipton Road, to the highest bidder.
- 8. The Proposed Purchase of Robinson Court and the Union Terrace Centre (formerly the Arc Light Centre)** (Pages 61 - 108)
The Corporate Director of Economy & Place to present a report which sets out proposals for the purchase of the freehold of Robinson Court and the long leasehold of the Union Terrace Centre from York Housing Association.
- 9. Capital Programme - Monitor 1 2018/19** (Pages 109 - 126)
The Corporate Director of Customer & Corporate Services to present a report which sets out the projected outturn position of the council's capital programme for the 2018/19 financial year, along with requests to re-profile budgets to or from current and future years.

10. 2018/19 Finance and Performance Monitor 1 (Pages 127 - 152)

The Corporate Director of Customer & Corporate Services to present a report which provides details of the council's overall finance and performance position for the period 1 April 2018 to 30 June 2018, together with an overview of any emerging issues.

11. Urgent Business

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

Democracy Officer:

Name: Fiona Young

Contact details:

- Telephone – (01904) 552030
- E-mail – fiona.young@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**

City of York Council

Committee Minutes

Meeting	Executive
Date	12 July 2018
Present	Councillors Gillies (Chair), Aspden, Ayre, Dew, Douglas, K Myers, Runciman and Waller
In Attendance	Councillors D'Agorne and Looker

PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS

12. Declarations of Interest

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

Cllr Ayre declared a personal interest in Agenda Item 6 (Delivering Improved Sport and Active Leisure Facilities at Burnholme), as his son played for one of the football clubs that regularly used the current facilities. He took no part in the discussions or decision on the item.

13. Minutes

Resolved: That the minutes of the Executive meeting held on 21 June 2018 be approved and then signed by the Chair as a correct record.

14. Public Participation

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme and three requests to speak from ward members.

Dan Taylor spoke on Agenda Item 5 (Housing Delivery Programme). Referring to a report in the Press on 6 July, he urged Executive to support increased affordable housing and the building of council homes on the Lowfield and Burnholme sites.

Cllr Fenton spoke on Agenda Item 5, as ward member for Dringhouses & Woodthorpe. He welcomed the report but queried the number of proposed dwellings on the Askham Bar site and asked for early consultation with residents on plans for the site.

Cllr Pavlovic spoke on Agenda Item 5, as ward member for Hull Road. He expressed surprise that the Development Company option was no longer recommended and criticised the proposals for lack of ambition, stating they would not meet the city's need for affordable homes.

Cllr Hayes, ward member for Micklegate, spoke on Agenda Item 10 (Clifford's Tower Visitor Centre Update), as a member of the Save Clifford's Tower Group. He announced he would be withdrawing his court appeal in the light of English Heritage's decision, but expressed the view that proper procedures had not been followed in making the original decisions in January 2017.

15. Forward Plan

Members received and noted details of the items that were on the Forward Plan for the next two Executive meetings at the time the agenda had been published.

16. Housing Delivery Programme

[See also under Part B]

The Assistant Director for Regeneration and Asset Management and the Assistant Director for Housing & Community Safety presented a report which set out proposals for the council to take a strategic lead in the delivery of mixed tenure housing, to provide much-needed affordable homes.

It was proposed that council-owned land and investment from the Housing Revenue Account (HRA) be used to directly deliver approximately 550 houses, of which 40% would be affordable housing, on 6 sites. Following the report to Executive on 7 December 2017 (Minute 100 of that meeting refers), due diligence had been undertaken on the legal and financial implications of different models of delivery and a high level business case developed for 7 potential sites. Of these, the Tang Hall Library site was too small to develop significant housing and was therefore recommended for sale to help fund

replacement library facilities. It was proposed to split the sites into two phases, with development to begin at the first site, Lowfield, in early 2019.

Options for delivery were detailed in paragraphs 35 – 44 of the report. Due diligence and analysis had shown that delivery through the HRA (option b) would best meet the key housing objectives. This was therefore the recommended option, rather than delivery through a council owned Development Company (option a), as suggested in the December report, or through the disposal of sites to private sector builders (option c).

In respect of comments made under Public Participation and questions from Members, officers confirmed that:

- the proposal for 550 houses was based on figures in the Local Plan and
- the shift in emphasis towards meeting housing need (paragraph 36 of the report) meant that delivery through the HRA was a better and quicker option at this point.

- Resolved:
- (i) That the direct delivery of mixed tenure housing on the sites listed in paragraph 7 of the report (excluding Tang Hall Library) be approved in principle.
 - (ii) That the appropriation of the Lowfield site from the General Fund into the Housing Revenue Account (HRA) be approved in principle, subject to final valuation, which is to be confirmed through the Capital Monitoring report.
 - (iii) That a revised HRA business plan be brought to Executive, setting out the funding mechanism to deliver all the other sites within the programme.
 - (iv) That detailed design work be undertaken to develop and submit planning applications for the Askham Bar and Burnholme sites, to be funded from the HRA investment reserve at a cost of £700k.
 - (v) That approval be given to procure construction partners for the Housing Delivery Fund and that authority for their appointment be delegated to the Corporate Director of Health, Housing & Adult Social

Care, in consultation with the Executive Member for Housing & Safer Neighbourhoods.

(vi) That it be noted that a detailed business case for each of the following sites will be brought back to the Executive:

- a) Burnholme
- b) Askham Bar former Park & Ride
- c) Former Clifton Without School
- d) Former Manor School
- e) Former Woolnough House Older Persons' Home
- f) Hospital Fields Road and Ordnance Lane

(vii) That a programme of support and marketing be developed to promote and ensure the successful delivery and uptake of market sale, self-build, rent to buy, shared ownership and downsizing schemes, funded from the HRA investment reserves.

(viii) That opportunities for investment in additional affordable homes on private sector developments across the city be investigated, and proposals brought back to the Executive.

(ix) That approval be given to dispose of the Tang Hall Library site on the open market.

Reason: To progress with the building of much-needed new homes in York, increase the number of affordable homes in the city and meet the housing needs of a broader range of York residents.

17. Delivering improved Sport and Active Leisure facilities at Burnholme

[See also under Part B]

The Strategic Services Manager and the Public Health Programme Manager presented a report which sought approval to invest in improved sports facilities at the former Burnholme Community College site, continuing plans to create a Health and Wellbeing Campus.

The report explained how the project would complement the growing range of sports facilities across the city by focusing on offering local opportunities for residents, in line with the city's Health & Wellbeing Strategy and the business case agreed in May 2016. Officers had been working with Greenwich Leisure Ltd. (GLL), who had managed the council's leisure facilities since December 2017, to deliver the vision for sport outlined in the report. Approval was sought to extend the contract with GLL to enable them to take over the operation of the Burnholme site from 2019/20, after redevelopment work. The redeveloped facilities would be the York hub for GLL's Healthwise programme, complementing the work of the Health Hub on the site.

Plans for the site would be shared at a community engagement event at Burnholme before submission of a planning application later this year, with an anticipated completion date in late 2019. Officers confirmed that protecting arrangements for groups currently using the facilities on a regular basis was something that could be managed within the contract with GLL.

- Resolved:
- (i) That a net investment of £2.45m should be made to deliver improved sports facilities at the Burnholme Health and Wellbeing campus and further enabling works to facilitate the delivery of sports, health and housing on the site, and that an application for planning permission be prepared and submitted for these works.
 - (ii) That approval be given to extend the Greenwich Leisure Ltd. (GLL) leisure facilities operation service contract, dated 16 November 2017, to cover the Burnholme Sports provision, on the terms described in the report and for the term of that contract.
 - (iii) That, for the term of the contract, existing regular users of the current facility can continue to have the same access times and cost arrangements, subject to annual price increases in line with inflation.
 - (iv) That approval be given to use the Venture Fund to manage the early years

deficits on the Burnholme operations, up to a total of £0.2m, to be funded from the surpluses due in the later years.

Reason: So that improved sports and active leisure facilities are made available for the benefit of the citizens of York.

18. Re-procurement of Sexual Health and Contraception Services

The Director of Public Health presented a report which sought authority to approach the market for the tendering of sexual health and contraception services, in line with the council's contract procedure rules and EU procurement legislation.

Local authorities had a statutory responsibility to commission specialist sexual health services for their population. To meet this obligation, it was proposed to award a new contract for 3 years, with an option to extend by 2 years, plus consideration of a further 2 years, subject to performance, up to a maximum of 7 years. It was intended to go to the open marketplace with a fixed budget and defined specification based on local need, with an 80% quality and 20% financial assessment model. Details of this procurement strategy, and the procedure should it fail to secure a contract, were set out in paragraphs 12-16 of the report.

In response to questions from Members, officers confirmed that the current service was working well and it was open to the service provider to re-apply, as well as other contractors. The risks of operating a safe and effective service with a reduced budget were recognised and being mitigated, as set out in paragraphs 43-45.

Resolved: (i) That City of York Council officers be authorised to approach the market to inform the commissioning and procurement of a sexual health service, to start from 1 July 2019.

(ii) That the Director of Public Health, in consultation with the Executive Member for Adult Social Care & Health, be authorised to accept the highest scoring tender, in accordance with the evaluation criteria, and award a contract.

(iii) That authority be delegated to the Director of Public Health, in consultation with the Executive Member for Adult Social Care & Health, to manage this contract, including any variations and planned extensions, in accordance with City of York Council's policy and procedures.

(iv) That the Director of Public Health be authorised to open initial discussions with North Yorkshire County Council on the potential for joint commissioning sexual health services on a North Yorkshire and York footprint, as part of an approach to risk management in the event of a failed tender procedure.

Reason: To meet the council's statutory responsibilities under the Health and Social Care Act 2012 and enable sexual health services that are clinically safe, value for money and responsive to local need to be available to York residents.

19. Treasury Management Annual Report and Review of Prudential Indicators 2017/18

[See also under Part B]

The Deputy Chief Executive / Corporate Director of Customer & Corporate Services presented a report which provided a review of treasury management activities, and the actual prudential and treasury indicators, for the 2017/18 financial year.

The report had been considered by the Audit & Governance Committee at their meeting on 27 June 2018, as required by the CIPFA Code of Practice on Treasury Management . Details of the out-turn against prudential indicators were attached at Annex A.

As detailed in paragraphs 13-15 of the report, there was a need to increase the Authorised Borrowing Limit to £441.4m for 2017/18, and to £480.3m for future years. This would require the approval of Full Council.

Resolved: That the 2017/18 performance of treasury management activity and prudential indicators outlined in Annex A to the report be noted.

Reason: To ensure that the continued performance of the treasury management function can be monitored and to comply with statutory requirements.

20. YNY Ltd.

The Corporate Director of Economy & Place presented a report which proposed that the council withdraw from its membership of YNY Ltd. (the Company), so that the Company could be dissolved.

YNY Ltd., a private company with three members - North Yorkshire County Council (NYCC), City of York Council (CYC) and York & North Yorkshire Chamber of Commerce, had been set up to support economic growth in the area. It had been dormant since 2014, when the Board agreed to transfer it to NYCC. However, as the articles of association did not allow for a single member or director, CYC approval was required to begin the process of dissolving the Company and to use the remaining £2,833.59 in its account towards the associated administrative costs.

- Resolved: (i) That approval be given in principle, as a member of the Company, to:
- a) Replace the current articles of association with un-amended model articles of association for private companies limited by guarantee to allow for sole directors, membership of less than 2 and distribution of the residue in the bank account to be used towards the administrative costs of dissolving the Company.
 - b) Following the amendment of the articles, send a formal letter from City of York Council and North Yorkshire Chamber of Commerce giving 7 clear days' notice of their respective cessations of membership.
- (ii) That authority be delegated to the Corporate Director of Economy and Place to carry out any

additional actions necessary to bring the above resolution into effect.

Reason: To allow the orderly dissolution of YNY Ltd., a company which is no longer required by the Partners.

21. Clifford's Tower Visitor Centre Update

The Assistant Director for Regeneration and Asset Management presented a report which asked Members to consider the council's response to the announcement by English Heritage (EH) that they would not be proceeding with the Visitor Centre element of their proposals for Clifford's Tower.

This item had been added to the agenda under urgency procedures because, due to the timing of the announcement, it had been listed on the Forward Plan for less than 28 days before the meeting date and a swift decision was needed in order to provide certainty in respect of the proposals.

Since EH received planning permission for their proposals in October 2016, the planning decision had been subject to Judicial Review, the result of which was still being appealed. In June 2018, EH had announced they did not intend to take forward their plans for a visitor centre but would work with the council to consider other options. It was therefore recommended that the Executive withdraw its previous decisions to lease to EH the land required for the visitor centre and associated public plaza, as indicated on the plan attached as Annex 1 to the report.

Having noted the comments made under Public Participation on this item, it was

Resolved: (i) That the offer of a long lease for the land requested by English Heritage for the construction of a Clifford's Tower visitor centre (shaded light blue on the plan at Annex 1) be retracted.

(ii) That the offer of a two year lease for the adjacent land for the associated public piazza proposed as part of the visitor centre project (shaded orange on the plan at Annex 1) be retracted.

Reason: To reflect the decision of English Heritage not to proceed with the visitor centre.

PART B - MATTERS REFERRED TO COUNCIL

22. Housing Delivery Programme

[See also under Part A]

The Assistant Director for Regeneration and Asset Management and the Assistant Director for Housing & Community Safety presented a report which set out proposals for the council to take a strategic lead in the delivery of mixed tenure housing, to provide much-needed affordable homes.

It was proposed that council-owned land and investment from the Housing Revenue Account (HRA) be used to directly deliver approximately 550 houses, of which 40% would be affordable housing, on 6 sites. Following the report to Executive on 7 December 2017 (Minute 100 of that meeting refers), due diligence had been undertaken on the legal and financial implications of different models of delivery and a high level business case developed for 7 potential sites. Of these, the Tang Hall Library site was too small to develop significant housing and was therefore recommended for sale to help fund replacement library facilities. It was proposed to split the sites into two phases, with development to begin at the first site, Lowfield, in early 2019.

Options for delivery were detailed in paragraphs 35 – 44 of the report. Due diligence and analysis had shown that delivery through the HRA (option b) would best meet the key housing objectives. This was therefore the recommended option, rather than delivery through a council owned Development Company (option a), as suggested in the December report, or through the disposal of sites to private sector builders (option c).

In respect of comments made under Public Participation and questions from Members, officers confirmed that:

- the proposal for 550 houses was based on figures in the Local Plan and

- the shift in emphasis towards meeting housing need (referred to in paragraph 36) meant that delivery through the HRA was a better and quicker option at this point.

Recommended: That a budget of £22.5m be created for the development of the Lowfield site, funded from HRA resources (£4.5m) and market sales (£18m), as set out in the report, noting that the final funding split may change and will be reported to future Executive meetings, and that HRA reserves will cash flow the development prior to the start of market sales.

Reason: To enable the progression of the building of much-needed new homes in York, to increase the number of affordable homes in the city and meet the housing needs of a broader range of York residents.

23. Delivering Improved Sport and Active Leisure Facilities at Burnholme

[See also under Part A]

The Strategic Services Manager and the Public Health Programme Manager presented a report which sought approval to invest in improved sports facilities at the former Burnholme Community College site, continuing plans to create a Health and Wellbeing Campus.

The report explained how the project would complement the growing range of sports facilities across the city by focusing on offering local opportunities for residents, in line with the city's Health & Wellbeing Strategy and the business case agreed in May 2016. Officers had been working with Greenwich Leisure Ltd. (GLL), who had managed the council's leisure facilities since December 2017, to deliver the vision for sport outlined in the report. Approval was sought to extend the contract with GLL to enable them to take over the operation of the Burnholme site from 2019/20, after redevelopment work. The redeveloped facilities would be the York hub for GLL's Healthwise programme, complementing the work of the Health Hub on the site.

Plans for the site would be shared at a community engagement event at Burnholme before submission of a planning application

later this year, with an anticipated completion date in late 2019. Officers confirmed that protecting arrangements for groups currently using the facilities on a regular basis was something that could be managed within the contract with GLL.

Recommended: (i) That the net investment of £2.45m for the Burnholme sports facilities capital investment works and sport, health and housing enabling works be added to the Capital Programme and funded from receipts secured by the Older Persons' Accommodation Programme, and Section 106 contributions received for improving sports facilities.

(ii) That, in the light of recommendation (i) above and other minor changes set out in the report, a revised total capital budget of £8.529m be approved for the Burnholme development.

Reason: So that improved sports and active leisure facilities are made available for the benefit of the citizens of York.

24. Treasury Management Annual Report and Review of Prudential Indicators

[See also under Part A]

The Deputy Chief Executive / Corporate Director of Customer & Corporate Services presented a report which provided a review of treasury management activities, and the actual prudential and treasury indicators, for the 2017/18 financial year.

The report had been considered by the Audit & Governance Committee at their meeting on 27 June 2018, as required by the CIPFA Code of Practice on Treasury Management . Details of the out-turn against prudential indicators were attached at Annex A.

As detailed in paragraphs 13-15 of the report, there was a need to increase the Authorised Borrowing Limit to £441.4m for 2017/18, and to £480.3m for future years. This would require the approval of Full Council.

Recommended: That the increase in borrowing limit set out in paragraphs 13 to 15 of the report be approved.

Reason: In accordance with the statutory requirements in Section 3(1) of the Local Government Act 2003.

Cllr I Gillies, Chair

[The meeting started at 5.30 pm and finished at 6.40 pm].

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Forward Plan: Executive Meeting: 30 August 2018

Table 1: Items scheduled on the Forward Plan for the Executive Meeting on 27 September 2018

Title and Description	Author	Portfolio Holder
<p>The Provision of School Places, 2018-2023 Purpose of Report To provide an update on the work taking place to manage the school's capital programme during 2018-2023, highlighting the challenges, pressures and risks involved in delivering both the capital maintenance and school planning programme during that period. These projects relate to the management of the LA's sufficiency duty and the recommendations from phase 2 of the inclusion review.</p> <p>The Executive will be asked to: note the approach being taken meet localised need for additional school places between 2018 and 2023 and to approve the use of basic need and SEND capital funding to allow the completion of the school building projects outlined in the paper.</p>	Maxine Squire	Executive Member for Education, Children & Young People
<p>City Centre Access Update and Priority 1 Proposals Purpose of Report To provide an update on progress towards developing proposals for changes to the access arrangements in the city centre, in accordance with the Executive's decision on 8 February</p> <p>The Executive will be asked to:</p> <ul style="list-style-type: none"> • Acknowledge the work done since the Executive meeting on 8 February • Agree to the progression of changes to the Traffic Regulation Order for the city centre • Decide upon one of three options to be taken forward for this area. 	Graham Titchener	Executive Member for Transport and Planning

Title and Description	Author	Portfolio Holder
<p>Update of Formal Enforcement Action Purpose of Report To enable the Executive Members to review the formal enforcement action as well as the surveillance activity undertaken in 2017-18 by:</p> <ul style="list-style-type: none"> • Public Protection (Environmental Health, Trading Standards and Licensing) • Housing Services • Community Safety • National Trading Standards Regional Investigation and National Trading Standards eCrime teams <p>The Executive will be asked to: provide oversight to the activity undertaken in 2017-18 and fulfil the requirement for an annual review under the Public Protection, Housing Services and Community Safety enforcement policy, as well as meeting the requirement of the Office of Surveillance Commissioners for Member oversight of surveillance activity.</p>	Matthew Boxall	Executive Member for Culture, Leisure & Tourism Executive Member for Environment (Deputy Leader) Executive Member for Housing & Safer Neighbourhoods
<p>Community Stadium Project Update Purpose of Report To present a progress update on the Community Stadium project.</p> <p>The Executive will be asked to: Note the progress on the project since the last Executive report and consider a recommendation for providing continued financial support to York City Knights RLFC first team arrangements at Bootham Crescent for the 2019 season, until they move to the new stadium in summer 2019.</p>	Mark Wilson	Executive Member for Culture, Leisure & Tourism.
<p>Rufforth and Knapton Neighbourhood Plan – Examiner’s Report and Decision Statement Purpose of Report To inform Members of the recommendations made in the Examiner’s Report and explain the Council’s response to these, and to gain approval for the subsequent</p>	Rachel Macefield	Executive Member for Transport & Planning

Title and Description	Author	Portfolio Holder
<p><i>(contd.)</i> Decision Statement to allow the Neighbourhood Plan to proceed to Referendum.</p> <p>The Executive will be asked to: approve the proposed Modifications recommended in the Examiner's Report and the Council's Decision Statement to allow the Rufforth and Knapton Neighbourhood Plan to proceed to Referendum.</p>		
<p>Director of Public Health Annual Report 2017 Purpose of Report To present the Director of Public Health annual report for 2017</p> <p>The Executive will be asked to: note the report.</p>	Fiona Phillips	Executive Member for Adult Social Care & Health
<p>Appropriation of Land on Bootham Stray for Highway Purposes Purpose of Report To seek authority to appropriate for highway purposes land associated with the existing Nestle South development site.</p> <p>The Executive will be asked to:</p> <ul style="list-style-type: none"> • Approve the appropriation and • Approve the proposed licence. 	Philip Callow & Nick Collins	Executive Leader (incorporating Finance & Performance) and Executive Member for Transport & Planning
<p>Demonstrating Delivery of the Older Persons' Accommodation Programme and Preparing for Further Action Purpose of Report To review the outcomes and achievements of the Older Persons' Accommodation Programme launched in 2015 and to highlight the continued and growing need for new accommodation with care for older people and propose a further phase of the Programme in order to tackle this need.</p>	Roy Wallington	Executive Member for Adult Social Care & Health

Title and Description	Author	Portfolio Holder
<p><i>(cont.)</i> The Executive will be asked to: note the outcomes and achievements that have delivered an increase in the quantity and quality of accommodation in the care for older people, and to agree to a further phase f the Older Persons' Accommodation Programme.</p>		
<p>Supplementary Planning Documents to Support the Emerging York Local Plan Purpose of Report Supplementary Planning Documents (SPDs) are intended to add further details to policies within a Development Plan Document such as a Local Plan. SPDs are capable of being a material consideration in planning decisions but are not part of the Development Plan itself. The Forward Planning Team has started to look at the progression of draft SPDs to help support the Local Plan strategic policies and to provide a more detailed framework to assist in development management decisions. This report summarises the SPDs identified and identifies those of highest priority.</p> <p>The Executive will be asked to: consider the SPD process, prioritisation of SPDs and progress against the other Local Plan priorities.</p>	Rachel Macefield	Executive Member for Transport & Planning

Table 2: Items scheduled on the Forward Plan for the Executive Meeting on 18 October 2018

Title and Description	Author	Portfolio Holder
<p>Duncombe Barracks Purpose of Report To seek Executive approval to purchase the Duncombe Barracks site from the Ministry of Defence (MoD).</p> <p>The Executive will be asked to: Agree the sale with a view to developing the site for much needed affordable housing.</p>	Paul Landais-Stamp	Executive Member for Housing & Safer Neighbourhoods

Table 3: Items Slipped on the Forward Plan

Title & Description	Author	Portfolio Holder	Original Date	Revised Date	Reason for Slippage
<p>Construction Charter Purpose of Report To seek approval for the introduction of a minimum standards charter in respect of construction projects procured by the council.</p> <p>The Executive will be asked to:</p> <ul style="list-style-type: none"> - Adopt the charter - Agree that the council ensures all potential and existing contractors are aware of the charter - Agree that the council monitors performance of contractors against the standards included in the charter. 	Debbie Mitchell	Executive Leader (incorporating Finance & Performance)	30 August	20 December	To allow for full consultation with suppliers and local businesses.
<p>Duncombe Barracks For details, see Table 2 above</p>	Paul Landais-Stamp	Executive Member for Housing & Safer Neighbourhoods	30 August	18 October	There have been delays in negotiating a price.



Executive

30 August 2018

Report of the Director of Economy and Place

**Portfolio of the Executive Member for Finance and Performance and
Executive Member for Economic Development & Community Engagement**

York Central Update – Western Access

Summary

1. York Central is a 72 hectare (ha) area of land adjacent to the railway station and is one of the largest brownfield sites in northern England, see plan at Annex 1. It provides a huge opportunity for regeneration providing new homes, Grade A commercial office space, an enhanced National Railway Museum and a range of new public spaces and facilities.
2. The scheme is being promoted by the York Central Partnership (YCP) which is made up of Network Rail (NR) Homes England (formerly the Homes and Communities Agency or HCA), the National Railway Museum (NRM) and the City of York Council (CYC).
3. The YCP have developed a master plan for the regeneration of York Central which has been submitted as an outline planning application for the whole York Central site. A detailed application for a new access road, bridge and spine road is due to be submitted in September. The provision of an additional vehicular pedestrian and cycle access from the west of the site is the key *enabling* element of the scheme. This access point inevitably has impact upon the Millennium Green, a 1.83 ha plot of land leased to the Millennium Green Trust for a term of 999 years in February 2000. The lease included a reservation over a small area to the north west corner for future access to York Central. The lease contains a clause entitling the Council to take back occupation of the part of the site on giving at least 3 months' written notice to the Trust subject to the Council using its best endeavours to grant a replacement 999 year lease of an alternative area of similar size and suitability.
4. In November 2017 Executive endorsed the YCP preferred Western access option with a view to developing an optimised solution that would minimise

the impact upon the Millennium Green (MG). This report seeks agreement to the final alignment of the road and a package of land transfers and compensation between the Council and the Millennium Green Trust (MGT) to ensure the deliverability of the access route within the funding window of the West Yorkshire Transport Fund (WYTF) and to ensure the long term future of the Millennium Green itself.

5. This report also outlines the considerable progress on the scheme and sets out proposals for undertaking the detailed design of the first phase of infrastructure in order to bring the scheme forward as soon as possible.

Recommendations

6. Executive is asked :-
 - I. To agree the route of the York Central Access road, bridge and spine road and to submit detailed planning applications in the autumn as set out in Annex 3.
 - II. To agree to repossess the land reserved in the Millennium Green lease to facilitate the access road onto York Central
 - III. To grant a long lease of a plot of replacement land on the other side of the Holgate Beck to provide long term replacement for the reserved land and to undertake minor improvement works to this land as agreed with the Trust
 - IV. To obtain a licence from the Millennium Green Trust permitting use of the area of land required to facilitate the construction of the bridge and to landscape this land prior to returning it to the Millennium Green Trust on completion of the works
 - V. To agree to offer MGT temporary use of alternative CYC owned land adjacent to the MG during the period of the licence
 - VI. To make a compensatory payment to the Millennium Green Trust of £375k to reflect the disturbance to the Millennium Green and enable the trustees to provide for the long term maintenance of the Millennium Green, of which £300k will be conditional upon planning permission.
 - VII. To provide further support to the Millennium Green Trust for their legal and technical support costs to a maximum of £25k.
 - VIII. To appropriate embankment land to the west of Severus Bridge for the use of the Highway in order to provide an additional pedestrian and cycle deck across the railway
 - IX. To agree to undertake the detailed design work for the key site infrastructure outlined in this report including the access bridge and the spine road, and the NRM rail link.
 - X. To seek further funding from the WYCA and YNYER LEPs to fund the detail design of the first phase infrastructure through to construction commencement
 - XI. To commit a further £2,390k funding from the EIF to fund the project through to March 2019.

- XII. In the eventuality that WCYA or YNYER grant funding is forthcoming to use the grant to reduce the level of EIF support required.
- XIII. To receive a further report in November 2018 with a detailed financial plan for the delivery of York Central including analysis of potential Enterprise Zone backed Council borrowing, in order to establish a budget for delivery of York Central infrastructure
- XIV. To receive a further report in January 2019 setting out :
 - a. a partnership agreement with the York Central Partnership to formalise the relationship and the financial agreement between the partners
 - b. Seek approval to draw down funds and commence construction of the access road and bridge

Reason: - To ensure the early delivery of a new access route to York Central within the timescale of available grant funding and the long term maintenance of the Millennium Green

Background

- 7. The delivery of York Central is essential to the growth of York, contributing significantly to the growth of the regional economy, through the provision of high quality office space, and to meeting housing need in the city. Though the site has been earmarked for regeneration for many years, previous attempts to deliver the scheme have not come to fruition and we are now poised to seize this once in a lifetime opportunity to make this development a reality.
- 8. There have been a number of developments which have finally enabled the scheme to be brought forward :-
 - i. The establishment of the York Central Partnership bringing together all the public sector land owners
 - ii. Assembling the land for redevelopment and clearing it of operational rail use
 - iii. Establishment of Housing Zone Status which has brought investment from Homes England to support the delivery of housing on the site.
 - iv. Establishment of the Enterprise Zone which brings with it the potential to retain the additional business rates generated from the site to allow investment in delivering economic growth on the site.
 - v. Securing significant enabling funding from a range of government agencies including the WYTF, YNYER LEP, Leeds City Region LEP, the One Public Estate Programme, the Homes England and the Ministry of Housing, Communities and Local Government (MHCLG).

9. The site does, however, have significant infrastructure challenges. It is entirely circumscribed by rail lines, with the rail station at the bottom of the teardrop of land, the East Coast Main Line (ECML) forming a barrier to the north and east, and the Freight Avoiding Lines (FAL) to the south and west. See site plan at Annex 1. Current access roads onto the site already run through minor residential streets in the Salisbury Terrace area, or under the Marble Arch Rail Bridge and have limited capacity and low bridges, limiting access for high vehicles. They are not suitable to serve a comprehensive re-development of York Central. It is therefore necessary for a new access route into the site to be constructed.
10. It is a priority for all partners to accelerate the delivery of York Central in order to:-
 - i. Deliver a significant quantum of much needed mixed tenure housing within the local plan period
 - ii. Deliver essential commercial space to promote economic growth
 - iii. Maximise the retained business rates from the Enterprise Zone through early phase build out of commercial space
 - iv. Achieve early land receipts to reduce the financing cost of up front infrastructure
 - v. Undertake capital highways spend before the end date of the WYTF spend deadline in March 2021

Developing a Western Access Route

11. In November 2017 Executive agreed to proceed with the YCP recommended western access alignment which enters the site from Water End, but with the requirement to undertake further design work and assessment to mitigate the impact upon the Leeman Road Millennium Green (MG) and seek legal advice on the route to achieve this. The YCP provided a financial undertaking to the Trustees of the MG to enable them to consider their legal obligations. Detailed consultation has also taken place with the MGT Trustees and their views have informed the development of the road alignment. This has given rise to a proposed landscaping approach for the MG, and an access road alignment which has been positively received by both the MG Trustees and the YC Community Forum.
12. Further legal review revealed that whilst CYC is able to repossess the small area of the Millennium Green land reserved under the terms of the lease (on condition that CYC uses reasonable endeavours to provide a suitable replacement parcel of similar size), the Trustees could not permanently dispose of any further land without the agreement of the

Charity Commission. The Charity Commission's determination would be based purely upon the terms of the Trust Deed and whether any land disposal would be 'compellingly in the best interests of the Trust's beneficiaries' not upon broader social or economic arguments. An offer of suitable replacement land and financial compensation could be considered in mitigation by the Charity Commission, but the process is lengthy and represents a significant risk to the project delivery programme timescales.

13. It may be possible to CPO the land required where there is a robust argument and it can be demonstrated that there are no other viable alternative routes onto the site. However, this could delay the vacant possession of the site and hence the construction of the bridge to March 2020. As a viable alternative route has been established and is proposed in this report, the CPO route is unlikely to be successful.
14. A full appraisal of the detail of all options together with risks and costs has been carried out by the YCP legal and design teams to confirm the preferred route alignment to take forward into detailed design and the preparation of a full planning application.
15. YCP concluded that the best solution was to negotiate an acceptable route with the MGT that did not require any MG land outside that portion of land reserved in the lease for access to York Central.
16. In the June 2018 Executive report, Executive agreed
 - i. To delegate the approval of the layout and the submission of a detailed planning application for the first phase infrastructure of the York Central scheme to the Executive Member for Transport and Planning.
17. This decision is intrinsically linked to the Millennium Green related decisions needed to deliver the alignment and so it is recommended that Executive make this decision as part of this report.
18. Work has subsequently been undertaken to determine an alignment that avoids any highway construction on MG land other than on the reserved land also avoiding the need for any easements or taking any support from the MG land. This alignment is illustrated in Annex 3. The structural solution will not be visible above ground; the embankment to the side of the roadway will slope down into the MG mitigating the visual impact of the road. This solution also allows Network Rail track-side access to the ECML for maintenance purposes, but due to the tight space constraints there is no

possibility of an embankment on that side of the road and the supporting wall will be visible from Water End.

19. The proposed access road and bridge option is estimated to cost c£20m more than the alignment first identified as part of the consultation in 2017, but is judged to be the only deliverable solution that can be delivered within the funding timescale for the WYTF (by March 2021) and has the least effect on adjoining communities and green space. This additional cost will be incorporated into the overall infrastructure costs which form part of the HIF funding bid for the York Central scheme and a final funding strategy will be brought back to Executive as part of the YCP Partnership Agreement in January 2019.
20. A final funding strategy will be brought back to Executive in a further report in November 2018 with a detailed financial plan for the delivery of York Central including analysis of potential Council borrowing and the use of Enterprise Zone retained business rates income in order to establish a budget for delivery of York Central infrastructure. Following this a further report in January 2019 will set out:
 - i. a partnership agreement with the York Central Partnership to formalise the relationship and the financial agreement between the partners
 - ii. Seek approval to draw down funds and commence construction of the access road and bridge

Millennium Green

21. In order to deliver this route a negotiated agreement with MGT will require:
 - i. The council to take back possession of the reserved land (coloured green on the plan at Annex 2) terminating the MGT Lease in so far as it relates to that land
 - ii. The council to offer a long lease of replacement land (coloured yellow on the plan at Annex 2) to the MGT for a nominal rent of £1 per annum (if demanded) to replace the reserved land and to reprovide vehicle access to the MG for maintenance purposes. The MGT to agree to a licence permitting occupation of the portion of land coloured blue on the plan at Annex 2 to be used for the construction of the road and bridge and for this land to be returned to the MGT after construction fully landscaped with upgraded paths and infrastructure to a specification agreed with MGT.

- iii. The council to offer the MGT temporary use during the period of the licence of the alternative land coloured pink on the plan at Annex 2
- iv. The council to provide the MGT with compensation to reflect the disturbance during construction works and to provide a source of funding to ensure the effective maintenance of the MG going forward. This has been agreed at £375k. £75k of this will be paid as soon as the agreement is signed with a further £300k to be paid on receipt of planning permission. In addition CYC have supported the MGT with £20k of legal fees and will commit to provide funding up to £5k to enable the MGT to commission technical advice on the specification of the landscape and planting scheme for the land to be handed back after construction

22. This proposal has already obtained the preliminary approval of the Charity Commission via a quicker route than that required for permanent land disposal. The MG Trustees are able to agree these proposals following consultation with local residents which they carried out in July and early August. The area of MG returned to the Trustees will include; new pathways, new planting and landscape which will be maintained by YCP for a period of 5 years following completion. The £375k payment will enable the MGT to fund a regular maintenance programme in future years for the whole of the Green.

Other Land Issues

23. The proposed design necessitates the construction of a new bridge deck adjacent to the existing Severus Bridge for pedestrians and cycles, allowing the existing bridge deck to provide a wider carriageway to accommodate the junction for the York Central access.
24. The cycle/footbridge design requires the use of a piece of land on the other side of Severus Bridge to land the new bridge deck. This land is currently part of the embankment of the road and was seemingly acquired in 1900 as part of the site for the future Poppleton Road School. It is adjacent to the playing fields, but has never been used as playing field and is fenced off to prevent children from accessing the embankment. This land needs to be formally dedicated for use as a highway and to formally remove it from the school boundary. As the land has not been used as a school playing field this does not require us to seek consent from the Department for Education

for this. The school have been consulted. Annex 3 highlights the area of land in blue.

Community Engagement

25. . An early consultation exercise in 2016 (Seeking your Views) and a specific consultation on access options in August- September 2017 fed into the decision made in November 2017 to identify a preferred western access route. The 21 June 2018 Executive report outlined the extensive consultation activity already undertaken which has since been supplemented by face to face consultation events focusing on movement, the masterplan, the proposed expansion of the NRM and transport. This extensive engagement process has shaped the YCP decision to seek out a route from the west that sought to minimise the impact upon the Millennium Green and has strongly influenced the Outline Master Plan and the Design Guide.
26. Since the June Executive report there has been further detailed engagement with MGT leading to agreement on the proposed route and on the proposed Heads of Terms set out above. The MGT's own recent local consultation included leaflet distribution to 5,500 local households, drop-in events and an information display at St Barnabas Church during a three week period. The MGT has recorded all the feedback and agreed for it to be published on the My York Central website.

Partnership Agreement

27. The YCP is currently a non- legally binding partnership of public sector bodies. All work undertaken to date has been undertaken at risk by all partners, which has been funded partly from external grants. A Memorandum of Understanding has been agreed by all partners and detailed work is underway to finalise the formal partnership agreement but it is anticipated that costs incurred in this early phase will be shared across the partnership when it is formally agreed (except for NRM).

Timetable

28. The proposed timetable for the project is set out below

Master plan Consultation	Jan-April 2018
Access construction Exec decision	March 2018
Agree YCP MoU	June 2018
Submission of Outline Planning Application	Aug 2018

Submission of Full Planning Application	Sept 2018
Detailed RIBA stage 4 design for construction of access road and bridge commences	Oct 2018
Determination of Planning Applications	Dec –Jan 2018
Executive decision on Partnership Agreement and commencement of infrastructure construction	Jan 19
Bridge and road construction commences	March/April 2019
Bridge and spine road complete	March 2021

Funding the next phase of work

29. Network Rail has already spent £4.4m on land assembly and rail clearance. Homes England has committed £18.9m towards land assembly and has contributed a further £200k towards the planning costs of the site. In addition Homes England is investing heavily in the establishment of a dedicated delivery team. Though some of this investment is backed by asset acquisitions these will not be realised unless the scheme is developed out so are “at risk” at this stage.
30. Homes England are the administering body for the Housing Infrastructure Fund (HIF) and CYC are mid way through the co development stage of the MHCLG HOF bidding process with an initial £57m capital grant bid to support the delivery of the project. The next stage is to undertake a green book based appraisal of the bid, working with the dedicated Homes England HIF team to co-develop a final proposal. This will be submitted by September 2018 with an associated decision on funding in December 2018. HIF is an important part of the overall funding for the infrastructure and will fundamentally shape the final partnership agreement.
31. The NRM have spent £1.14m on the master planning of their museum development scheme supported by a CYC grant of £200k and they continue to fundraise. As an important cultural anchor they will continue to help shape the overall scheme and integrate their plans with the development of York Central but their role differs from the major land owners NR and Homes England and from the Council as the custodian for a new part of the city and an enabler of the future scheme. As a Charitable organisation, NRM cannot undertake any development activity on non-Museum land, so NRM will not share in either the York Central development costs or receipts. The NRM have disposed of their surplus land assets to the Homes England in order to

integrate them into the overall scheme and facilitate the early phases of their £50m development plans.

32. In December 2013 Members agreed to earmark £10m towards the delivery of York Central. Currently £5,338k has been released to support technical work, masterplan development through to planning, land acquisition costs and site preparation works. There have also been other grant contributions from WYTF, Homes England, One Public Estate, Leeds City Region LEP and DCLG Enterprise Zone funding. These combine to total £7,459k shown in the table below:

	£'000	£'000
CYC – (£10m Allocation)		
Land purchase approval	1,014	
NRM Masterplan contribution	200	
Other Approvals	<u>4,124</u>	
Total CYC		5,338
WYTF Contribution		947
OPE Grant		250
Homes England Grants		689
LCR LEP Grant		200
DCLG EZ		35
Total Funding Available		7,459

Table 1 York Central Funding

33. Actual expenditure to 31st July 2018 and forecast

	Expend £'000
2015/16	112
2016/17	1,565
2017/18	2,197
2018/19 Actual to date	873
Estimate 2018/19	5,602
Total	10,349

Table 2 York Central Expenditure

34. In order to maintain the momentum of the project and ensure the delivery of the transport infrastructure within the funding window of the WYTF it is important to commence the detailed design work of the road and bridge to take this from the RIBA stage 3 level submitted to planning to RIBA 4 to enable a start on site soon after planning permission is granted.

35. If this design work is not undertaken until the planning permission is granted and HIF funding is in place then this will delay commencement on site until at least July 2019 and potentially push out spend beyond the WYCA funding window. This design work will cost an estimated £2.89m.
36. The current funding available is £7,459k. An allocation of £500k from YNYER LEP has been granted since the report to Executive in June. This leaves a requirement for a further allocation of funding of £2,390k.
37. Both WYCA and YNYER LEPs have indicated that they are willing to consider an additional request for grant funding for spend in 2018/19 and funding bids are being prepared for determination in November and December 2018. Until this funding is confirmed then a further drawdown from the CYC £10m allocation of £2,390k will be required.
38. This allocation would reduce the unallocated budget from £4,662k to £2,272k.
39. Any additional CYC funding will be at risk until a Partnership Agreement is signed and if the HIF funding is not forthcoming and if the scheme does not go ahead then this funding may be abortive. Should the scheme ultimately not be delivered then an element of these costs would be classed as abortive and need to be written off back to revenue. The estimated liability would total £5,714k.
40. Should WYCA / YNYER LEPs agree to provide additional grant funding this will be used to replace CYC funding. Updates will be provided through regular York Central or capital monitor reports.

Council Plan

41. :The project will assist in the creation of a Prosperous City for All, and be a Council that listens to residents particularly by ensuring that
 - i. Everyone who lives in the city can enjoy its unique heritage and range of activities.
 - ii. Residents can access affordable homes while the greenbelt and unique character of the city is protected.
 - iii. Visitors, businesses and residents are impressed with the quality of our city.
 - iv. Local businesses can thrive.
 - v. Efficient and affordable transport links enable residents and businesses to access key services and opportunities.
 - vi. Environmental Sustainability underpins everything we do.

- vii. We are entrepreneurial, by making the most of commercial activities.
- viii. Engage with our communities, listening to their views and taking them into account.

Implications

42.

Financial – financial implications are set out in paragraphs [29-40]

Human Resources (HR) – none

Equalities – Equalities impacts will be considered in the full infrastructure planning application and detailed design process

Legal – Legal advice has been provided throughout the Millennium Green option appraisal process and is incorporated in the main body and recommendations of this report

The proposed lease of land to replace the land to be returned to the Council's possession is subject to the best consideration rules. In this case the return of the Reserved Land will constitute the consideration. In the event that there is a disparity in valuation a General Consent Order gives the Council authority to dispose of land for less than best consideration if the Council considers that the purpose of the disposal is likely to contribute to the promotion of the economic, social or environmental well being of the area and the difference between best consideration and the consideration being obtained by the Council is less than £2 million. Subject to an appropriate valuation audit trail that consent can clearly be relied upon in this case.

The Council's powers of general competence contained in the Localism Act 2011 are sufficient to enable it to make the proposed payments to the MGT. As with every decision these powers must be exercised in accordance with normal public law principles. The Council may well take the view that the social and environmental benefits associated with protecting the long term stability of the MGT are important factors underpinning the reasonableness of that decision. The report does not identify any specific equalities issues associated with the recommendations. These are likely to have greater importance at subsequent stages of the project but Members are very familiar with their duties in this regard and may consider that ensuring the future of the MG is likely to have positive benefits for certain groups with protected characteristics who may benefit from being able to use it.

Information Technology (IT) - There are no IT implications.

Crime and Disorder - The detail design of any future scheme will require detail consideration of crime and disorder implications and there will be structured input from the Police Architectural Liaison Officer

Property – Covered in the report.

Risk Management

43. The project is complex and high risk and until the scheme receives planning consent and a partnership agreement is formalised all investment from all parties is at risk. The EZ facilitates up front borrowing which would be repaid by future retained business rates and there is an inherent risk that the income is not generated or is slower to accrue. The partnership agreement therefore needs to identify how partners share this risk and ensure that the development of the scheme continues to focus on the delivery of business space. The project has multiple partners and funders and stakeholder management is essential to continue momentum and gain commitment to the scheme.
44. The primary risk is the potential breakdown of the delivery partnership between the partners with a consequent failure to unlock the site. This has been addressed by the establishment of a working group, project board and escalation procedures thus ensuring senior level collaboration across all the public sectors partners. It is expected that these will be embedded within the terms of a proposed partnership agreement.
45. If the scheme does not go ahead there is the risk that the cost of the development to date may not be fully recovered.
46. Costs spent on land acquisition would be recoverable but the costs of preparing a masterplan and planning applications without a partnership agreement in place are at risk and can only be mitigated by finalising a partnership agreement.
47. Failure to obtain the necessary regulatory approvals to dispose of land on the site for development or to clear operational railway uses from the site is another significant risk – this would prevent the development of the site in whole or part. Mitigation plans to date include the acquisition and extinguishment of long-term rail industry leases on the site by Network Rail and development of a strategy that identifies relocation sites for the rail uses. In addition, a rail land use strategy for York is being taken forward and it is believed this meets operator needs and Network Rail's planned capacity improvement schemes. This issue is being mitigated by Network Rail prior to any infrastructure investment with a clear commitment under the proposed

partnership agreement to remove rail uses from the site within a phasing plan to enable site development.

48. An obvious risk is of failure to secure planning permission – this is being mitigated by early engagement with CYC as local planning authority in the ongoing development plans and engagement of stakeholders and local communities at both concept stage and as detailed plans emerge.
49. There is a risk that the scheme may not attract development market interest or new occupiers. This risk has been mitigated by the proposed approach to infrastructure delivery, and further evidence gathering from our appointed advisors. In addition, the development of a delivery and marketing strategy and the award of EZ status will incentivise early business occupation.
50. There is a risk that CYC may not secure equity investment towards some of the costs of the enabling infrastructure. However, this will be mitigated by the EZ status and access to borrowing this brings. It will also be mitigated by early sign off of funding from Homes England and a comprehensive gateway process for release of West Yorkshire Transport Funds (WYTF).
51. This report specifically deals with the risks presented by the access across the Millennium Green. If this cannot be achieved through negotiation then there will be a significant delay to the scheme which could mean access to grant funding is lost which may mean that the scheme is not viable and cannot be delivered.
52. There is a risk of costs being higher than estimated which is mitigated by the two stage procurement which will seek to establish fixed costs before construction commences. If the costs escalate beyond the tolerances established in the partnership agreement then the overall business case will need to be reviewed before construction commences and the partnership agreement needs to provide for this.
53. A full risk register has been developed by the YCP and will be regularly reviewed by the project board as the project progresses.

Contact Details

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Report approved 17 August 2018

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Tel No. 551004

Wards Affected: Holgate, Micklegate

For further information please contact the author of the report

Annexes

Annex 1 – Map of York Central site

Annex 2 – Map of Millennium Green land ownership and proposed acquisitions,
disposals and licences

Annex 3 – Proposed route of Western Access

Background Papers:

List of Abbreviations

CYC - City of York Council

ECML - East Coast Main Line

EIA - Environmental Impact Assessment

EZ – Enterprise Zone

FAL - Freight Avoiding Lines

HIF - Housing Infrastructure Fund

LCR - Leeds City Region

LEP - Local Economic Partnership

MG - Millennium green

MGT - Millennium Green Trust

MHCLG –Ministry of Housing Communities and Local Government

NRM - National Railway Museum

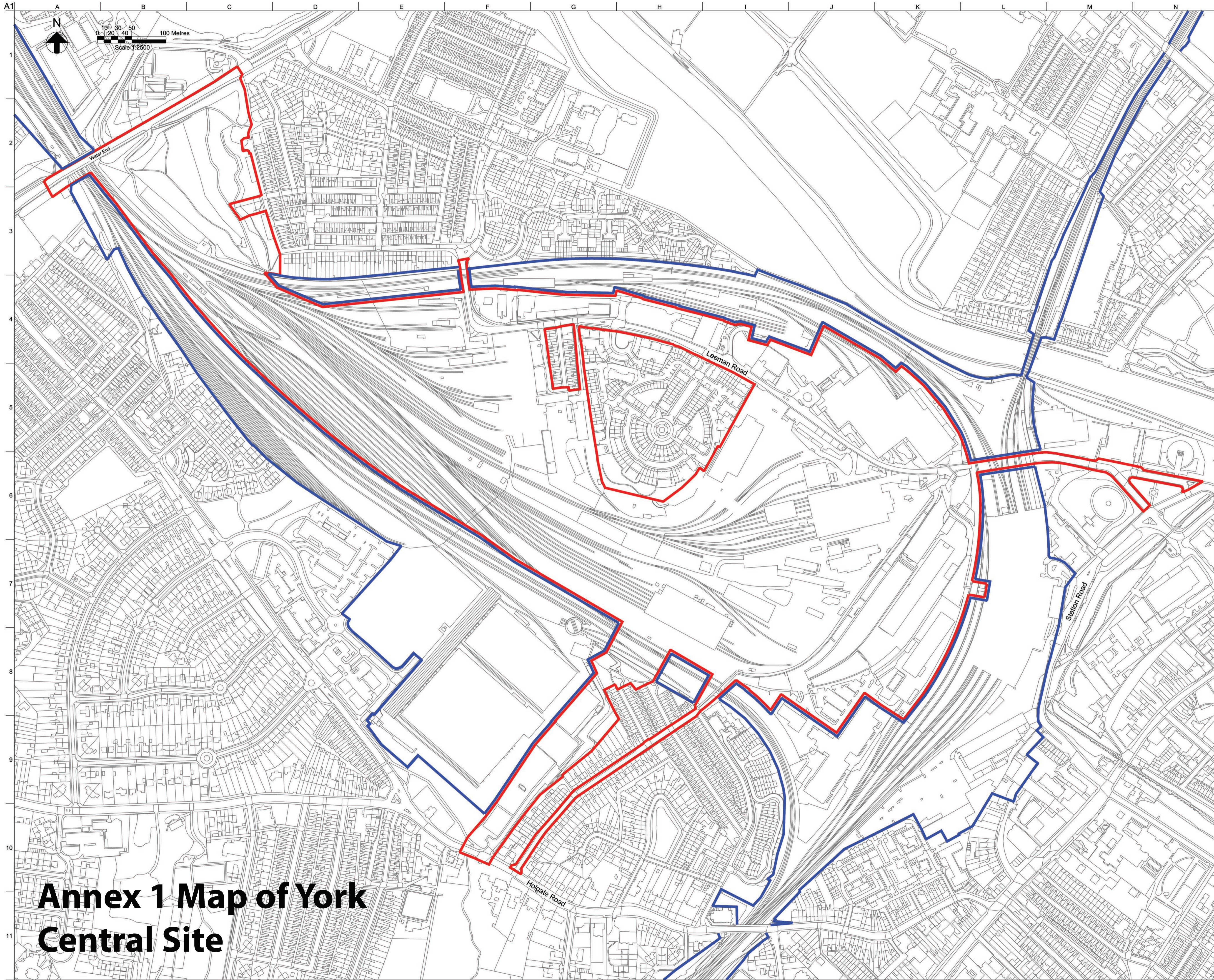
WYTF – West Yorkshire Transport Fund

YC - York Central

YCCF - York Central Community Forum

YCP - York Central Partnership

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Annex 1 Map of York Central Site

Key:
— Outline Planning Boundary
— Other Land within the Applicants control

P1.1	23/07/18	GC	HS	RB
Issue				
P1	11/07/18	GC	HS	RB
Issued for Outline Planning				
Rev	Date	By	Chkd	Appd

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 Admiral House, Rose Wharf,
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 www.arup.com

Client
 York Central Partnership

Project Title
 York Central

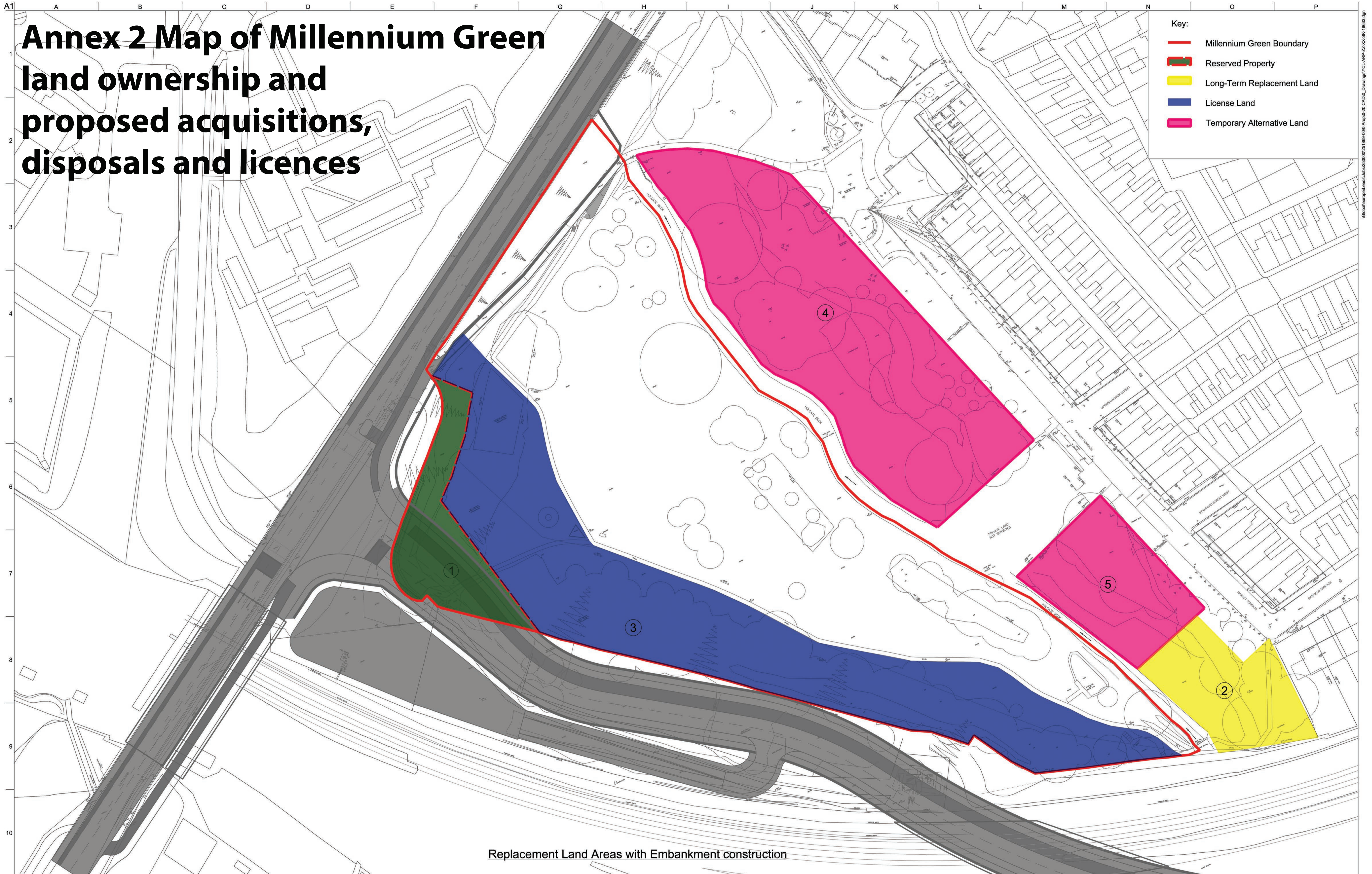
Drawing Title
 Site Plan

Scale at A1 1:2500
 Role Planning
 Suitability S2 Issued for Planning
 Arup Job No 251869-00 Rev P1.1
 Name YCL-ARP-ZZ-XX-DR-GB-18012

Annex 2 Map of Millennium Green land ownership and proposed acquisitions, disposals and licences

Key:

- Millennium Green Boundary
- Reserved Property
- Long-Term Replacement Land
- License Land
- Temporary Alternative Land



Replacement Land Areas with Embankment construction

- Areas:**
- 1 - The Reserved Property = 1127m²
 - 2 - Long-term replacement land = 1127m²
 - 3 - License Land = 5771m²
 - 4 - Temporary alternative land = 5104m²
 - 5 - Temporary alternative land = 1354m²

P04	15/08/18	GC	NB	CW
Issue				
P03	29/06/18	GC	NB	RB
Issue				
Issue	Date	By	Chkd	Appd

P02	26/06/18	GC	NB	RB
Issue				
P02	25/06/18	GC	NB	RB
Issue				
Issue	Date	By	Chkd	Appd

ARUP

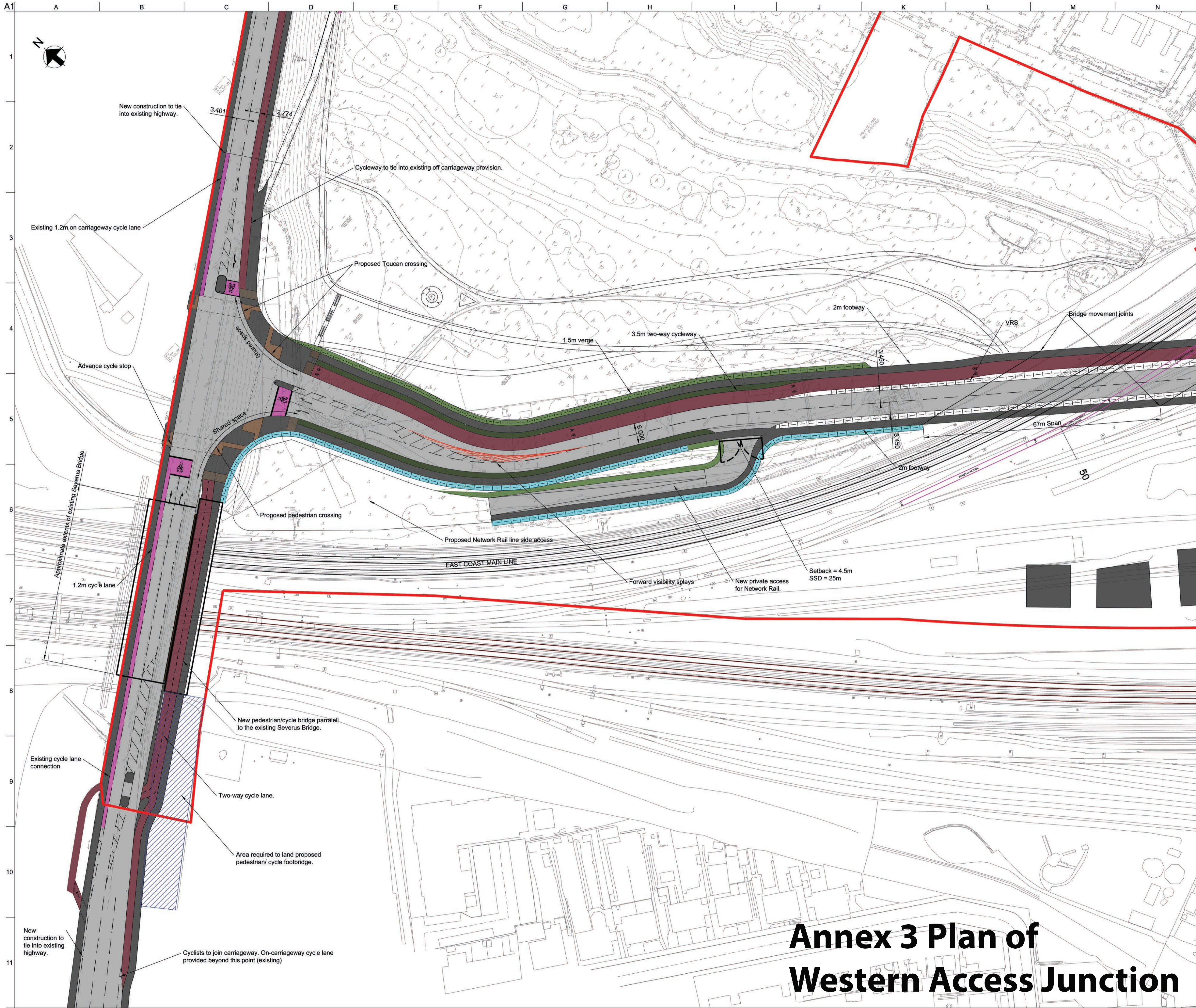
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Client
York Central Partnership

Project Title
York Central

Drawing Title
Proposed Western Access
Licensed Land Plan

Scale at A1	1:500
Role	Highways
Suitability	- S2 - Fit for information
Arup Job No	251869-00
Name	YCL-ARP-ZZ-XX-SK-18633
Rev	P04



- Key:**
- Outline Planning Application Boundary
 - Existing East Coast Main Line (ECML)
 - Existing Freight Avoiding Lines (FAL)
 - Proposed Buildings
 - NRM Rail Link
 - ^ Visibility splay
 - |- Vehicle Restraint System
 - Retaining wall
 - Planting
 - Verge
 - Carriageway
 - Footway
 - Segregated cycle lane
 - On-carriageway cycle lane
 - Surface course colour contrast
 - Blister tactile paving
 - Corduroy tactile paving
 - Indicative area to land proposed footbridge

- Notes:**
- 1) Design speed = 50kph/30mph
 - 2) Water End speed limit = 30mph
 - 3) Park Street speed limit = 30mph, north of bridge
 - 4) Park Street speed limit = 20mph, south of bridge
 - 5) SSD of 25m has been used to draw all visibility splays on this drawing, in accordance with manual for streets.
 - 6) Indicative masterplan subject to design development.

Rev	Date	Description	By	Chkd	Appd	Auth
P01.1		First issue				

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Client
York Central Partnership

Project Title
York Central

Drawing Title
**Highway Design
 General Arrangement
 Sheet 2 of 9**

Scale at A1: 1:500 Job No: 251869-00

Role: Civil - Highways

Suitability: S0 - Initial status of WBS

Rev	By	Chkd	Appd	Auth
P01.1				

Name
YCL - ARP - ZZ - XX - DR - CH - 0102

Annex 3 Plan of Western Access Junction

DRAFT



Executive**30 August 2018**

Report of the Corporate Director of Economy and Place

Portfolio of the Executive Leader (incorporating Finance and Performance)**Disposal of Ashbank - No 1 Shipton Rd York****Summary**

1. This report seeks an Executive decision to dispose of the former council office at Ashbank, 1 Shipton Road to the highest financial bidder.

Recommendations

2. The Executive is asked to
 - a) Approve the sale of Ashbank to Anchor Housing Trust (Anchor) as the highest net financial bidder.
 - b) To retain Bid 1 as a reserve bidder, should Anchor Housing Trust fail to complete the purchase of Ashbank in a timely manner. That authority be delegated to the Director of Economy and Place to agree the disposal to the reserve bidder in their place.

Reason: To achieve the best financial consideration for the disposal of this surplus asset and enable development on a currently vacant property.

Background

3. The property is a former Council office building, which was vacated in April 2013 when the new Council office accommodation was opened at West Offices. A plan of the site is included at annex 1.

4. The buildings are comprised of a late Victorian detached house fronting Shipton Road with 1970's side extensions. To the rear are sunken gardens and a gravelled car park. The site area extends to 0.8 acres.
5. On 22nd November 2005 the Executive approved the sale of Ashbank as part of the Administrative Accommodation Project – Business Case. The anticipated disposal value was £1,250,000. However, this valuation was predicated upon the demolition of the existing building and therefore the development of an unencumbered site.
6. The property was vacated in April 2013 and work commenced to prepare the property for sale. Early engagement with planning colleagues soon identified that the existing villa and sunken garden could not be demolished and needed to be retained. This meant that there was no access to the rear of the site. This brings significant limitations on the development potential of the site, which impacted upon the potential sale value.
7. In order to maximise the potential value of the site, a planning permission was agreed in Sept 2013 for a residential conversion and a development to the rear. In September 2014, following extensive negotiations, an option agreement was entered into with Anchor Housing Trust who own the neighbouring property called 'Barleyfields'. This "Option" enables the Council to exercise the right of access in return for a share of the resulting uplift in value. The right will be passed on to the new owner on completion of the sale. The option provides a right of access, which increases the capital value of Ashbank.
8. In the Autumn of 2017 the site was marketed and attracted bids from six developers. Three of these bids were unconditional, meaning they were not dependent and subject to, for example, securing planning permission. The highest bid (conditional upon planning) was £1.8 million from Anchor and as such Anchor were identified as preferred bidder.
9. The £1.8 million bid from Anchor was provided subject to planning and Anchor had based their bid on a 4 storey independent living scheme for older people. However when Anchor sought pre application advice on their development proposal they were asked to reconsider their scheme and reduce the height of the proposed development.
10. Anchor subsequently submitted a revised bid based on a smaller scheme. This bid was not received until the beginning of June 2018 and was lower than their

initial one. In view of this it was decided to give the under bidders the opportunity to resubmit revised offers with a closing date of 6th July 2018.

11. A full list of the offers received, are set out in the summary attached at annex 2. A full list of bidders is set out in confidential annex 4. Annex 2 sets out the bids and indicates both the gross value of the offers and then the net value once the cost of exercising the option agreement has been deducted.
12. The net value of the revised bids ranges from £900k to £1.35 million. The highest net value has been offered by Anchor. Their bid is conditional upon attaining planning consent for their scheme. The £1.35 million offer is not subject to any deductions in respect of the option agreement, given Anchor are the beneficiaries of such.
13. Sanderson Weatherall, who are the council's appointed agents, have reviewed the offer and have provided a letter attached as confidential annex 5, confirming their view that this offer reflects its current value, and represents best consideration.
14. Anchor has submitted a pre application enquiry in respect of their revised scheme. This has received positive feedback from Planning. Whilst a planning application will be required to consider the matter in full, the fact that a pre application has now been received and considered, reduces the risk of the offer not proceeding to completion.
15. To further reduce the risk of a bid not proceeding, it is recommended that a reserve bidder is nominated. The bid by bidder 1 is recommended on the basis that this is an unconditional bid and hence whilst lower than Anchor's, is not dependent upon attaining planning consent, but is based on the assumption that access is provided to the rear of the site through the option agreement. Should Anchor's bid not proceed in a timely manner to completion and payment of the sum offered, then it is recommended that authority be delegated to the Director of Economy and Place to agree the disposal to the reserve bidder in their place.
16. The disposal of this site has been protracted and impacted by a number of factors, but it is recommended that the above proposal represents best consideration in the market at this time taking into account planning and conservation issues.

Consultation

17. This report has been written in consultation with the officer Capital and Asset Board.
18. The Older Persons' Accommodation Programme has also been engaged. They report that a sale of this site in order to allow the development of a new Independent Living scheme for older people would enable a welcome addition to the supply of good quality accommodation with care for older people. York's 75+ population is growing rapidly and will increase by 50% by 2030, including a corresponding increase in the number of people living with dementia.
19. Anchor is a trusted, not for profit provider of housing and care for older people, and their plan to expand provision in York is very welcome. York has an undersupply of Independent Living accommodation with care, both city-wide and in the north of the city. The 51 new homes that this sale would enable, will help considerably in addressing this undersupply.
20. However, we are aware that these proposals will also affect the sheltered housing scheme next door and, as would be expected of Anchor, we ask that the change process is carefully managed.
21. Anchor has been approached to explore the opportunity to allow the council nomination rights on the site. They have responded stating that they are pursuing a leasehold scheme where nomination rights would not be applicable. Should this change they would be willing to discuss nomination rights with the council.

Council Plan

22. This proposal contributes towards the Council's priority of
 - a) A prosperous city for all.
 - b) We are entrepreneurial, by making the most of commercial activities
 - c) All York's residents live and thrive in a city which allows them to contribute fully to their communities and neighbourhoods

Implications

- 23.
- **Financial** – The capital receipt received will contribute to the overall funding available to support the Council's capital programme. As previously reported to Executive in November 2017, capital receipts received are to be used to finance the purchase of property at Hospital Fields Road and Swinegate in the medium term.
 - **Human Resources (HR)** – There are no human resources implications.
 - **One Planet Council / Equalities** – The One Planet Impact Assessment form is attached at annex 3.
 - **Legal** - Section 123 of the Local Government Act 1972 authorises the Council to dispose of general fund (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 received. The offer from Anchor is conditional upon Anchor obtaining planning permission (on terms acceptable to them) for their proposed development scheme. If that condition is not satisfied by a specified date (to be negotiated) then any sale contract with Anchor would automatically terminate. However Anchor could choose at their discretion to waive that condition and proceed to complete the purchase of the Property without having obtained planning permission. Any sale contract to Anchor or alternatively bidder 1 would not impose a legal obligation on the purchaser to carry out any particular development on the Property by any particular date/deadline – it would be at the buyer's discretion whether they redevelop the property.
 - **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

24. Failure to secure a capital receipt will impact upon the council's capital finances. The recommendation to proceed with both a preferred and reserve bidder will reduce the risk of not receiving a capital receipt. There is however, a risk of neither the preferred nor reserve bidder proceeding, in which case the property would be remarketed.

Contact Details

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Asset and Property
Management
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Chief Officer Responsible for the report:

Neil Ferris
Director of Economy and Place

**Report
Approved**



13 August 2018

Specialist Implications Officers

Financial - Debbie Mitchell
Head of Corporate Finance
Tel No. 554161

Legal - Gerry Allen
Senior Solicitor
Tel No. 552004

Wards Affected: Clifton

For further information please contact the author of the report

Background Papers:

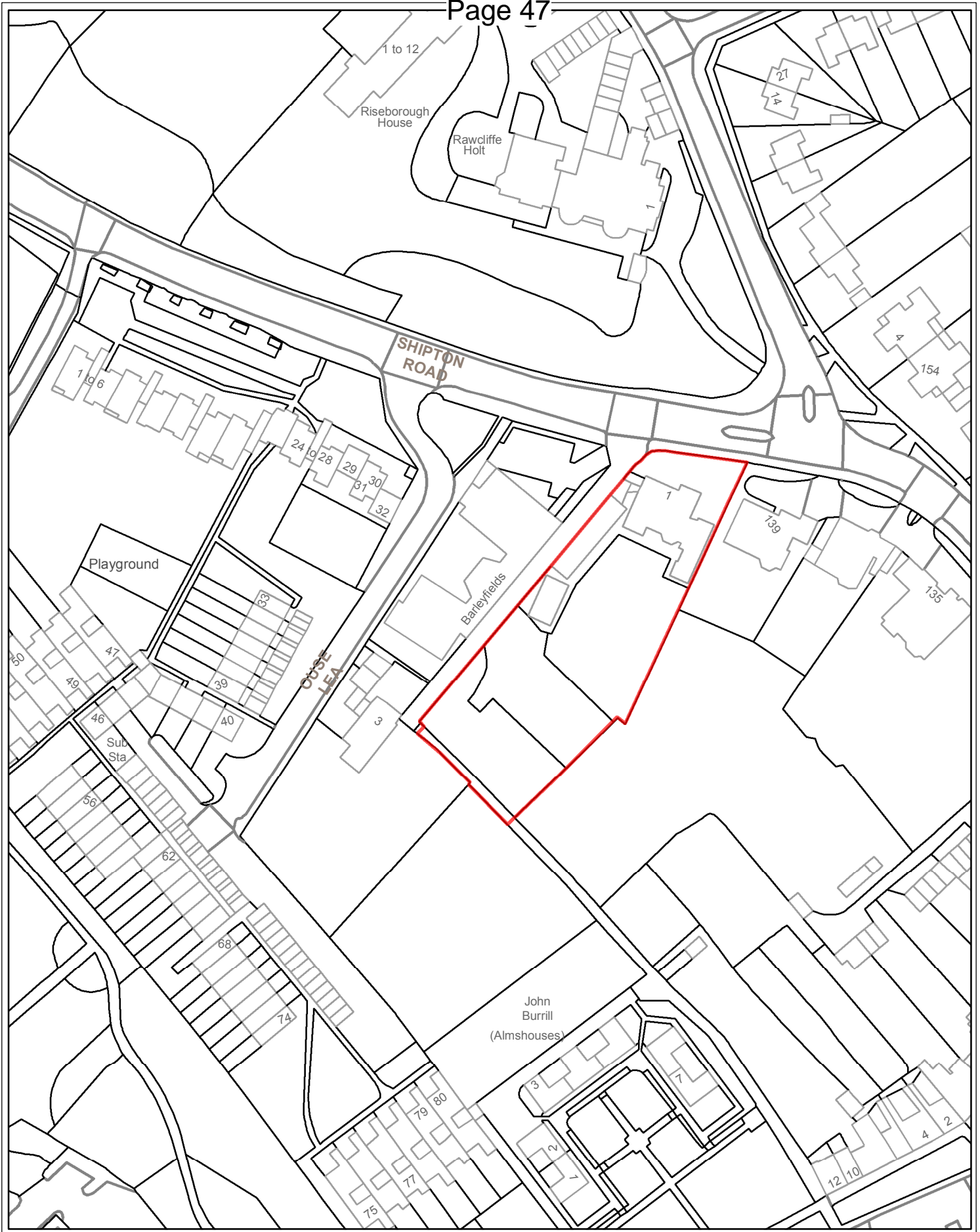
Report to Executive on 22 November 2005.

Annexes

Annex 1 – Site plan
Annex 2 – Summary of bids.
Annex 3 – One Planet York decision making tool

Confidential Annexes

Confidential Annex 4 – Names of bidders
Confidential Annex 5 – Agent's letter



CBSS
Asset & Property
Management

1 Ashbank, York

SCALE 1:1,250

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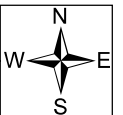
DATE: 10/10/2016

Originating Group:

Asset & Property Management

Drawing No.

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ASHBANK, SHIPTON ROAD, YORK – Annex 2 – Schedule of Bids

UNCONDITIONAL

BIDDER	OFFER (Net Capital Receipt)	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bid 1	£1,510,000 (£1,160,000)	Normal enquiries? (need clarification)	None	Conversion and extension of main house to 7 apartments plus 2 large houses in the grounds.	Exchange 4 to 6 weeks. 2 to 4 weeks to complete	10% deposit and cash offer – proof provided.	No overage. No further permissions required
Bid 2	£900,000		None	Not provided but believed to be residential	4 weeks.	Cash but no proof provided yet.	Caveated against any affordable payment under new policy. Clawback required

CONDITIONAL

BIDDER	OFFER (Net Capital Receipt)	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bid 3 Anchor Housing	£1,350,000 (£1,350,000)		Subject to planning.	C2 use for 51 units. See detailed scheme plans.	Exchange – 3 months. Full Planning – 6 months from exchange. Completion – 14 days from satisfactory planning and expiry JR period.	No details but believed to be cash.	Scheme includes Barleyfields. Anchor concerned to maintain confidentiality for as long as possible. Anchor agree to extending Option agreement for 2 years to give protection against non-completion.
Bid 4	£1,400,000 (£1,085,000)	Archaeology and geotechnical, building survey for demolition etc.	Subject to planning	16 No. units comprising 9 mews houses and 7 apartments. Assisted Living scheme for over 55's.	Exchange of contracts – 28 days. Planning Application within 6 months of exchange. Right of Appeal required.	Private equity. No debt funding.	Comprehensive redevelopment including of Ashbank House. Scheme provides for 16 units i.e., in excess of the maximum permitted under the option. No overage. Doesn't comply with option agreement both in terms of number of units and also the location of Anchor parking spaces.
Bid 5	£1,350,000 (£1,050,000)			Full demolition of all buildings and 9 new build houses	Incomplete details.	Cash purchase but no proof provided as yet.	Excludes affordable housing

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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:	25th July 2018
Date Approved (form to be checked by head of service):	13th August 2018

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? Sale of the Former Council offices, Ashbank, 1 Shipton Road, 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 to provide an independent living scheme for older people.

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.
2.2	What public / stakeholder consultation has been undertaken and what were the findings? Consultation with the Council's Capital and Asset Board and the Older Persons Accommodation Programme
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 Council's Capital Programme.

Section 3: Impact on One Planet principles

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?	Neutral	
3.2	Provide additional employment or training opportunities in the city?	Neutral	
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	The proposed type of accommodation will provide independent living for the elderly with care by highly trained professionals should it be required.

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?	Neutral	

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.90	Help bring communities together?	Neutral	
3.10	Improve access to services for residents, especially those most in need?	Neutral	
3.11	Improve the cultural offerings of York?	Neutral	
3.12	Encourage residents to be more socially responsible?	Neutral	

Zero Carbon and Sustainable Water

Does your proposal?		Impact	What are the impacts and how do you know?
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 will no longer occupy the building
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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	Public transport nearby.
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 existing sunken garden. Advice from the Council's planning officers.
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 the surrounding conservation area..
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	Positive	The proposal will positively impact on the older community, as there is a shortfall of good quality care home places in York.
4.2	Disability	Positive	The new and existing buildings 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	Positive	The shortfall of bed spaces for good quality residential and nursing care will be partly addressed by the proposed sale.
4.11	Lowest income groups	Neutral	
4.12	Veterans, Armed forces community	Neutral	

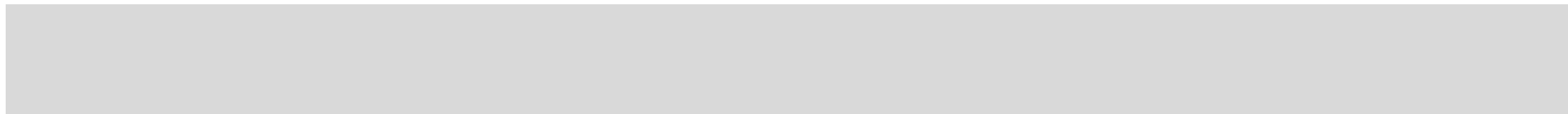
Human Rights

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	Neutral	
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	Neutral	

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)
	None

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

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

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Executive**30 August 2018**

Report of the Director of Economy and Place
Portfolio of the Leader and Executive Member Finance and Performance
and the Executive Member for Housing and Safer Neighbourhoods

The Proposed Purchase of Robinson Court and the Union Terrace Centre (formerly the Arc Light Centre)**Summary**

1. This report sets out proposals for the purchase of the freehold of Robinson Court and the long leasehold of the Union Terrace Centre from York Housing Association (YHA).

Recommendations

2. The Executive is asked to:
 - 1) Agree to the purchase of the freehold of Robinson Court for £610k,
 - 2) Agree to buy YHA out of their long term lease from the Council of the Union Terrace Centre for £1.1m.
 - 3) To recommend to full Council to establish a capital budget of £1.924m, financed by prudential borrowing, to fund the two property transactions to include acquisition costs and repairs needed to the properties. The prudential borrowing will be funded from rental receipts on both properties

Reasons:

- Provides the opportunity to maintain the level of hostel provision within the city.
- Enable consistent decision making processes across the hostel provision, with City of York Council acting as landlord/owner for each property.
- Ensures strategic priority is maintained through allocation decisions with No Second Night Out; Severe Weather procedure and use of shared rooms where appropriate.

Background

- 3 Both Robinson Court and the Union Terrace Centre (formerly the Arc Light Centre) are used as hostels. Customers predominantly include the homeless, ex-offenders and individuals with a history of substance misuse or mental health difficulties. All referrals are made through the Council's Single Access Point.
- 4 YHA are a long established Registered Provider of a range of supported accommodation in the city and were the incumbent service provider of homelessness services, some of which were delivered from the Union Terrace Centre and Robinson Court. YHA own the freehold of Robinson Court and hold a long lease of the Union Terrace Centre from the Council.
- 5 On 24th February 2017 The Cyrenians Limited (trading under the operating name of Changing Lives) were appointed as the Service provider of Adult Community Wellbeing Support services on behalf of the Council. The Service Contract is for a term of 5 years from 1st February 2017 (i.e. expiring on 31st January 2022), with an option for the Council to extend the duration of the Service Contract for up to a further 2 years (i.e. until 31st January 2024). As YHA own Robinson Court and hold a long term lease of the Union Terrace Centre, interim Management Agreements were put in place with Changing Lives to ensure continuous use of the hostel/s.
- 6 This left a slight anomalous situation where the service provider is operating its services in buildings owned and leased by one of its competitors. Although short term arrangements have been entered into to ensure continuity of service the situation presents some risks to the long term delivery of the service with no certainty over the future ownership and availability of both properties.
- 7 YHA indicated last year that they wish to dispose of their interest in both properties. In the meantime YHA became a subsidiary of Karbon Homes on 1 December 2017 but retains its own Board and their Board members have opportunities to influence strategy and policy at Group level. YHA had already sought Board approval to sell Robinson Court and their interest in Union Terrace. This was disclosed to Karbon during the due diligence phase. Providing the terms of sale already set out in the Savills report are agreed then YHA do not need to seek further approval, other than reporting back to Board and gaining the necessary Board member signatures to sales documents.

Robinson Court, Walmgate

- 8 Robinson Court contains 18 units of hostel provision out of a total of 104. The loss of this provision would make a significant impact on the homeless community and any alternatives would need to be planned out accordingly to minimise this impact.
- 9 The freehold interest of Robinson Court is currently owned by YHA and is used for hostel accommodation. It comprises of purpose built accommodation split over two separate buildings and three floors built in the 1980s. The accommodation includes single occupancy rooms with shared facilities, two bedroom self-contained flats, common areas and office space. Externally there is shared outdoor space along with parking accessed from Paver Lane. Between both buildings is the access to The National Early Music Centre and closed graveyard of St. Margaret's Church.
- 10 The title to the property includes a restrictive covenant to which the Council are the beneficiaries, which restricts the use of the property to a bail hostel or other sheltered housing scheme. The Council gave a similar covenant to NYCC when the Council acquired Robinson Court from North Yorkshire County Council (NYCC) in 1992.
- 11 The property is in a reasonable condition and fit for purpose, although it is dated in design and layout, e.g. external concrete stairwells. A condition survey of the property has been carried out on the property which has identified immediate capital repairs totalling c. £80k. As part of the acquisition deal the council has agreed to take on responsibility for the outstanding repairs and the cost is included in the financial business case as attached in appendix 3.
- 12 Changing Lives, occupy the property under a management agreement with YHA. The support was previously for offenders and ex-offenders and under the re-modelled provision is now predominantly for homeless women with a separate section for homeless young people.

The Union Terrace Centre, Clarence Street

- 13 The Council owns the freehold interest of the Union Terrace Centre and currently leases it to YHA. The building provides accommodation comprising 39 bedrooms for homeless individuals and is part of the Council's emergency support provision. The property comprises a purpose built accommodation block over three floors. The accommodation includes single occupancy rooms with shared facilities

and rooms with en-suite facilities, common areas, a gym, a canteen and office space. Externally there is a shared walled garden and parking.

- 14 The lease is for a term of 125 years with effect from 23 April 2009 (i.e. expiring on 22 April 2134). The lease was granted on the basis of a peppercorn rent, reflecting YHA's financial contribution and full ongoing maintenance responsibility for the building. A social housing grant of £1,650,000 was obtained by YHA from the Housing Corporation, to build the property. There is a condition/obligation of this grant that the funding would need to be recycled into social housing provision within 3 years if the property was no longer required for the purpose that the grant was issued for. Confirmation has been received that this liability would transfer to the Council. Additional funding of £2,225,000 was also received from central government which was directly allocated to the Council. The need to repay any capital would only arise should the site cease to be used as a hostel which is not proposed.
- 15 As the building is a relative new build it is in good condition and fit for purpose. The Council has undertaken a condition survey of the property. Long term and short term repairs have been identified totalling c£34k. As with Robinson Court, as part of the acquisition deal the council has agreed to take on responsibility for the outstanding repairs and the cost is included in the financial business case as attached in appendix 3.
- 16 Changing Lives occupy the property under a management agreement with YHA. The client group for this service was mixed homeless people and has been re-modelled to homeless males. This service remains as 24 hour provision with higher level needs than other supported accommodation.

Homelessness Strategy

- 17 There has been an increase in street homeless both nationally and locally resulting in a requirement to present a report to the Executive demonstrating the approach that is being taken to try to minimise rough sleeping. Part of this approach includes ensuring the quantity of supported housing units are protected, particularly in light of reduced supported housing provision over the last two years. It is recognised that ensuring these two properties come under full control of the council will protect these interests and ensure there is no risk of sale or restriction/change of use to maximise the positive impact these properties offer. Within hostel provision there are difficult priorities to address with the balance of ensuring rough sleeping is minimised against risks within the property. There are strategic priorities of No Second Night Out and Severe Weather Protocol that help to minimise

street homelessness, however sufficient temporary beds in hostels are required to manage this.

- 18 In addition it is important to have continuity of approach and ability to effectively manage allocations across hostels within internal and external support providers. Having one landlord (the Council) across the hostel stock creates a more seamless and effective service provision and maximises opportunities for the Council to offset its homeless duties and effectively manage risk. It also mitigates the risks of changing providers at the end of service contracts.

Consultation

- 19 Consultation has taken place with the YHA Board and Changing Lives.
- 20 Prior to commissioning Changing Lives a consultation event took place including stakeholders and homelessness services.
- 21 Homeless strategy consultation has taken place to inform the 2018-2023 strategy.

Options and Analysis

Option 1- Retain the status quo.

- 22 The homeless service depends heavily upon the guaranteed use of both properties under the current arrangements there is no guarantee that YHA will continue to allow Changing Lives to use the properties under the current management agreements.
- 23 If both Robinson Court and the Union Terrace Centre were no longer available for use as hostel provision then this will result in likely under provision of suitable supported accommodation and have a major impact on street homelessness which will have a knock on impact to hospitals, police, prisons and other statutory and non-statutory services. The level of risk would fluctuate depending on the time of year and weather conditions with potential outcomes fluctuating between moderate and major
- 24 The current Management Agreement between YHA and Changing Lives was initially for a 6 month period from 1 February 2017 and has been extended by mutual agreement between both parties, YHA and Changing Lives. YHA's lease of the Union Terrace Centre from the Council prohibits YHA from using that building for any purpose other than 'supported residential accommodation for the homeless' without the

Council's consent but we are obliged not to unreasonably withhold or delay consent to an alternative use 'which provides care and/or support to residents'. Given that Robinson Court is subject to a covenant in favour of the Council and NYCC that it can only be used "as a hostel or other sheltered housing scheme", any alternative use of Robinson Court would need consent from both NYCC and the Council. Despite the protection afforded by the restrictive covenants and lease terms limiting the use of the properties to provision of supported residential accommodation for homeless people we cannot mandate that our own services must be provided from these buildings.

- 25 Thus to retain the status quo leaves the service open to risk that either or both properties may not be available and create a loss of up to 57 hostel units with the only remaining units being supported housing, thus jeopardising the homeless resettlement provision.

Option 2 – Purchase the freehold interest of Robinson Court and leasehold interest of the Union Terrace Centre from YHA.

26 The advantages to the Council for taking this approach are that:

- This provides the opportunity to maintain the level of hostel provision in the city
- This enables consistent decision making processes across the hostel provision with City of York Council acting as landlord/owner for each property.
- This ensures strategic priority is maintained through allocation decisions with No Second Night Out; Severe Weather procedure and use of shared rooms where appropriate.

- 27 This option will give the Council control over the service provision being retained and operated from these properties and allow the Council to continue its current level of service provision. The Council would enter into a direct agreement with Changing Lives to allow them to occupy and operate from the properties. This model is already being used for other Council properties which Changing Lives are occupying to deliver services. The Council would take responsibility for any major repairs and the day to day repairs would be carried out by the provider to create continuity with the rest of the supported housing property portfolio.

- 28 In the long term the acquisition of both properties would be a worthwhile addition to the Council's property portfolio and the income would fund the borrowing required to purchase both properties. If, in the future either property is not required for this service provision, either the buildings or

the sites could be used for a variety of other services disposed of, subject to the covenant from the Council to NYCC which restricts the use of Robinson Court to a bail hostel or other sheltered housing scheme. If the Council wished to use Robinson Court for a different purpose, it could seek to: (i) obtain a release/discharge of covenant from NYCC or (ii) purchase a restrictive covenant indemnity insurance policy or (iii) obtain an order from the Lands Tribunal (LT) discharging or modifying the covenant if the Council could persuade the LT that the covenant no longer serves any useful purpose/prevents a reasonable use of the property and that release/modification of the covenant would not cause material harm to NYCC.

- 29 YHA has undertaken a valuation of their freehold interest of Robinson Court of £610,000 and of the leasehold interest of Union Terrace of £1.1M. The Council have had these valuations verified by an external party which has supported them as being value for money (see confidential annexes 4 &5). YHA has advised that they will either sell both of the properties, or none to the Council.
- 30 Attached at annex 3 is a financial summary which sets out the business case for the proposed acquisitions. The total borrowing of £1,924k includes the valuation of the sites £1,710k, purchasing costs £100k and urgent repairs £114k. Taking into account the income received from the two properties, the financing of the borrowing to fund the acquisitions, and cost of the outstanding repairs, the overall financial outcome is a surplus to the Council.

Option 3 – for CYC to take a lease of both properties from YHA

- 31 This is an arrangement that YHA proposed as an alternative to them selling the property. This would mean that YHA offset their responsibilities as owners to the Council who will then in effect sub-lease to the support provider (currently Changing Lives).
- 32 The terms of any lease from YHA to the Council, including (i) the amount of any rent and/or premium payable by the Council to YHA, (ii) repairing liabilities (iii) any restriction(s) as to the use of the properties and (iv) any restrictions on the Council's ability to assign/transfer the lease or grant a sublease, would need to be negotiated with YHA. The Council would become liable to keep paying rent and continue to keep the properties in repair for the full Term (duration) of any lease to it, even if we cease to use the properties. Unless any lease to the Council contained a break/early termination clause in the Council's favour, the Council could not surrender/hand back the lease without YHA's consent.

Council Plan

- 33 A prosperous city for all – residents have access to decent housing.
- 34 A focus on frontline services – least advantaged have access to reliable services

Implications

Finance

- 35 Annex 3 has the detailed financial appraisal on the preferred option to purchase the aforementioned properties. This would generate a surplus against budget of £27k per annum allowing for £40k per annum to be set aside to undertake unforeseen major capital works such as window, roof, boiler replacement etc.
- 36 The status quo position does not add pressure to the budget immediately but should any of the covenants be lifted specifying what must be provided on those sites then the Council would face pressure to place people elsewhere, which is likely to be at a premium cost due to the paucity of other provision in the city.
- 37 There is minimal financial risk regarding the level of guaranteed income from the service provider: The provider recovers the rent from individuals staying at the hostels which includes an element for void properties. The vast majority of individuals residing in the hostels can recover their rent through Housing Benefit.

Human Resources (HR) - There are no HR implications.

One Planet Council / Equalities – The One Planet Impact Assessment form is attached at appendix 4.

Legal – Section 120 of the Local Government Act 1972 gives the Council power to acquire property by agreement. When acquiring any property the Council should ensure that it does so on the best terms reasonably obtainable, including with regard to the price paid, any restrictions as to which the property can be used for and any restrictions on its ability to dispose of the property in the future.

Crime and Disorder - There are no Crime and Disorder considerations.

Information Technology (IT) - There are no IT considerations.

Property – The acquisitions give long term freedom to re-purpose the buildings, should there be no need for, or alternative provision found for their current use. This is subject to the expunging of the restrictive covenant to NYCC on Robinson Court.

Other - There are no other known implications.

Risk Management

- 38 If YHA's interest in the properties is not acquired by the Council there is a risk that YHA will cease to allow Changing Lives to use the properties for the purpose of delivering services under the Service Contract between the Council and Changing Lives and therefore there is a risk that the Council will lose access to essential supported accommodation beds.
- 39 If the purchasing of Robinson Court is not approved then it will be necessary to request an extension of the Management Agreement from YHA for a further 6 months. If YHA decide that they do not wish to continue this arrangement then there is a risk that they will not accept new referrals and existing customers will need to be rehoused. In addition there would be gradually increasing voids which the Council would need to fund.
- 40 The terms of the lease for Union Terrace Centre contain limitations on the use of extra temporary beds which are needed in order to meet No Second Night Out and Severe Weather requirements. It would therefore be essential to have a replacement provision.
- 41 The council would need to consider the use of existing stock to determine whether it can be re-purposed as hostel provision. This could be for example, with an existing general needs block or a sheltered housing provision. To take this approach would require alternative housing to be allocated to existing tenants and home loss payments, as well as capital funding required to make the property suitable for alternative provision. In addition planning permission would be required for change of use along with any local consultation processes required. A minimum of a year's extension to the existing arrangements would be required to implement this. The total cost implication would be around £230K.
- £40,000 void costs
 - £90,000 re-location costs dependent on size of provision
 - £100,000 nominal capital costs to make provision fit for purpose
- 42 If the properties are not acquired then there is a risk that YHA will dispose of them on the open market to a new owner who may not agree to their ongoing use by the council. This risk is mitigated by the restrictions on the use of the buildings but is not ultimately a risk that can be fully mitigated
- 43 In respect of Union Terrace, there is no known intention to sell this property and York Housing Association have recognised that this is a

purpose built hostel, which would not necessarily be suitable for an alternative provision. In addition YHA would not obtain permission for change of use from City of York Council and there was hostel grant provision from the CLG Places of Change capital grant funding programme. Therefore, the risk is reduced.

Contact Details:

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Chief Officer Responsible for the report:

Neil Ferris
Director of Economy and Place

Report **Date** 13 August 2018
Approved

Specialist Implications Officers

Financial	Legal
Patrick Looker	Gerard Allen
Finance Manager	Senior Solicitor
Tel 551633	Tel 552004

Wards Affected: Guildhall

For further information please contact the author of the report

Background Papers: None.

Annexes

Annex 1 – Robinson Court Site Plan.
Annex 2 – Union Terrace Hostel Site Plan.
Annex 3 – Summary of Business Case.
Annex 4 – One planet Impact Assessment Form

Confidential Annexes

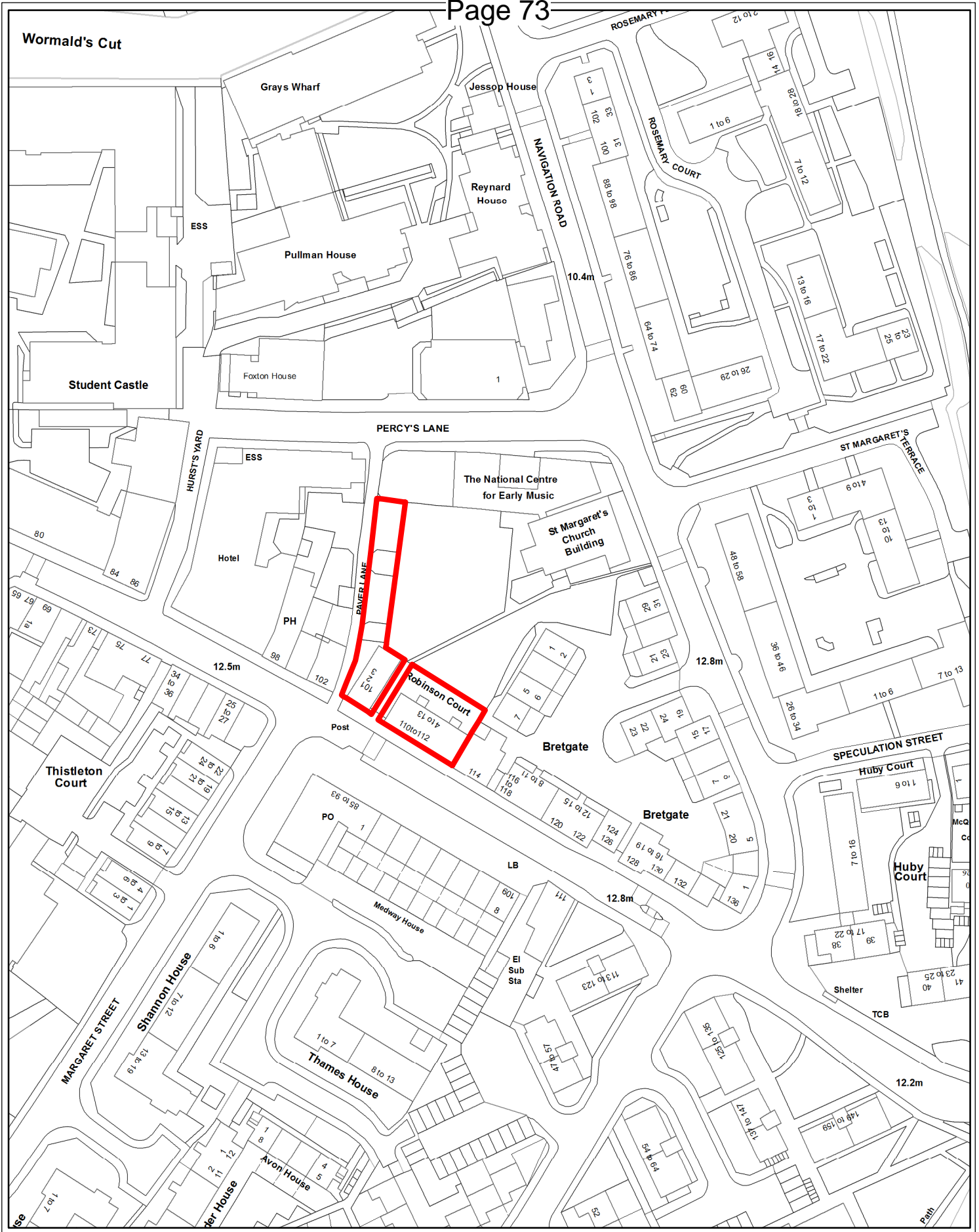
Annex 5 – Sanderson Weatherall valuation report on Robinson Court

Annex 6 – Sanderson Weatherall valuation report on Union Terrace Centre

List of Abbreviations Used in this Report

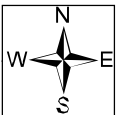
YHA – York Housing Association.

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Asset & Property Management

Robnson Court, Walmgate



SCALE 1:1,250

DRAWN BY: CC

DATE: 30/11/2017

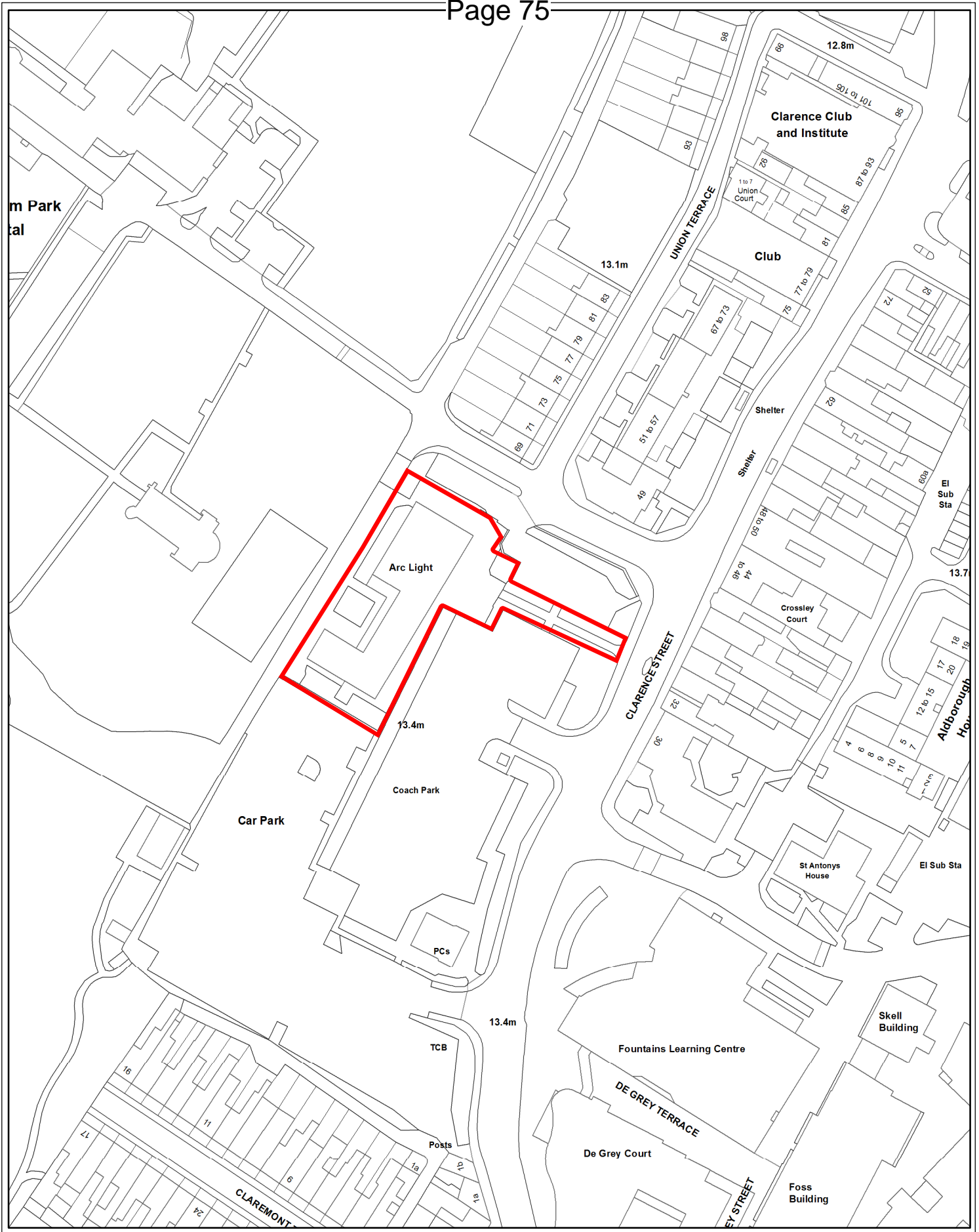
Originating Group:

Asset & Property Management

Drawing No.

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**Asset & Property
Management**

Union Terrace Centre

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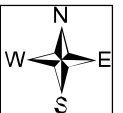
DATE: 29/11/2017

Originating Group:

Asset & Property Management

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Financial Appraisal of proposal to purchase Robinson Court and Union Terrace

Summary

	£k
Rental income received from service provider	208
Less cost of capital borrowing	(141)
Less sinking fund for future capital works	(40)
Surplus	<u>27</u>

Income:

	£k	£k	Notes
Union Terrace	133		Fixed amount paid by the service provider
Robinson Ct – shared units	43		
Robinson Ct – single units	32		
		<u>208</u>	

Breakdown of borrowing requirement:

	£k	£k		
Purchase of property				
Purchase of Union Terrace	1,100		YHA valuations externally verified	
Purchase of Robinson Court	610			
		<u>1,710</u>		
Immediate capital repairs to property				
Union Terrace	34		Based on Property svcs condition survey	
Robinson Court	80			
		<u>114</u>		
Other costs				
Property Services	50		Estimate of costs	
Legal and other fees	50			
		<u>100</u>		
Total amount of borrowing		<u>1,924</u>		
Revenue cost of repayments		<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="text-align: center;">141</td></tr></table>	141	Assume 4% annually over 30 years
141				

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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:	21st June 2018
Date Approved	13th August 2018

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? Acquisition of The Union Terrace Centre and Robinson Court
1.2	What are the main aims of the proposal? Acquisition of the leasehold interest of The Union Terrace Centre and the freehold interest in Robinson Court
1.3	What are the key outcomes? Maintains level of hostel provision. Enable consistent decision making processes across the hostel provision. Ensures that strategic priority is maintained through allocation decisions with No Second Night Out; Severe Weather Provision and use of shared rooms where appropriate.

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) Income received from Service provider. Independent valuations for the two properties. Condition survey for both buildings. Revenue costs for repayment of borrowing to purchase both properties and carry out immediate repairs.
2.2	What public / stakeholder consultation has been undertaken and what were the findings? Consultation with the York Housing Association and the service provider changing lives. Consultation event with all stakeholders and homelessness services. Homeless strategy consultation.
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?) No.

Section 3: Impact on One Planet principles

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?	Neutral	
3.2	Provide additional employment or training opportunities in the city?	Neutral	
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	Ensuring that The Union Terrace Centre and Robinson Court will mean that the quantity of supported housing is protected. Minimise street homelessness.

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?	Positive	Ensures maximum opportunity to reduce street homelessness which will reduce physical and emotional health risks.
3.5	Help reduce health inequalities?	Positive	Street homeless often do not have a registered doctor. Being part of the hostel service enables the provider to support the homeless person to access any medical attention they require
3.6	Encourage residents to be more responsible for their own health?	Positive	Being part of the hostel provides greater access to support to build independence skills
3.7	Reduce crime or fear of crime?	Positive	Reducing risk of street homelessness reduces risk of assault to the individual and reduces fear of crime with residents and tourists/visitors.
3.8	Help to give children and young people a good start in life?	Neutral	

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.90	Help bring communities together?	Negative	
3.10	Improve access to services for residents, especially those most in need?	Positive	This proposal will enable the Council to effectively manage allocations across hostels within internal and external support providers.
3.11	Improve the cultural offerings of York?	Neutral	
3.12	Encourage residents to be more socially responsible?	Neutral	

Zero Carbon and Sustainable Water

Does your proposal?		Impact	What are the impacts and how do you know?
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?	Neutral	

3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Neutral	
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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?	Neutral	
3.21	Improve the quality of the built environment?	Neutral	
3.22	Preserve the character and setting of the historic city of York?	Neutral	
3.23	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	
4.2	Disability	Neutral	
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	

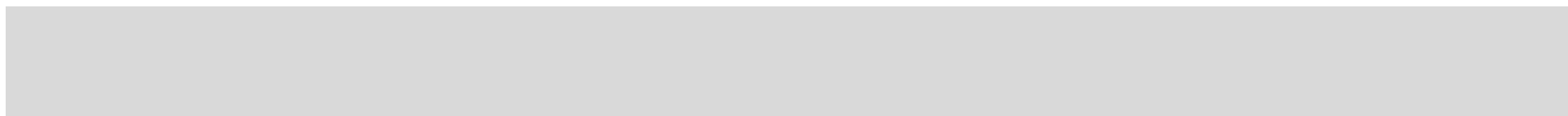
Human Rights

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	Neutral	
4.14	Right not to be subjected to torture, degrading treatment or punishment	Positive	Minimises rough sleeping by ensuring the quantity of supported housing is maintained.
4.15	Right to a fair and public hearing	Neutral	

4.16	Right to respect for private and family life, home and correspondence	Neutral	
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)
	Consultation with stakeholders and homelessness services.

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)
-----	---

Action	Person(s)	Due date

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

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Executive

30 August 2018

**Report of the Director of Customer and Corporate Services
(Deputy Chief Executive)**

Capital Programme – Monitor 1 2018/19

Summary

- 1 The purpose of this report is to set out the projected outturn position for 2018/19 including any under/over spends and adjustments, along with requests to re-profile budgets to/from current and future years.
- 2 The 2018/19 capital programme approved by Council on 22 February 2018, updated for amendments reported to Executive and Council in the 2017/18 outturn report resulted in an approved capital budget of £156.949m.

Recommendations

- 3 Executive is asked to:
 - Recommend to Full Council the adjustments resulting in a decrease in the 2018/19 budget of £33.329m as detailed in the report and contained in Annex A.
 - Note the 2018/19 revised budget of £123.620 as set out in paragraph 6 and Table 1.
 - Note the restated capital programme for 2018/19 – 2022/23 as set out in paragraph 17, Table 2 and detailed in Annex A.

Reason: to enable the effective management and monitoring of the Council's capital programme.

Consultation

- 4 The capital programme was developed under the capital budget process and agreed by Council on 22 February 2018. Whilst the capital programme as a whole is not consulted on, the individual scheme proposals and associated capital receipt sales do follow a consultation process with local Councillors and residents in the locality of the individual schemes.

Summary of Key Issues

- 5 A decrease of £33.329m is detailed in this monitor resulting in a revised capital programme of £123.620m. There is an increase of £3.403m in 2018/19 attributable to new schemes added to the programme agreed by members set out in the paragraphs below. This is offset by a £36.732m decrease in 2018/19 due to re-profiling of budgets to future years.
- 6 Table 1 outlines the variances reported against each portfolio area.

Department	Current Approved Budget £m	Projected Outturn £m	Increase (decrease) £m	Reprofile £m	Total Variance £m	Paragraph Ref
Children, Education & Communities	11.946	11.946	0.000	0.000	0.000	8-16
Health, Housing & Adult Social Care – Adult Social Care	3.903	4.221	1.383	(1.065)	0.318	17-20
Health, Housing & Adult Social Care – Housing & Community Safety	38.160	32.409	(1.300)	(4.451)	(5.751)	21-26
Economy & Place – Transport, Highways & Environment	48.002	34.309	0.398	(14.091)	(13.693)	27-32
Economy & Place – Regeneration & Asset Management	18.964	10.566	2.922	(11.320)	(8.398)	33-36
Community Stadium	29.237	23.432	0.000	(5.805)	(5.805)	37-38
Customer & Corporate services	2.203	2.203	0.000	0.000	0.000	
IT Development Plan	4.534	4.534	0.000	0.000	0.000	
Total	156.949	123.620	3.403	(36.732)	(33.329)	

Table 1 Capital Programme Forecast Outturn 2018/19

Analysis

- 7 A summary of the key exceptions and implications on the capital programme are highlighted below.

Children, Education & Communities

- 8 Whilst there are no changes to the overall net budget with the Children's capital programme, there have been a number of other amendments to reflect the recommendations approved by Executive on 17 March 2018.
- 9 At this meeting, Executive approved a proposal to expand the programme of school maintenance for 2018/19 by supplementing the amount of School Maintenance funding available from the Department for Education (DfE) in 2018/19 by the use of £2.083m of Basic Need funding already received by the LA for the purposes of creating additional places in schools. Consequently £2.083m has been transferred from the Basic Need Scheme to the Maintenance Scheme in 2018/19.
- 10 Within the report, 3 specific schemes at schools with a cost over £500k were approved to be funded by the Maintenance and Basic Need budgets. These schemes have now been split out and presented separately on the Annex to allow more transparent monitoring. It is anticipated that work will progress on all 3 sites over the summer holidays. The following paragraphs provide further information on these schemes.
- 11 The complete kitchen and dining refurbishment at Westfield Primary began on at the end of June 2018 and is scheduled to be completed in early October. The roof works at Clifton Green Primary are also underway and although complex, are currently on schedule to be completed in early November.
- 12 Phase 1 of the expansion work at St Mary's Primary is also in progress. This first phase consists of a classroom reorganisation, also encompassing the reorganisation of toilets and cloakrooms to create additional classroom space and is scheduled for a late August completion, in time for the new academic year
- 13 In addition to the above major schemes, smaller schemes are being carried out within the overall maintenance programme. Major works are being undertaken at Huntington School, comprising Phase 3 of a major rewiring programme, Phase 1 of a window replacement programme and the installation of a replacement heating system in the sports hall and gym.
- 14 Minor alterations have been carried out at the Glen at a cost of £51k, and some internal alterations are planned at Hob Moor Oaks to help in accommodating increased numbers of pupils in September, at an estimated cost of approximately £95k. These works are being carried out within the SEND capital scheme.

- 15 Dringhouses Primary is undergoing significant refurbishment, comprising some re-roofing works, hall window replacement and a new boiler, replacing an oil-fired system with gas.
- 16 Plans are currently being drawn up for investment to create additional provision for SEND pupils. These plans will require some more significant investment and will be detailed in a future report to the Executive encompassing overall school place planning issues in York.

Adult Social Care

- 17 Amendments made as part of this report have resulted in a net increase to the capital programme of £318k in 2018/19. Key variances are summarised in the table below, referenced to further narrative.

Scheme	Amendment	Amount 18/19 £m	Amount 19/20 £m	Further Details – Paragraph ref
Older Persons Accommodation Review	Re-profile	(1.065)	1.065	18-20
Older Persons Accommodation Review	Adjustment	1.361	1.837	18-20

- 18 In July 2018 Executive approved an additional £2.450m investment in the sports facilities at Burnholme. The Capital budget for this scheme has therefore been updated to reflect this, along with the remaining funds of £748k approved by Executive in December 2016 for Lowfield sports facilities.
- 19 A contribution towards expenditure on Marjorie Waite Court of £712k has been delayed until 2019/20 to reflect latest profiling expectation as tenders are still being reviewed and therefore it is unlikely work will start until later in the year.
- 20 In January 2018 the Executive agreed to seek a partner to take over and transform Haxby Hall Care home and the procurement to find that partner is currently on-going. The budget set aside to support the transformation of Haxby Hall will not be needed until after this process is concluded and is unlikely to be spent in this financial year. Consequently funds of £589k have been transferred into 2018/19.

Housing & Community Safety

- 21 A number of amendments have been made as part of this report resulting in a net decrease to the capital programme of £5.751m in 2018/19. Key variances are summarised in the table below, referenced to further narrative.

Scheme	Amendment	Amount 18/19 £m	Amount 19/20 £m	Amount 20/21 £m	Amount 21/22 £m	Further Details – Paragraph ref
Modernisation of Local Authority Homes	Re-profile	(1.720)	1.320	0.400	-	22
Modernisation of Local Authority Homes	Adjustment	(0.636)	-	-	-	22
MRA Schemes	Adjustment	0.636	-	-	-	
Local Authority Homes Phase 2	Adjustment	(2.800)	-	-	(3.000)	
Lowfield Housing	Adjustment	1.500	9.000	9.000	3.000	24
Lowfield Housing	Re-profile	-	1.500	1.500	(3.000)	24
Water Mains Upgrade	Re-profile	(0.731)	-	0.731	-	25
Shared Ownership Scheme	Re-profile	(2.000)	2.000	-	-	26

- 22 The Modernisation of Local Authority Homes scheme requires funds of £1.720m to be transferred from 18/19 into 19/20 and 20/21 in relation to standing water and Bell Farm projects. It is also proposed to transfer funds of £636k into the MRA schemes due to a reprofiled programme of works following the decision not to continue with the existing contract for Tenants Choice and Standing Water work. A new contractor has been appointed for the Tenants Choice works in the empty properties and a new tender will go out for Tenants Choice work in tenanted properties in September with work expected on site in early 2019
- 23 The Local Authority Phase 1 scheme includes developments at Newbury Avenue and Chaloners Road. Start on site at Newbury Avenue is scheduled for spautumn 2018 and Chaloners Road by quarter 4.

- 24 The development of 140 new homes on the Lowfields site was approved by full council on 19th July 2018. A total budget of £22.5m has therefore been added to the capital programme, across 2018/19 – 2021/22 to be funded by £18m Housing capital receipts and £4.5m from the existing Local Authority Homes phase 2 project. The Lowfields project was considered by planning committee in August 2018 with an estimated start date on site of spring 2019.
- 25 The Water Mains Upgrade scheme required £731k of funds to be transferred into 2020/21. Works on this project are currently suspended due to other more pressing priorities within Building Services Capital Investment programme. However, it is still the intention to renew these water supply pipes and it is hoped preparation work will resume on this in 2019/20
- 26 The Shared Owner Scheme has a target to purchase 16 homes in this financial year, four of which have been purchased in the first quarter of 2018/19. Further properties will be purchased in 2019/20, as such £2m budget is to be transferred in to the next financial year

Transport, Highways & Environment

- 27 There have been a number of amendments to this area as part of this report resulting in a net decrease to the capital programme in 18/19 of £13.693m. Key variances are summarised in the table below, referenced to further narrative.

Scheme	Amendment	Amount 18/9 £m	Amount 19/20 £m	Further Details – Paragraph ref
Pothole spotter Trial	Adjustment	0.250	-	28
Local Transport Plan	Adjustment	0.332	-	29
WYTF - YORR	Re-profile	(3.573)	3.573	30
WYTF – York Central Access	Re-profile	(10.518)	10.518	31
Potholes	Adjustment	(0.184)	-	32

- 28 The budget for the Pothole spotter trial has been increased by £250k to reflect additional funding agreed by Executive in May 2017 from the Lendal Bridge reserve to support the DfT grant allocation in funding the trial costs.

- 29 Additional S106 funding has been added to the Local Transport Plan budget in order to support a range of schemes in line with the S106 conditions.
- 30 The West Yorkshire Transport Fund York Outer Ring Road scheme is now progressing. Funds of £3.5m have been transferred from 18/19 to 19/20 to reflect the latest forecasts. The newly profiled expenditure in 2018/19 reflects the expected delivery of the Wetherby Road roundabout upgrade, the commencement of the next upgrade later in the financial year and continued development works for the remaining roundabout upgrades.
- 31 The West Yorkshire Transport Fund York Central Access scheme is also progressing and therefore funds of £10.5m are being transferred into 2019/20. This reflects continued development with submission of a planning application planned for late 2018.

Regeneration & Asset Management

- 32 A number of amendments have been made as part of this report resulting in a net decrease to the capital programme of £8.398m in 2018/19. Key variances are summarised in the table below, referenced to further narrative.

Scheme	Amendment	Amount 18/9 £m	Amount 19/20 £m	Further Details – Paragraph ref
Castle Gateway (Piccadilly Regeneration)	Adjustment	2.640	-	34
Castle Gateway (Piccadilly Regeneration)	Re-profile	(1.315)	1.315	35
Guildhall	Re-profile	(9.731)	9.731	
Critical Repairs and Contingency	Re-profile	(0.274)	0.274	36

- 33 On 26 April 2018 Executive approved a further £2.4m towards the redevelopment of the Castle/ Piccadilly area. The project is divided into a number of work packages to be completed during 2018 to 2020. The immediate focus is to plan and design a new car park at St George's Field, the redevelopment of Castle Mills and Fishergate gyratory junction improvements. Further master planning for the area, including Coppergate extension, Piccadilly redevelopment, riverside walk, and other Foss Basin improvements are planned for next year and therefore £1.3m budget has been transferred to 2019/20.

- 34 The Guildhall scheme requires funds of £9m to be deferred from 18/19 into 19/20. Due to the high cost estimated by the previous bidder, Members decided at Executive on 8 May 2018 to reject the bid and proceed with a new procurement based on a revised project specification. The results of the tender process are expected in December with construction starting in early summer.
- 35 Within the Critical Repairs and Contingency scheme, funds of £274k were earmarked to cover repairs to the Guildhall roof. This is now part of the Guildhall project and repairs to the roof will be carried out once a new contractor has been appointed following re-procurement in the autumn. It is unlikely that this budget will be spent this year so it has been transferred to 2019/20.

Community Stadium

- 36 Construction progress on the stadium site is continuing at great pace, with the leisure centre and stadium's main east stand superstructure now complete and foundations works underway to the north and west stands. Construction works are on programme with the new facilities scheduled to open to the public in summer 2019.
- 37 The project remains on budget, however £5.8m has been transferred to 2019/20 to reflect the slight delay in signing the contract and a further review of contractor payments now that work has commenced.

Summary

- 38 As a result of the changes highlighted above the revised 5 year capital programme is summarised in Table 2.

Gross Capital Programme	2018/19	2019/20	2020/21	2021/22	2022/23	Total
	£m	£m	£m	£m	£m	£m
Children, Education & Communities	11.946	8.988	9.142	8.500	0	38.576
Health, Housing & Adult Social Care – Adult Social Care	4.221	4.018	0.595	0.616	0.638	10.088
Health, Housing & Adult Social Care – Housing & Community Safety	32.409	31.804	27.534	12.652	10.741	115.140
Economy & Place – Transport, Highways & Environment	34.309	44.890	22.663	17.065	6.225	125.152

Economy & Place – Regeneration & Asset Management	10.566	12.280	0.220	0.220	0.220	23.406
Community Stadium	23.432	9.110	0	0	0	32.542
Customer & Corporate Services	02.203	0.250	0.250	0.250	0.200	3.153
IT Development Plan	4.534	2.320	1.435	1.770	1.970	12.029
Revised Programme	123.620	113.560	61.839	41.073	19.994	360.086

Table 2 Revised 5 Year Capital Programme

Funding the 2018/19 – 2022/23 Capital Programme

39 The revised 2018/19 capital programme of £123.620m is funded from £48.863m of external funding and £74.757m of internal funding. Table 3 shows the projected call on resources going forward.

	2018/19	2019/20	2020/21	2021/22	2022/23	Total
	£m	£m	£m	£m	£m	£m
Gross Capital Programme	123.620	113.560	61.839	41.073	19.994	360.086
Funded by:						
External Funding	48.863	61.037	29.686	23.946	4.596	168.128
Council Controlled Resources	74.457	52.523	32.153	17.127	15.398	191.958
Total Funding	123.620	113.560	61.839	41.073	19.994	360.086

Table 3 – 2018/19 –2022/23 Capital Programme Financing

40 The Council controlled figure is comprised of a number of resources that the Council has ultimate control over. These include Right to Buy receipts, revenue contributions, supported (government awarded) borrowing, prudential (Council funded) borrowing, reserves (including Venture Fund) and capital receipts

41 During Executive meetings in October 2016 and July 2017, Members decided to ultimately finance the purchase of property at Hospital Fields Road and Swinegate from Capital receipts. Therefore it should be noted that all future capital receipts are assumed to be used for this purpose in the medium term. This strategy will deliver significant revenue savings, and reduce the need for savings within the revenue budget.

Council Plan

42 The information contained in this report demonstrates progress in achieving the priorities set out in the Council Plan.

Implications

43 This report has the following implications:

- **Financial** - are contained throughout the main body of the report
- **Human Resources (HR)** – There are no HR implications as a result of this report
- **One Planet Council/ Equalities** – The capital programme seeks to address key equalities issues that affect the Council and the public. Schemes that address equalities include the Disabilities Support Grant, the Schools Access Initiative, the Community Equipment Loans Store (CELS) and the Disabilities Discrimination Act (DDA) Access Improvements. All individual schemes will be subject to Equalities Impact Assessments
- **Legal Implications** - There are no Legal implications as a result of this report.
- **Crime and Disorder** - There are no crime and disorder implications as a result of this report.
- **Information Technology** – The information technology implications are contained within the main body of the report,
- **Property** - The property implications of this paper are included in the main body of the report which covers the funding of the capital programme from capital receipts.
- **Other** – There are no other implications

Risk Management

44 There are a number of risks inherent in the delivery of a large scale capital programme. To mitigate against these risks the capital programme is regularly monitored as part of the corporate monitoring process, and the project management framework. This is supplemented by internal and external audit reviews of major projects. In addition, the Capital Asset Board meet monthly to plan, monitor and review major capital schemes to ensure that all capital risks to the Council are monitored and where possible minimised.

Contact Details

Authors:	Cabinet Member & Chief Officer Responsible for the report:		
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Debbie Mitchell Corporate Finance Manager 01904 554161	Report Approved	√	Date 30 August 2018
Wards Affected: All			
<i>For further information please contact the author of the report</i>			

Specialist Implications:
<i>Legal – Not Applicable</i>
<i>Property – Not Applicable</i>
<i>Information Technology – Not Applicable</i>

Annexes

Annex A – Capital Programme 2018/19 to 2022/23

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	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2018/19 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2019/20 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2020/21 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2021/22 Revised Mon 1 Budget £000	2022/23 Revised Mon 1 Budget £000	Gross Capital Programme To be Funded 18/19 - 22/23 £000
CEC - Children, Education & Communities														
CEC - Children & Education														
NDS Devolved Capital			284			228			195			0	0	707
- External Funding			284			228			195			0	0	707
- Internal Funding			0			0			0			0	0	0
DfE Maintenance	1,558		4,219			1,136			1,000			0	0	6,355
- External Funding	1,558		4,219			1,136			1,000			0	0	6,355
Clifton Green Primary Roof Replacement - phase 1			525			0			0			0	0	525
- External Funding			525			0			0			0	0	525
- Internal Funding			0			0			0			0	0	0
Basic Need	-3,333		2,347			7,227			7,750			8,500	0	25,824
- External Funding	-3,333	2,000	1,547		-2,000	5,227			7,750			8,500	0	23,024
- Internal Funding		-2,000	800		2,000	2,000			0			0	0	2,800
St Mary's CE Primary School Additional Teaching Accommodation			600			0			0			0	0	600
- External Funding			600			0			0			0	0	600
- Internal Funding			0			0			0			0	0	0
Westfield Primary School Kitchen and Dining Facilities Expansion			650			0			0			0	0	650
- External Funding			650			0			0			0	0	650
Departmental Prudential Borrowing			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Huntington Secondary School - New Block			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Universal Infant Free School Meals			3			0			0			0	0	3
- External Funding			3			0			0			0	0	3
- Internal Funding			0			0			0			0	0	0
Fulford School Expansion			69			0			0			0	0	69
- External Funding			69			0			0			0	0	69
- Internal Funding			0			0			0			0	0	0
Carr Junior Expansion			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
St Barnabas Primary Expansion			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Schools Electrical Supply Upgrade			1			0			0			0	0	1
- External Funding			0			0			0			0	0	0
- Internal Funding			1			0			0			0	0	1
Family Drug & Alcohol Assess/Recovery Facility			100			0			0			0	0	100
- External Funding			0			0			0			0	0	0
- Internal Funding			100			0			0			0	0	100
Knivesmire Classroom Expansion			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Expansion and Improvement of Facilities for Pupils with SEND			721			197			197			0	0	1,115
- External Funding			197			197			197			0	0	591
- Internal Funding			524			0			0			0	0	524
Investment in Community Based Premises			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Children & Young Peoples services & Building based provision review			12			0			0			0	0	12
- External Funding			0			0			0			0	0	0
- Internal Funding			12			0			0			0	0	12
Southbank Expansion			1,168			0			0			0	0	1,168
- External Funding			248			0			0			0	0	248
- Internal Funding			920			0			0			0	0	920
Capital Maintenance Works to Schools - Ventilation & Electrical			334			0			0			0	0	334
- External Funding			0			0			0			0	0	0
- Internal Funding			334			0			0			0	0	334
CEC - Communities			0			0			0			0	0	0
York Explore - Haxby Library			12			0			0			0	0	12
- External Funding			0			0			0			0	0	0
- Internal Funding			12			0			0			0	0	12
Haxby Library Reprovision			451			0			0			0	0	451
- External Funding			451			0			0			0	0	451
- Internal Funding			0			0			0			0	0	0
Castle Museum Development Project			200			200			0			0	0	400
- External Funding			0			0			0			0	0	0
- Internal Funding			200			200			0			0	0	400
York Museums Trust Visitor Facilities and Product Development			0			0			0			0	0	0
Energise Roof			250			0			0			0	0	250
- External Funding			0			0			0			0	0	0
- Internal Funding			250			0			0			0	0	250
TOTAL GROSS EXPENDITURE	0	0	11,946	0	0	8,988	0	0	9,142	8,988	0	8,500	0	38,576
TOTAL EXTERNAL FUNDING	0	2,000	8,342	0	-2,000	6,788	0	0	9,142	0	0	8,500	0	32,772
TOTAL INTERNAL FUNDING	0	-2,000	3,604	0	2,000	2,200	0	0	0	0	0	0	0	5,804
HH&ASC - Adult Social Care & Adult Services Commissioning														0
Joint Equipment Store			157			127			131			135	139	689
- External Funding			0			0			0			0	0	0
- Internal Funding			157			127			131			135	139	689
Disabled Support Grant			215			210			220			230	240	1,115
- External Funding			0			0			0			0	0	0

	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2018/19 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2019/20 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2020/21 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2021/22 Revised Mon 1 Budget £000	2022/23 Revised Mon 1 Budget £000	Gross Capital Programme To be Funded 18/19 - 22/23 £000
-Internal Funding			215			210			220			230	240	1,115
Telecare Equipment			477			237			244			251	259	1,468
- External Funding			0			0			0			0	0	0
-Internal Funding			477			237			244			251	259	1,468
OPH Infrastructure Works			8			0			0			0	0	8
- External Funding			0			0			0			0	0	0
-Internal Funding			8			0			0			0	0	8
Older Person's Accommodation Review	1,361	-1,065	3,334	1,837	1,065	3,444			0			0	0	6,778
- External Funding			0			0			0			0	0	0
-Internal Funding	1,361	-1,065	3,334	1,837	1,065	3,444			0			0	0	6,778
30 Clarence Street - Sycamore House	22		30			0			0			0	0	30
- External Funding			0			0			0			0	0	0
-Internal Funding	22		30			0			0			0	0	30
TOTAL GROSS EXPENDITURE	1,383	-1,065	4,221	1,837	1,065	4,018	0	0	595	0	0	616	638	10,088
TOTAL EXTERNAL FUNDING	17	0	18	0	0	0	0	0	0	0	0	0	0	18
TOTAL INTERNAL FUNDING	1,366	-1,065	4,203	1,837	1,065	4,018	0	0	595	0	0	616	638	10,070
HH&ASC - Housing & Community Safety									0					0
Modernisation of Local Authority Homes	-636	-1,720	1,966		1,320	3,480		400	1,777			1,127	940	9,290
- External Funding			0			0			0			0	0	0
-Internal Funding	-636	-1,720	1,966	0	1,320	3,480	0	400	1,777	0	0	1,127	940	9,290
Assistance to Older & Disabled People			420			430			440			450	460	2,200
- External Funding			0			0			0			0	0	0
-Internal Funding			420			430			440			450	460	2,200
MRA Schemes	636		6,523			6,140			6,868			7,206	7,472	34,209
- External Funding	-5,887		0	-6,140		0	-6,868		0	-7,206		0	0	0
-Internal Funding	6,523		6,523	6,140		6,140	6,868		6,868	7,206		7,206	7,472	34,209
Local Authority Homes - Phase 1			2,432			0			0			0	0	2,432
- External Funding			0			0			0			0	0	0
-Internal Funding			2,432			0			0			0	0	2,432
Local Authority Homes - Phase 2	-2,800		1,932			5,000			5,000	-3,000		2,000	0	13,932
- External Funding			250			250			250			250	0	1,000
-Internal Funding	-2,800		1,682			4,750			4,750	-3,000		1,750	0	12,932
Lowfield Housing	1,500		1,500	9,000	1,500	10,500	9,000	1,500	10,500	3,000	-3,000	0	0	22,500
- External Funding			0			0			0			0	0	0
-Internal Funding	1,500	0	1,500	9,000	1,500	10,500	9,000	1,500	10,500	3,000	-3,000	0	0	22,500
Water Mains Upgrade		-731	0			0		731	756			25	25	806
- External Funding	-10		0			0			0			0	0	0
-Internal Funding	10	-731	0			0	0	731	756			25	25	806
Building Insulation Programme			20			160			0			0	0	180
- External Funding			20			20			0			0	0	20
-Internal Funding			0			160			0			0	0	160
Disabled Facilities Grant (Gfund)			1,984			1,674			1,674			1,674	1,674	8,680
- External Funding			1,199			1,199			1,199			1,199	1,199	5,995
-Internal Funding			785			475			475			475	475	2,685
IT Infrastructure			1,126			150			150			0	0	1,426
- External Funding			0			0			0			0	0	0
-Internal Funding			1,126			150			150			0	0	1,426
Empty Homes (Gfund)			100			0			0			0	0	100
- External Funding			0			0			0			0	0	0
-Internal Funding			100			0			0			0	0	100
Housing Environmental Improvement Programme			333			170			170			170	170	1,013
- External Funding			0			0			0			0	0	0
-Internal Funding			333			170			170			170	170	1,013
James House			5,992			0			0			0	0	5,992
- External Funding			913			0			0			0	0	913
-Internal Funding			5,079			0			0			0	0	5,079
Shared Ownership Scheme		-2,000	3,132		2,000	2,000			0			0	0	5,132
- External Funding		-1,000	1,675		1,000	1,000			0			0	0	2,675
-Internal Funding		-1,000	1,457		1,000	1,000			0			0	0	2,457
Lincoln Court Independent Living Scheme			1,300			0			0			0	0	1,300
- External Funding			0			0			0			0	0	0
-Internal Funding			1,300			0			0			0	0	1,300
Extension to Marjorie Waite Court			3,126			2,100			199			0	0	5,425
- External Funding			0			0			0			0	0	0
-Internal Funding			3,126			2,100			199			0	0	5,425
Extension to Glen Lodge			523			0			0			0	0	523
- External Funding			0			0			0			0	0	0
-Internal Funding			523			0			0			0	0	523
TOTAL GROSS EXPENDITURE	-1,300	-4,451	32,409	9,000	4,820	31,804	9,000	2,631	27,534	0	-3,000	12,652	10,741	115,140
TOTAL EXTERNAL FUNDING	-5,897	-1,000	4,057	-6,140	1,000	2,449	-6,868	0	1,449	-7,206	0	1,449	1,199	10,603
TOTAL INTERNAL FUNDING	4,597	-3,451	28,352	15,140	3,820	29,355	15,868	2,631	26,085	7,206	-3,000	11,203	9,542	104,537
Economy & Place - Transport, Highways & Environment														
Highway Resurfacing & Reconstruction (Struct Maint) *			3,199			2,767			2,691			2,577	2,577	13,811
- External Funding			2,093			2,017			1,941			1,827	1,827	9,705
-Internal Funding			1,106			750			750			750	750	4,106
Targeted Investment for Highways Improvement			100			100			100			100	0	400
- External Funding			0			0			0			0	0	0
-Internal Funding			100			100			100			100	0	400
Highway, Footway & Cycleway Improvement Acceleration			2,000			0			1,000			1,000	1,000	5,000
- External Funding			0			0			0			0	0	0
-Internal Funding			2,000			0			1,000			1,000	1,000	5,000

	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2018/19 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2019/20 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2020/21 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2021/22 Revised Mon 1 Budget £000	2022/23 Revised Mon 1 Budget £000	Gross Capital Programme To be Funded 18/19 - 22/23 £000
Special Bridge Maintenance (Struct maint)			768			200			200			0	0	1,168
- External Funding			0			0			0			0	0	0
- Internal Funding			768			200			200			0	0	1,168
Replacement of Unsound Lighting Columns			638			578			578			578	578	2,950
- External Funding			0			0			0			0	0	0
- Internal Funding			638			578			578			578	578	2,950
Watercourse Restoration			20			0			0			0	0	20
- External Funding			0			0			0			0	0	0
- Internal Funding			20			0			0			0	0	20
Highways Drainage Works			272			200			200			200	200	1,072
Corporate Prudential Borrowing			272			200			200			200	200	1,072
- Internal Funding			272			200			200			200	200	1,072
Drainage Investigation & Renewal			250			250			250			0	0	750
- External Funding			0			0			0			0	0	0
- Internal Funding			250			250			250			0	0	750
Highways, Road Adoption and Drainage Fund			125			0			0			0	0	125
- External Funding			0			0			0			0	0	0
- Internal Funding			125			0			0			0	0	125
Pothole Spotter Trial		250	339			0			0			0	0	339
- External Funding			89			0			0			0	0	89
Earmarked Reserve		250	250			0			0			0	0	250
- Internal Funding		250	250			0			0			0	0	250
Wheeled Bins in Back Lane and Terraced Areas			61			0			0			0	0	61
- External Funding			0			0			0			0	0	0
- Internal Funding			61			0			0			0	0	61
Built Environment Fund			1,885			0			0			0	0	1,885
- External Funding			0			0			0			0	0	0
- Internal Funding			1,885			0			0			0	0	1,885
Rowntree Park Lodge			149			0			0			0	0	149
- External Funding			0			0			0			0	0	0
- Internal Funding			149			0			0			0	0	149
War Memorial			29			0			0			0	0	29
- External Funding			29			0			0			0	0	29
- Internal Funding			0			0			0			0	0	0
Better Play Areas			172			0			0			0	0	172
- External Funding			32			0			0			0	0	32
- Internal Funding			140			0			0			0	0	140
Public Conveniene Facilities			11			0			0			0	0	11
- External Funding			0			0			0			0	0	0
- Internal Funding			11			0			0			0	0	11
River Safety			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Litter Bin Replacement Programme			339			175			0			0	0	514
- External Funding			0			0			0			0	0	0
- Internal Funding			339			175			0			0	0	514
Knavesmire Culverts			266			0			0			0	0	266
- External Funding			0			0			0			0	0	0
- Internal Funding			266			0			0			0	0	266
Better Bus Area Fund			653			0			0			0	0	653
- External Funding			404			0			0			0	0	404
- Internal Funding			0			0			0			0	0	0
Local Transport Plan (LTP) *		332	2,914			1,570			1,570			1,570	1,570	9,194
- External Funding		332	2,641			1,570			1,570			1,570	1,570	8,921
- Internal Funding			273			0			0			0	0	273
York City Walls - Repairs & Renewals (City Walls)			256			90			90			90	0	526
- External Funding			0			0			0			0	0	0
- Internal Funding			256			90			90			90	0	526
York City Walls Restoration Programme			400			300			300			300	300	1,600
- External Funding			0			0			0			0	0	0
- Internal Funding			400			300			300			300	300	1,600
Access York			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
- Internal Funding			0			0			0			0	0	0
Flood Defences			317			0			0			0	0	317
- External Funding			0			0			0			0	0	0
- Internal Funding			317			0			0			0	0	317
Scarborough Bridge			4,155			0			0			0	0	4,155
- External Funding			3,180			0			0			0	0	3,180
- Internal Funding			975			0			0			0	0	975
Hungate and Peasholme Public Realm			175			0			0			0	0	175
- External Funding			0			0			0			0	0	0
- Internal Funding			175			0			0			0	0	175
WYTF - YORR		-3,573	5,875		3,573	14,973			8,100			4,400	0	33,348
- External Funding		-3,573	5,875		3,573	14,973			8,100			4,400	0	33,348
- Internal Funding			0			0			0			0	0	0
WYTF - York Central Access		-10,518	2,169		10,518	21,318			7,300			6,200	0	36,987
- External Funding		-10,518	2,169		10,518	21,318			7,300			6,200	0	36,987
- Internal Funding			0			0			0			0	0	0
WYTF - Dualling Study			285			0			0			0	0	285
- External Funding			285			0			0			0	0	285
- Internal Funding			0			0			0			0	0	0
National Productivity Improvement Fund			156			0			0			0	0	156
- External Funding			156			0			0			0	0	156

	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2018/19 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2019/20 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2020/21 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2021/22 Revised Mon 1 Budget £000	2022/23 Revised Mon 1 Budget £000	Gross Capital Programme To be Funded 18/19 - 22/23 £000
-Internal Funding			0			0			0			0	0	0
Potholes	-184		272			184			184			0	0	640
- External Funding	-184		272			184			184			0	0	640
-Internal Funding			0			0			0			0	0	0
Silver Street & Coppergate Toilets			66			0			0			0	0	66
- External Funding			0			0			0			0	0	0
-Internal Funding			66			0			0			0	0	66
Osbalwick Beck Maintenance			60			0			0			0	0	60
- External Funding			0			0			0			0	0	0
-Internal Funding			60			0			0			0	0	60
Fleet & Workshop Operational Equipment			86			0			0			0	0	86
- External Funding			0			0			0			0	0	0
-Internal Funding			86			0			0			0	0	86
Fordlands Road Flood Defences			200			300			0			0	0	500
- External Funding			0			0			0			0	0	0
-Internal Funding			200			300			0			0	0	500
Highways Materials Specialist storage			80			0			0			0	0	80
- External Funding			0			0			0			0	0	0
-Internal Funding			80			0			0			0	0	80
National Cycle Network 65 Targeted Repairs			250			250			0			0	0	500
- External Funding			0			0			0			0	0	0
-Internal Funding			250			250			0			0	0	500
Non Illuminated Structural asset renewal			100			0			0			0	0	100
- External Funding			0			0			0			0	0	0
-Internal Funding			100			0			0			0	0	100
Hazel Court conversion of storage area to operational hub			100			0			0			0	0	100
- External Funding			0			0			0			0	0	0
-Internal Funding			100			0			0			0	0	100
CCTV Asset Renewal			180			110			0			0	0	290
- External Funding			0			0			0			0	0	0
-Internal Funding			180			110			0			0	0	290
Public Realm footpaths			50			0			0			0	0	50
- External Funding			0			0			0			0	0	0
-Internal Funding			50			0			0			0	0	50
Smarter Travel Evolution Programme			1,425			1,425			0			0	0	2,850
- External Funding			1,425			1,425			0			0	0	2,850
-Internal Funding			0			0			0			0	0	0
Electric Bus Scheme			3,300			0			0			0	0	3,300
- External Funding			3,300			0			0			0	0	3,300
-Internal Funding			0			0			0			0	0	0
City Fibre Network			162			100			100			50	0	412
- External Funding			0			0			0			0	0	0
-Internal Funding			162			100			100			50	0	412
TOTAL GROSS EXPENDITURE	398	-14,091	34,309	0	14,091	44,890	0	0	22,663	0	0	17,065	6,225	125,152
TOTAL EXTERNAL FUNDING	148	-14,091	21,950	0	14,091	41,487	0	0	19,095	0	0	13,997	3,397	99,926
TOTAL INTERNAL FUNDING	250	0	12,359	0	0	3,403	0	0	3,568	0	0	3,068	2,828	25,226
Economy & Place - Regeneration & Asset Management														
LCR Revolving Investment Fund			508			0			0			0	0	508
- External Funding			0			0			0			0	0	0
-Internal Funding			508			0			0			0	0	508
York Central	200		6,253			0			0			0	0	6,253
- External Funding			0			0			0			0	0	0
-Internal Funding	200		6,253			0			0			0	0	6,253
Decent Home Standards Works			9			0			0			0	0	9
- External Funding			0			0			0			0	0	0
-Internal Funding			9			0			0			0	0	9
Fishergate Postern			18			0			0			0	0	18
- External Funding			0			0			0			0	0	0
-Internal Funding			18			0			0			0	0	18
Holgate Park Land – York Central Land and Clearance			397			0			0			0	0	397
- External Funding			0			0			0			0	0	0
-Internal Funding			397			0			0			0	0	397
Asset Maintenance + Critical H&S Repairs			538			220			220			220	220	1,418
- External Funding			0			0			0			0	0	0
-Internal Funding			538			220			220			220	220	1,418
Community Asset Transfer			175			0			0			0	0	175
- External Funding			0			0			0			0	0	0
-Internal Funding			175			0			0			0	0	175
River Bank repairs			186			0			0			0	0	186
- External Funding			0			0			0			0	0	0
-Internal Funding			186			0			0			0	0	186
Castle Gateway (Picadilly Regeneration)	2,640	-1,315	1,500		1,315	1,315			0			0	0	2,815
- External Funding	240	-240	0		240	240			0			0	0	240
-Internal Funding	2,400	-1,075	1,500		1,075	1,075			0			0	0	2,575
Guildhall		-9,731	750		9,731	10,371			0			0	0	11,121
- External Funding	0	-1,301	500	0	1,301	1,301			0	1,301		0	0	1,801
-Internal Funding	0	-8,430	250	0	8,430	9,070			0	0		0	0	9,320
Critical Repairs and Contingency		-274	0		274	274			0			0	0	274
- External Funding		0	0		0	0			0			0	0	0
-Internal Funding		-274	0		274	274			0			0	0	274
23 & 36 Hospital Fields Road			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
-Internal Funding			0			0			0			0	0	0
Shambles Health & Safety			150			0			0			0	0	150

	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2018/19 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2019/20 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2020/21 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2021/22 Revised Mon 1 Budget £000	2022/23 Revised Mon 1 Budget £000	Gross Capital Programme To be Funded 18/19 - 22/23 £000
- External Funding			0			0			0			0	0	0
-Internal Funding			150			0			0			0	0	150
Air Quality Monitoring (Gfund)	82		82			0			0			0	0	82
- External Funding	82		82			0			0			0	0	82
-Internal Funding			0			0			0			0	0	0
TOTAL GROSS EXPENDITURE	2,922	-11,320	10,566	0	11,320	12,180	0	0	220	0	0	220	220	23,406
TOTAL EXTERNAL FUNDING	322	-1,541	582	0	1,541	1,541	0	0	0	0	0	0	0	2,123
TOTAL INTERNAL FUNDING	2,600	-9,779	9,984	0	9,779	10,639	0	0	220	0	0	220	220	21,283
Customer & Corporate Services - Community Stadium														0
Community Stadium		-5,805	23,432		5,805	9,110			0			0	0	32,542
- External Funding	0	-5,467	13,818		5,467	8,772			0			0	0	22,590
-Internal Funding		-338	9,614		338	338			0			0	0	9,952
TOTAL GROSS EXPENDITURE	0	-5,805	23,432	0	5,805	9,110	0	0	0	0	0	0	0	32,542
TOTAL EXTERNAL FUNDING	0	-5,467	13,818	0	5,467	8,772	0	0	0	0	0	0	0	22,590
TOTAL INTERNAL FUNDING	0	-338	9,614	0	338	338	0	0	0	0	0	0	0	9,952
Customer & Corporate Services														0
Fire Safety Regulations - Adaptations			102			0			0			0	0	102
- External Funding			0			0			0			0	0	0
-Internal Funding			102			0			0			0	0	102
Removal of Asbestos			144			50			50			50	0	294
- External Funding			0			0			0			0	0	0
-Internal Funding			144			50			50			50	0	294
Hazel Court - Office of the Future Improvements			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
-Internal Funding			0			0			0			0	0	0
Mansion House Restoration			169			0			0			0	0	169
- External Funding			96			0			0			0	0	96
-Internal Funding			73			0			0			0	0	73
Project Support Fund			423			200			200			200	200	1,223
- External Funding			0			0			0			0	0	0
-Internal Funding			423			200			200			200	200	1,223
Registrars			3			0			0			0	0	3
- External Funding			0			0			0			0	0	0
-Internal Funding			3			0			0			0	0	3
Low Carbon and Solar Panels Investment			0			0			0			0	0	0
- External Funding			0			0			0			0	0	0
-Internal Funding			0			0			0			0	0	0
Photovoltaic Energy Programme			240			0			0			0	0	240
- External Funding			0			0			0			0	0	0
-Internal Funding			240			0			0			0	0	240
One Planet Council - Energy Efficiency			250			0			0			0	0	250
- External Funding			0			0			0			0	0	0
-Internal Funding			250			0			0			0	0	250
West Offices - Major repairs			237			0			0			0	0	237
- External Funding			0			0			0			0	0	0
-Internal Funding			237			0			0			0	0	237
Capital Contingency			635			0			0			0	0	635
- External Funding			0			0			0			0	0	0
-Internal Funding			635			0			0			0	0	635
TOTAL GROSS EXPENDITURE	0	0	2,203	0	0	250	0	0	250	0	0	250	200	3,153
TOTAL EXTERNAL FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	96
TOTAL INTERNAL FUNDING	0	0	2,107	0	0	250	0	0	250	0	0	250	200	3,057
Customer & Corporate Services - IT														0
IT Development plan			4,414			2,320			1,435			1,770	1,970	11,909
- External Funding			0			0			0			0	0	0
-Internal Funding			4,414			2,320			1,435			1,770	1,970	11,909
IT Superconnected Cities			120			0			0			0	0	120
- External Funding			0			0			0			0	0	0
-Internal Funding			120			0			0			0	0	120
TOTAL GROSS EXPENDITURE	0	0	4,534	0	0	2,320	0	0	1,435	0	0	1,770	1,970	12,029
TOTAL EXTERNAL FUNDING	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INTERNAL FUNDING	0	0	4,534	0	0	2,320	0	0	1,435	0	0	1,770	1,970	12,029
Gross Expenditure by Department														
CEC - Children, Education & Communities	0	0	11,946	0	0	8,988	0	0	9,142	0	0	8,500	0	38,576
HH&ASC - Adult Social Care & Adult Services Commissioning	1,383	-1,065	4,221	1,837	1,065	4,018	0	0	595	0	0	616	638	10,088
HH&ASC - Housing & Community Safety	-1,300	-4,451	32,409	9,000	4,820	31,804	9,000	2,631	27,534	0	-3,000	12,652	10,741	115,140
Economy & Place - Transport, Highways & Environment	398	-14,091	34,309	0	14,091	44,890	0	0	22,663	0	0	17,065	6,225	125,152
Economy & Place - Regeneration & Asset Management	2,922	-11,320	10,566	0	11,320	12,180	0	0	220	0	0	220	220	23,406
Customer & Corporate Services - Community Stadium	0	-5,805	23,432	0	5,805	9,110	0	0	0	0	0	0	0	32,542
Customer & Corporate Services	0	0	2,203	0	0	250	0	0	250	0	0	250	200	3,153
Customer & Corporate Services - IT	0	0	4,534	0	0	2,320	0	0	1,435	0	0	1,770	1,970	12,029
Total by Department	3,403	-36,732	123,620	10,837	37,101	113,560	9,000	2,631	61,839	0	-3,000	41,073	19,994	360,086
TOTAL GROSS EXPENDITURE	3,403	-36,732	123,620	10,837	37,101	113,560	9,000	2,631	61,839	0	-3,000	41,073	19,994	360,086

	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2018/19 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2019/20 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2020/21 Revised Mon 1 Budget £000	2018/19 Mon 1 Adj £000	2018/19 Mon 1 Reprofile £000	2021/22 Revised Mon 1 Budget £000	2022/23 Revised Mon 1 Budget £000	Gross Capital Programme To be Funded 18/19 - 22/23 £000
TOTAL EXTERNAL FUNDING	-5,410	-20,099	48,863	-6,140	20,099	61,037	-6,868	0	29,686	-7,206	0	23,946	4,596	168,128
TOTAL INTERNAL FUNDING	8,813	-16,633	74,757	16,977	17,002	52,523	15,868	2,631	32,153	7,206	-3,000	17,127	15,398	191,958



Executive**30 August 2018****Report of the Deputy Chief Executive / Director of Customer & Corporate Services****2018/19 Finance and Performance Monitor 1****Purpose of the Report**

- 1 To present details of the overall finance and performance position for the period covering 1 April 2018 to 30 June 2018, together with an overview of any emerging issues. This is the first report of the financial year and assesses performance against budgets, including progress in delivering the Council's savings programme.

Summary

- 2 The financial pressures facing the council are projected at £805k. This is broadly in line with previous years forecasts at this early stage in the financial year. However, the Council has regularly delivered an under-spend by the year end, demonstrating a successful track record of managing expenditure within budget over a number of years.
- 3 This report highlights a number of known pressures that need to be carefully managed throughout the year, with mitigation strategies being in place and regularly monitored across all directorates. It is expected that, as a result of ongoing monitoring and identification of mitigation, overall the Council will again outturn within the approved budget. There is contingency provision available to cover some of the projected pressures, and it is also anticipated there will be improvement in the position during the year.
- 4 York is maintaining both sound financial management, and delivering priority services to high standards, during a period of continued challenge for local government. In particular, key statutory services continue to perform well, having seen investment in recent years. Whilst there remain challenges in future years, the overall financial and performance position is one that provides a sound platform to continue to be able to deal with the future challenges.

Recommendations

- 5 Executive is asked to
 - note the finance and performance information
 - agree the proposed change in council tax for second homes as outlined in paragraph 26

- note the likely additional business rates income outlined in paragraph 30 and that some of this may be required to deal with the pressures outlined in this report

Reason: to ensure expenditure is kept within the approved budget

Financial Analysis

- 6 The Council's net budget is £121.9m. Following on from previous years, the challenge of delivering savings continues with £5m to be achieved in order to reach a balanced budget. Early forecasts indicate the Council is facing financial pressures of £805k and an overview of this forecast, on a directorate by directorate basis, is outlined in Table 1 below. The position will continue to be monitored carefully to ensure that overall expenditure will be contained within the approved budget. As outlined in paragraph 30, it is likely that additional income will be available during the year as a result of the Council being part of the Leeds City Region business rates retention pilot. Members are asked to note that some of this funding may be required to deal with some of pressures outlined in this report. The following sections provide more details of the main variations and any mitigating actions that are proposed.

2017/18 outturn		2018/19 Forecast Variation
£'000		£'000
+147	Children, Education & Communities	+1,255
-204	Economy & Place	+282
-274	Customer & Corporate Services	-200
285	Health, Housing & Adult Social Care	+508
-574	Central budgets	-300
-620	Total	+1,545
-761	Contingency	-740
-1,381	Total including contingency	+805
	Potential additional income from business rates	-2,000

Table 1: Finance overview

Children, Education & Communities

- 7 A net overspend of £1,255k is forecast primarily due to children's social care.

- 8 Children's Social Care (CSC) staffing budgets are currently projecting a net overspend of £186k, mainly due to expensive agency staff being used to cover important but hard to fill social worker posts. This is lower than the position in previous years following the introduction of 'golden hello' and 'golden handcuff' payments to new and existing staff in some of the key social work teams.
- 9 Based on the current numbers of Looked After Children (LAC) being maintained throughout the rest of the year there is a net projected overspend on placement and associated costs of £984k, including £251k on local fostering, £476k on Independent Fostering Agencies and £223k on adoption allowances. There is also a net projected overspend of £94k within The Glen and disability short breaks budgets due to delays in implementing the new model of provision for children with the most complex needs.
- 10 Within the Dedicated Schools Grant (DSG) funded Special Educational Needs budgets there is a net projected overspend of £229k. This is mainly due to additional costs on out of city education placements.
- 11 There is a net projected underspend of £184k within School Improvement due to a number of staffing vacancies, particularly within the Skills Team, offset by some additional costs including for the LAC virtual school head teacher.
- 12 Home to School Transport budgets are currently projected to overspend by a net £621k. There are significant pressures within SEN taxi budgets where inflation has been higher than expected and significant savings requirements that are unlikely to be achieved, offset by some savings on other school transport costs. A number of other more minor variations make up the overall directorate position.
- 13 The Directorate management team are committed to doing all they can to try and contain expenditure with the approved budget and are currently exploring all options available to further mitigate this forecast overspend. This includes consideration of existing efficiency savings to identify if these can be stretched further or implemented early and continued restrictions on discretionary spending.

Economy & Place

- 14 A net overspend of £282k is forecast primarily due to cost pressures within waste services and fleet.
- 15 Income from Council Car Parks at July 2018 stands at 3.2% above latest projections. Income in April and May was below budget (-4.6%) however income in June and July have been significantly higher than budgeted (12%) primarily due to good weather and increased attractions within the City Centre. The impact of the Rose Theatre in Castle Car Park has been positive with much of the assumed lost revenue from losing spaces at the car park being offset by additional income at nearby car parks. Overall there is a forecast of £150k surplus at the council car parks. In addition income from Respark and Season

Tickets are above forecast leading to additional income of £80k. This additional income is offset by operational costs (£55k) following upgraded machines and equipment.

- 16 Within waste collection recruitment beyond the establishment has taken place. This is to maintain services to residents while the current high levels of sickness are managed. This results in an overspend on salaries. Work to reduce the number of under utilised waste vehicles has taken place to reduce the current spend on fleet, however the number of vehicles required to deliver the service still exceeds the budget. Commercial waste income is predicted to be £96k short at year end. These factors together has resulted in a combined waste collection forecast overspend of £535k. It is proposed to offset some of this overspend by using £300k one of reserves within waste.
- 17 Additional expenditure is required within Fleet services to ensure the operation of a compliant service in line with the standards as directed by Operating Licence requirements, H&S (PUWER) and duty of care to transport users. This includes a review of maintenance and safety arrangements alongside the management and administration of the fleet service. A number of other minor variations make up the directorate position.
- 18 A range of actions are being undertaken within the directorate to try to bring expenditure within the approved budget and reduce the projected overspend as far as possible by the year end. Actions being progressed or considered include:
 - Review of external funding streams to seek opportunities to maximise the impact on the revenue position
 - Proactively managing sickness levels across front line services to reduce the need for agency staff
 - Consideration of in year savings and revenue opportunities.

Customer & Corporate Services

- 19 A net underspend of £200k is forecast and this is predominately due to additional income within bereavement services of £130k and additional grant funding secured to offset some staffing costs within business intelligence. Agreed budget savings are being delivered in line with the original plans across a number of areas. A range of other minor variations make up the directorate position. Work will continue to try and identify additional savings to help the overall position.

Health, Housing & Adult Social Care

- 20 A net over spend of £508k is forecast for the directorate, mainly due to pressures within Adult Social Care.
- 21 Pine Trees, a day support service for customers is forecast to underspend by £61k due in the main to securing additional Continuing Health Care (CHC)

Income for two customers. Underspends are also forecast on the Supported Employment scheme at Yorkcraft (£79k) as places within the scheme have been held vacant pending a review of the supported employment offer and on the Older Persons' Direct Payment budget (£83k) where there are fewer customers and the average payments have reduced in cost. A trend being seen this year is the increase in residential placements for those with Mental Health issues, both over 65 and working age. There are 6 more customers than budgeted for at this point in the year, causing a projected £381k overspend. There is also a pressure on external Step Down beds (£168k). A small budget has been *set previously to place people externally as the exception but there have been several high cost placements made to date this year and the use of these beds is increasing.* The Supported Living for Learning Disability customers continues to be a budget pressure. This is forecast to overspend by £405k and this also assumes that savings attributable to the transforming care programme (£153k) and review of the schemes (£169k) is achieved. An action plan has been drawn up and is about to be implemented. A range of other minor variations make up the overall directorate position.

- 22 The Department has identified areas to mitigate the overspend to make every effort to bring it back to a balanced position. These include reviewing both the level of continuing health care contributions and the ongoing costs of customers transitioning from children's services

Housing Revenue Account

- 23 The Housing Revenue Account budget for 2018/19 is a net cost of £5,715k due to the £10m investment from the working balance into providing new council houses. Overall, the account continues to be financially strong and is forecasting a nil variance at this early stage in the financial year meaning that the working balance will reduce to £23m at 31 March 2019 as outlined in the 2018/19 budget report. This compares to the balance forecast within the latest business plan of £22.3m.
- 24 The working balance is increasing in order to start repaying the £121.5m debt that the HRA incurred as part of self financing in 2012. The current business plan assumes that reserves are set aside to enable the debt to be repaid over the period 2023/24 to 2042/43. Following the decision by Members to fund new Housing Development initiatives through the HRA this will impact the thirty year business plan and therefore an update of the business plan is due to be presented to members later in the year. .

Corporate Budgets

- 25 These budgets include Treasury Management and other corporately held funds. It is anticipated that a £300k underspend will be achieved, predominantly as a result of reviewing some assumptions on the cash flow position following a review of the profile of planned capital expenditure which will mean less interest being paid than previously anticipated.

- 26 The Government has allowed council's to charge an additional 50% council tax on second homes since April 2013. This increase was approved by Executive November 2012 and came into effect from 1st April 2013. The Government in its autumn statement 2017 announced that Councils would be given the power to increase this to 100% from April 2018. The purpose of the additional tax is more to encourage bringing second properties into use rather than increasing tax revenue (Additional council tax liability approx £50k). This paper recommends that Executive approve this increase in York from April 2019.
- 27 As previously reported to Executive, the council is a member of the Leeds City Region business rates retention pilot scheme. The likely anticipated additional business rates income from this pilot scheme is anticipated to be approximately £2m. This funding could be available to support additional expenditure, although some of this may be required to assist in cash flow issues regarding major projects, particularly York Central. This will be considered further in future reports.

Contingency

- 28 As in previous years a contingency budget of £500k is in place. In the 2017/18 outturn report presented to Executive on 21th June the remaining balance of £250k from the 2017/18 general contingency was added to the balance available for 2018/19. A further £10k was allocated to the WWI commemorations (as agreed in January 2018), meaning a total of £740k is currently available. Members are asked to note that this may be required to deal with some of pressures outlined in this report. Any decisions regarding the allocation of this sum will be brought to a future meeting.

Loans

- 29 Further to a scrutiny review, it was agreed that these quarterly monitoring reports would include a review of any outstanding loans over £100k. There are 2 loans in this category. Both loans are for £1m and made to Yorwaste, a company part owned by the Council. The first was made in June 2012 with a further loan made in June 2017 as agreed by Executive in November 2016. Interest is charged on both loans at 4% plus base rate meaning currently interest of 4.25% is being charged. All repayments are up to date.

Performance – Service Delivery

- 30 The Performance Framework surrounding the Council Plan for 2015-19 launched in July 2016 and is built around three priorities that put residents and businesses at the heart of all Council services.
- 31 The Council Management Team and Executive have agreed a core set of thirty indicators to help monitor the council priorities and these provide the structure for performance updates in the following sections. Some indicators are not

measured on a quarterly basis. The DoT (Direction of Travel) is calculated on the latest three results whether they are annual, quarterly or monthly.

32 Of the 18 strategic indicators where new quarterly or annual data has been provided since the last reporting period, the following 6 have seen improvements:

- % of panel confident they could find information on support available to help people live independently
- Proportion of adults in contact with mental health services living independently, with or without support
- Number of days taken to process Housing Benefit new claims and change events
- Net Additional Homes Provided
- % of panel who give unpaid help to any group, club or organisation
- FOI & EIR In Time

33 The following 2 indicators have been identified as areas of concern:

- Average sickness days lost per FTE - CYC (Excluding Schools) - (Rolling 12 Month)
- % of complaints responded to within 5 days

A Council That Listens to Residents

			2015/16	2016/17	2017/18	2018/19 Q1	DoT	Benchmarks
Service Delivery	A Council That Listens to Residents	% of panel who agree that they can influence decisions in their local area	NC	25.65%	26.87%	25.68%	➡	National Community Life Survey 17/18: 26%
		% of panel satisfied with their local area as a place to live	NC	89.84%	89.94%	88.09%	➡	National Community Life Survey 17/18: 77%
		% of panel satisfied with the way the Council runs things	NC	65.54%	62.13%	60.29%	➡	National LG Inform 16/17: 50%
		Overall Customer Centre Satisfaction (%) - CYC	91.54%	92.48%	93.13%	93.16%	➡	NC
NC = Not due to be collected during that period The DoT (Direction of Travel) is calculated on the latest three results whether they are annual, quarterly or monthly.								

34 The council carries out a number of consultation and research activities throughout the year, including: annual surveys, statutory research, one-off pieces of research and using Talkabout, our citizens' panel, which is comprised of a representative sample of around 1,000 York residents who are invited to complete a bi-annual survey to capture a variety of resident satisfaction measures across all areas of council business.

35 To ensure that a wide range of views and opinions are gathered, a number of different methods are used including; face to face drop in sessions, postal and web based surveys, focus groups and workshops.

% of residents who agree that they can influence decisions in their local area - this measure gives an understanding of residents' recognition about how we are listening and reacting to residents views

- 36 The Q1 18/19 Talkabout survey found that 90% of respondents think it's important that residents can influence decisions in their local area. The latest national figure of 26% (Community Life Survey 2017/18) is consistent with the 26% of respondents to the latest Talkabout survey in York who agreed that they could influence decisions in their local area.

York Station Front

- 37 The station and surrounding area are set to play a key role in the development of York Central. The proposals for York station front are based on 8 key features which work together to improve the use of space in front of the station. An online consultation runs until Monday 9th July and comments received will shape the final masterplan for the area, and inform the individual planning applications which will ultimately decide what the spaces look like and how they will be used.

Clean Air Zone

- 38 Views are sought on proposals to introduce a new Clean Air Zone for the area of York within and including the inner ring road. This will require any individual bus operating on a public local bus service, into the Clean Air Zone, five or more times per day to be ultra low emission bus standard. An online consultation runs until Friday 3rd August. The responses received will be considered and will feed into a report being presented to the Executive later in the year.

York Suicide Safer Community Strategy

- 39 The council have been working to reduce suicide in the city and the harm and negative impact associated with suicide experienced by those who live, work in and are connected to York. The draft Suicide Safer Community Strategy aims to make the city a Suicide Safer Community and has been approved by the Health and Wellbeing Board for public consultation to seek views from members of the public about its content and ambitions to help reduce suicide. All comments and feedback will be considered in the final version of the Strategy which will be introduced at the Suicide Prevention Conference in September 2018.

- 40 Examples of other consultations active during Q1 include:

- Housing Allocations Policy – The council are looking at changing this policy which decides who should be offered council and Housing Association properties in York
- York Crematorium permit application
- York Outer Ring Road – Monks Cross roundabout improvements
- Proposed development on Windsor Garth – the council asked for feedback on plans for proposed improvements to Lincoln Court and a new centre of excellence at Windsor House

% of residents who have been actively involved in redesigning and delivering services - this measure gives an understanding of residents' recognition about how they are involved in service redesign

- 41 Community forums for a number of the major planning projects have been set up in order to discuss, listen and communicate with residents the plans and progress of these schemes.

Future Focus

- 42 As part of the continued expansion of the community led support model (part of the ASC Future Focus programme) a second community event was held in Haxby prior to a new Talking Point being established. The work at Lidgett Grove has been subject to evaluation and a number of very positive outcomes have been identified. In particular:
- Waiting times have reduced from an average of 9 weeks wait for an assessment, the average time between first contact and being seen in a hub is now less than a week.
 - 100% of people invited to the hub have said they were satisfied with the experience and, most importantly their outcomes from attending a Talking Point.
 - Less than half of the people who would have otherwise gone onto a full social care assessment chose to have one, and instead were supported by alternative existing community options.
 - The number of people going on to require paid for social care services has fallen by over a third from an expected level of 65%, to only 43%.

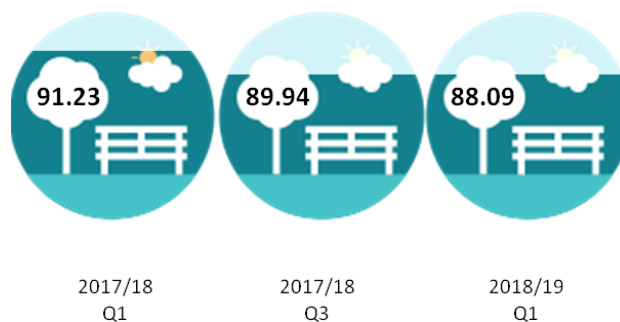
Voice of the Children

- 43 The Youth Council Outreach and Engagement Group have been invited to work with SENDIAS to support outreach sessions and provide children and young people with SEND, information about their rights. The group supported the Micklegate Neighbourhood Forum voice event held in July which welcomed local pupils who provided their views on the ward and how they would like to see it develop.
- 44 The Youth Council have continued to work closely with the York Central Partnership and My Castle Gateway to provide their views on these local projects and this has involved work in both youth council sessions and external consultation sessions. Joint sessions have been held with Young Carers and Show Me That I Matter to provide feedback on the young person's version of the Voice and Involvement strategy and the CYC Safeguarding Board website. The session was a huge success resulting in young people from each group wanting to do more sessions together in the future. The Youth Council met with a representative from the Vale of York CCG with regards to their Transformation Plan and has agreed to contribute to future action plans.
- 45 The Youth Council has written letters to the council and local councillors to inform them of feedback and issues raised as a result of the Primary and Secondary voice events that took place in 2017. The Youth Council has received some positive responses and will continue to raise issues as they arise.

% of residents satisfied with their local area as a place to live - this measure gives an understanding of residents' views about the area and the quality of their ward / neighbourhood

46 The results from the Q1 18/19 Talkabout survey showed that 92% of the panel were satisfied with York as a place to live and 88% with their local area. Satisfaction levels continue to be significantly higher than the latest national figures of 77% (Community Life Survey 2017/18) and 81% (Local Government Association Poll May 18). 82% of respondents thought that their local area was a good place for children and young people to grow up.

% of panel satisfied with their local area as a place to live



47 87% of respondents to the Q1 18/19 Talkabout survey agreed that it was important to feel they belong to their local area with 76% agreeing that they did belong. These results have both increased from the previous survey and are significantly higher than the National benchmark scores of 62% in the Community Life Survey 2017/18 and 69% from LG Inform.

% of residents satisfied with the way the Council runs things - this measure gives an understanding of residents' satisfaction with frontline service delivery and the Council's responsiveness to residents' views

48 The Q1 18/19 Talkabout survey showed that 60% of respondents were satisfied with the way the Council runs things which is a further reduction compared to previous survey results but satisfaction levels continue to be similar to the LG Inform benchmark figure of 64% for February 2018. The Council aims to deliver financial sustainability whilst improving services and outcomes for York residents and 43% of respondents agree that the Council provides value for money which is similar to the LG Inform benchmark figure of 48% for February 2018.

% of residents who think that the Council and partners are doing well at improving the quality of streets/public spaces - this measure gives an understanding of residents' satisfaction with frontline service delivery and the Council's responsiveness to residents' views

49 The latest Talkabout survey showed that respondents believe that the council was doing well in conserving York's heritage, improving green spaces and helping to reduce household waste but panellists thought that the Council and partners could do more to reduce air pollution, improve the quality of streets/public spaces, reduce the city's carbon footprint and encourage the use of low emission vehicles.

Overall Customer Centre Satisfaction (%) - CYC - (being replaced with Digital service satisfaction 2017) - this measure gives an understanding of the quality of our face to face, phone and front office customer services (and in future our digital services through the CYC website)

50 The Customer Centre offers advice and information on many services including benefits, council tax, housing, environmental, transport, educational, social care and planning. Customer Satisfaction remains high in Q1 with 93% of people rating the service as either good or very good with both face to face and telephone satisfaction continuing at above 90%.

A Focus on Frontline Services

		2015/16	2016/17	2017/18	2018/19 Q1	DoT	Benchmarks	
Service Delivery	A Focus on Frontline Services	Children Looked After per 10k (Snapshot)	53	55	53.24	56	→	National 16/17: 62 Regional 16/17: 67
		Number of Incidents of ASB within the city centre ARZ	2,305	2,175	NC	NC	→	NC
		Household waste recycled / composted - (YTD)	42.80%	44.00%	43.00%	(Avail Oct 18)	→	National 16/17: 43.7% Regional 16/17: 42.9%
		Delayed transfers of care from hospital which are attributable to adult social care, per 100,000 population (YTD Average) (New definition for 2017/18)	6.9	7.49	6.4	7.3	→	NC
		% of panel confident they could find information on support available to help people live independently	NC	65.46%	64.81%	66.11%	→	NC
		Proportion of adults in contact with secondary mental health services living independently, with or without support (YTD Average)	28.50%	39.21%	72.75%	82.76% (April 18)	↑ Good	National 15/16: 58.6% Regional 15/16: 64.7%
		% of physically active and inactive adults - active adults	69.83%	70.20%	69.40%	NC	→	National 16/17: 60.6% Regional 16/17: 59.4%
		Average Progress 8 score from KS2 to KS4	0.04	0.11	(Avail Oct 18)	NC	→	National 16/17: -0.03
		Number of days taken to process Housing Benefit new claims and change events (DWP measure)	5.87	5.58	3.20	2.97	↓ Good	National 16/17: 9 days

NC = Not due to be collected during that period
The DoT (Direction of Travel) is calculated on the latest three results whether they are annual, quarterly or monthly.

Number of Children Looked After - this measure gives an understanding of the efficiency and effectiveness of a key front-line service which has impacts on vulnerability and the life chances of children

- 51 There were 201 children and young people in care at the end of June 2018. This evidences a continued consistency of practice and need, against the national trend of increasing looked after numbers.

Children in Care Council

- 52 In 2017, *Show Me That I Matter* (York's Children in Care Council) identified mental health as a priority and decided to create a resource to help raise awareness about mental health amongst young people. Young people took part in a series of workshops with Inspired Youth and had the opportunity to develop their creative writing skills at the same time as exploring some of the feelings and emotions that are often experienced by children and young people in care. The group identified key messages that they wanted to share with other young people and designed a booklet which they named 'You Are Not Alone'. It is planned that the booklet, which also signposts to support services, will be shared with young people when they first come into care.

Fostering Fortnight

- 53 The council is committed to placing as many children in its care as possible within York placements and is therefore seeking to increase the number of foster carers within the City. This will enable more flexibly to match children and young people with the right foster carers and continue to bring young people back to York, when this is the right plan for them. To help achieve this, the council has signed up to the 'You Can Foster' regional initiative for a second year, helping with wider advertising campaigns across Yorkshire and Humber. This is mirrored by a more local campaign, launched during 'Fostering Fortnight'

in May 2018, with the team undertaking the Park Run which ran alongside York led adverts on local radio and in the local press.

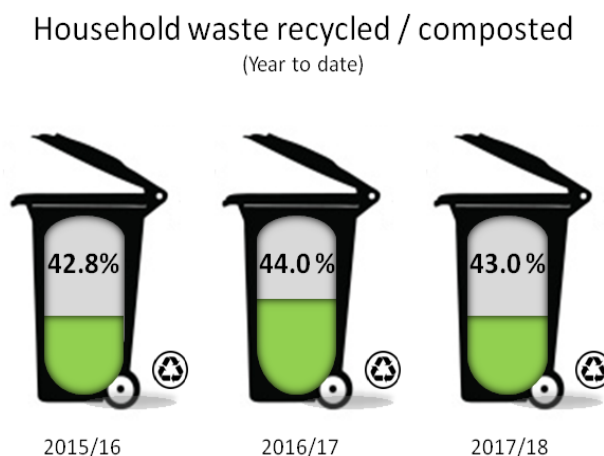
- 54 Last year's enquiry rates for prospective foster carers increased greatly, and resulted in 12 new households being approved during the year. We continue to see our numbers of kinship carer households increase, which enables children and young people to stay within their wider family networks and we are also beginning to reap the benefits of working alongside the Regional Adoption Agency, where more children are subject to early permanence arrangements, promoting stability for some of our most vulnerable children.

Number of Incidents of Anti-Social Behaviour within the city centre - this measure gives an understanding of the impacts of Anti-Social Behaviour on Leisure and Culture and therefore the "attractiveness" of the city

- 55 According to national crime statistics, York is one of the safest cities in the UK with lower than average crime for a city that attracts so many visitors. However, due to the consequences of its layout and attraction as a weekend destination for large groups of people, tensions have been created between residents and visitors where alcohol consumption has lead to behaviour which is deemed anti-social. Begging and the anti-social behaviour associated with street drinkers also has a visual impact and can cause conflict with local businesses, residents and visitors. Whilst much work has been undertaken by the Safer York Partnership to address these issues it is an ongoing issue which is being tackled by the City Centre hotspot group, whose approach is based on education, support for those who require it and if necessary, enforcement.

Household waste recycled / composted (YTD) - this measure gives an understanding of a key outcome of the Council plan

- 56 The amount of landfill waste has increased from 11,540 tonnes in Q3 2017/18 to 12,220 tonnes in Q4. The residual waste per household has remained constant at 140kg per household in Q4.



- 57 43% of household waste was recycled or composted during 2017/18 which is a slight decrease on the 44% recycled or composted during 2016/17 and less than the National Waste Framework Directive target of 50% by 2020.

- 58 The national Waste Resources Action Programme estimates that use of a home compost bin diverts about 150kg of waste per household from waste bins each year. As part of International Compost Awareness week in May, City of York Council encouraged residents to start composting by offering a deal with a partner to buy discounted compost bins online.

Delayed transfers of care from hospital which are attributable to adult social care - this measure gives an understanding of how well our health and social care services are integrated

- 59 A delayed transfer of care (DToC) occurs when a hospital patient is deemed medically fit to be discharged, but cannot be released from hospital because they are waiting for community support to be arranged by the NHS and/or a local authority, or because the patient cannot agree where he/she should reside following discharge. The number of days that hospital patients are delayed in these circumstances are aggregated and measured to show how well NHS and local authority adult social care services are working together.
- 60 There continues to be a fluctuating trend in the number of days that patients are delayed leaving hospital that are attributable to adult social care. In 2017/18, on average, there were 6.4 beds occupied each day per 100,000 adults by York residents across the health and social care system that were attributable to adult social care. During 2018/19 Q1 this average increased slightly to 7.3 beds per day for every 100,000 adults in York.

Better Care Fund

- 61 The Better Care Fund (BCF) provides CYC and the Vale of York Clinical Commission Group (VoY CCG) with finances to work together on a range of measures, including delayed transfers of care, aimed at improving outcomes for NHS and adult social care users in the City of York area. The total number of days that patients resident in York have been delayed during the last twelve months (July 17 – June 18) was 9,332 which equates to, on average, 26 beds each day occupied because of DToC. From April to June 2018, this figure was 2,784 days which equates to 31 beds each day. This was largely due to pressures facing adult social care as a whole which are now being tackled with the use of seven-day working, better integration and BCF monies.

% of residents confident they could find information on support available to help people live independently - this measure gives an understanding of residents' ability to support themselves in line with new adult social care operating model

- 62 76% of the respondents to the 2016/17 Adult Social Care survey said they found it easy or very easy to find information about services, in order to help themselves live independent lives (ASCOF measure 3D1). This is higher than both the regional and national averages. Provisional findings from the 2017-18 ASC survey suggest that there has been a decrease in this percentage, but with still almost three quarters finding it easy or very easy to find information about services, it is still around the regional average for this measure.
- 63 The results from the Q1 18/19 Talkabout survey showed that 66% of residents were confident that they could find information on support available to help people live independently which is an increase from the previous survey.

Admissions to Residential Care Homes

- 64 Avoiding permanent placements in residential and nursing care homes is a good measure of how effective packages of care have been in ensuring that people regain control of their lives. Research suggests that, where possible, people prefer to stay in their own home rather than move into residential care.

- The rate at the end of Q1 2018-19 for younger adults (aged 18-64) requiring permanent residential and nursing care is lower than a year earlier, with 3.74 younger adults per 100,000 population being placed into these homes during 2018-19 Q1, compared with 4.47 per 100,000 population during 2017-18 Q1. This equates to 5 younger adults entering these homes in 2018-19 Q1, compared with 6 during 2017-18 Q1.
- For older people, aged 65 or over, the rates of those assessed as needing to go into residential care during 2018-19 Q1 was lower than in 2017-18 Q1 (161 per 100,000 population in 2018-19 Q1 compared with 163 per 100,000 population in 2017-18 Q1). The rate is lower because of the population increase in over-65s, as 61 older people entered residential care in both 2017-18 Q1 and 2018-19 Q1.

65 We are working increasingly towards using a strength-based approach involving communities and their assets, which should delay progression of a citizen's journey towards needing 24-hour care provision and maintain them in their own home within their community. This should mean a reduction in admissions to residential care over time. The number of people in longer term residential and nursing care has increased (592 at the end of 2018-19 Q1 compared with 575 at the end of 2017-18 Q4).

66 Proposals were agreed at Planning Committee during July to extend Marjorie Waite Court Independent Living Community. The plans will create an additional 33 new homes which will offer care provision to people living with dementia, and those who have medium and high care needs. This will enable individuals to live independently in their own home and reduce the need for residential care. Staff are available 24 hours a day offering planned care and responsive care as needed and the use of telecare equipment and additional support should also minimise the risk of people needing to be admitted into hospital.

Proportion of adults in contact with secondary mental health or learning difficulties services that are living independently - this measure gives an understanding of adults' social care users perception of their ability to support themselves

67 Improving employment and accommodation outcomes for adults with mental health and learning difficulties are linked to reducing risk of social exclusion and discrimination. Supporting someone to become and remain employed is a key part of the recovery process, while stable and appropriate accommodation is closely linked to improving people's safety and reducing their risk of social exclusion.

- During 2018-19 Q1, 9% of those with learning disabilities were in employment, an increase compared with 2017-18 Q4 (8.3%).
- The percentage of those with learning disabilities living in their own home, or with family, increased (this was 80% during 2018-19 Q1, compared with 77% during 2017-18 Q4).

68 A base at the new Burnholme Health and Wellbeing campus sees United Response providing support and activities for people with a learning disability. They are providing a range of sessions offering access to a variety of opportunities including education, employment and independent living skills.

69 At the end of March 2018, the latest data available to CYC, 18.87% of all clients in contact with secondary mental health services were in employment, which represents an increase compared with that in December 2017 (17.42%). There has also been considerable progress during the last 12 months in obtaining suitable accommodation for this group: the position at the end of March 2018 shows that 83% were living independently, which represents a slight deterioration from the position reported at the end of December 2017 (86%), but a big increase on the rate reported at the end of 2016-17 (39%).

% of Physically Active Adults (to be replaced by people engaging with Wellbeing service after launch) - this measure gives an understanding of the overall health of the cities residents

70 The latest Active Lives Survey carried out by Sport England, for the year up to November 2017, was released in March 2018. The survey was based on a sample of 488 York residents aged over 16 and the results show that;

- A higher percentage of people are physically active in York (69.4%) compared with the national (61.8%) and regional (57.6%) averages
- York has the highest physical activity rates in the region.
- Fewer people in York are physically inactive (19.6%) compared with the national (25.7%) and regional (27.6%) averages
- York has the lowest physical inactivity rates in the region.

71 Estimates of physical inactivity rates at a locality level have been produced from the Active Lives survey data and the rates of inactivity in York vary from 14-27%. This information has proved useful to teams within the council working to promote physical activity in the city and similar information is provided across a range of different service areas, through the ward profile, to support the councils locality models.

YorWellbeing service

72 A total number of 322 face to face health checks with eligible York residents aged 40-74 have been carried out by the YorWellbeing service since its launch in February 2017. Based on the responses to the questions on physical activity within these checks, 85% of people report being physically active which is a higher rate for York than found in the Active Lives survey. The sample of people who have put themselves forward for a health check is not yet fully representative of the population of York as males and people living in deprived areas are currently under-represented. The rates reported so far are higher for males (90%) than for females (82%).

Acomb Fun Run

73 An Acomb fun run, hosted by Carr Infants and Junior School in partnership with the council's YorWellbeing service, is returning for its second year. The free event consists of a 2km individual run for 4-14 year olds and a 1km fun run for all ages. City of York Council are urging everyone who lives or works in York to move more, as part of a major city wide campaign to get people across the city healthier and happier.

Average Progress 8 score from Key Stage 2 to Key Stage 4 - this measure gives an understanding of educational attainment levels within the city

74 Progress 8 is a measure of the progress made by pupils between Key Stage 2 and Key Stage 4. A positive score represents progress above the average for all pupils and a negative score progress below the average for all pupils. Indicative 2018 results should be available for the Q2 Monitor.

75 In 2017, the average Progress 8 score for Year 11 pupils was +0.11 above the national average and this is an improvement on 2016 when progress was in line with the national average. The 2017 GCSE results have been published and show that the Progress 8 score of 0.11 for York puts the city in the top quartile (ranked 34th nationally). This is an improvement with York moving up 10 percentiles from 2016. The Progress 8 score for 2018 will be available in October 2018.

Primary school admissions

76 Primary school admission figures for entry in September 2018 show that 99.4% of pupils received an offer for one of their first three preferences. The percentage of children achieving their first preference has increased from 94.2% in 2017.

DfE Strategic School Improvement Fund

77 Building on the success of our six school primary writing project, which contributed to improved Key Stage 2 outcomes in 2017, we joined Pathfinder Teaching School Alliance and Huntington Research School in a bid for funding to the DfE Strategic School Improvement Funding for a larger project starting in January 2018. The bid was successful and realised £196k to deliver a programme of intensive training and support across at least 14 schools this year. The first phase of the Strategic School Improvement Fund Writing Project has been successfully launched and the outcomes will be formally evaluated in July 2018.

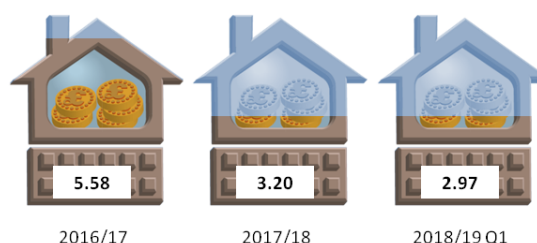
School inspections

78 In Q1 there were four short (Section 8) inspections of schools that were judged to be good in their previous inspection. Three reports have been published to date, with all retaining their good judgements. However, two came into 'Outcome 3' under arrangements introduced in January 2018. This means that the lead inspector did not believe that they would retain their 'good' judgement in a full (Section 5) inspection. These schools will receive a full inspection within 1 to 2 years.

Number of days taken to process Housing Benefit new claims and change events - this measure gives an understanding of the efficiency and effectiveness of a key front-line service

79 Due to improvements in digital processes, performance in this area remains consistently strong in York with the average number of days taken to process a new Housing Benefit claim or a change in circumstance less than 3

Number of days taken to process Housing Benefit new claims and change events (DWP measure)



days during Q1 2018/19. York performance is also the highest out of all other local authorities that we are benchmarked against (North and East Yorkshire, Lincolnshire and the Humber).

A Prosperous City for All

		2015/16	2016/17	2017/18	2018/19 Q1	DoT	Benchmarks	
Service Delivery	A Prosperous City for All	%pt gap between FSM and non-FSM pupils at 15, who attain a Level 3 qualification by the age of 19 - (Snapshot)	32.00%	33.90%	(Await Apr 2019)	NC	→	National 16/17: 25.2% Regional 16/17: 27.2%
		Median earnings of residents – Gross Weekly Pay (£)	£496.00	£508.1	£519.3	NC	↑ Good	National 17/18: £552.7 Regional 17/18: £502.3
		Net Additional Homes Provided - (YTD)	1,121	977	1296	NC	→	NC
		Business Rates - Rateable Value	NC	£247,348,791	£254,662,152	£254,045,397	→	NC
		One Planet Council - All Resources - Total CO2 (t)	NC	NC	NC	NC	→	NC
		% of panel who give unpaid help to any group, club or organisation	NC	64.30%	66.22%	67.83%	→	National Community Life Survey 17/18: 64%
NC = Not due to be collected during that period The DoT (Direction of Travel) is calculated on the latest three results whether they are annual, quarterly or monthly.								

%pt gap between FSM and non-FSM pupils at 15, who attain a Level 3 qualification by the age of 19 - this measure gives an understanding of the inequality gap

80 Attainment gap at age 19 is currently 33.9% in York compared to 25.2% nationally. Work continues with York's 6th forms and colleges to ensure that young people achieve their potential post-16. Provisional A Level results for 2018 indicate an encouraging set of results against national averages.

81 81% of 16-17 year olds who are Not in Education, Employment or Training (NEET) are not qualified to Level 2, demonstrating challenges before people are aged 19. Learning and Work Advisers from the council's Local Area Teams provide specialist information, advice and guidance to young people who are in the care of the local authority, those in alternative education provision, those in the youth justice system, and those aged 16-18 who are NEET.

Median earnings of residents – Gross Weekly Pay (£) - this measure gives an understanding if wage levels have risen within the city, a key corner-stone in the cities economic strategy

82 In April 2017, the median gross weekly earnings for full-time resident employees in York were £519.30, up 2.2% from £508.10 in 2016. Since the economic downturn of 2008 to 2009, growth has been fairly steady, averaging approximately 1.1% per year between 2009 and 2017. The 2.2% growth seen this year is a welcome increase however weekly earnings, adjusted for inflation, actually decreased by 0.4% compared with 2016 (the Consumer Prices Index including owner occupiers' housing costs (CPIH) rose by 2.6% in the year to April 2017).

83 This mirrors the National picture as Great Britain gross weekly earnings also increased by 2.2% (£552.70 from £540.90) but regional earnings only increased by 0.8% (before inflation) (£502.30 from £498.30). In the region Leeds has the highest median gross weekly pay of £536.60 (up 1.65% before inflation) and Hull has the lowest £447.80 (down 0.9% before inflation).

84 Earnings figures for April 2018 will be available in November 2018.

JSA Claimants

85 Figures from the Office for National Statistics showed there were 230 JSA claimants in York in June 2018 which is a decrease of 20 from the previous month and a decrease of 330 from June 2017. The claimant count for York represents 0.2% of the working population, which is lower than both the regional and national figures of 1.3% and 1% respectively in June 2018. The recent figures also highlight a fall of 55 in the youth unemployment count since June 2017. The youth unemployment figure of 0% is lower than both the regional and national figures of 1.2% and 0.9% respectively.

86 The JSA figures should be viewed in the context of the number of people receiving Universal Credit in York increasing from 3,758 in May to 3,957 in June. Of these, there were 2,182 claimants in June who were not in employment.

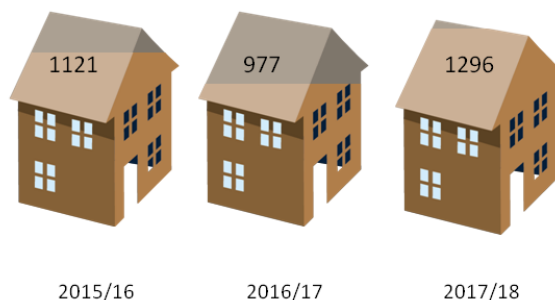
Department of Work and Pensions

87 Data released by the Department of Work and Pensions is published 6 months in arrears and the latest data relates to November 2017. The total number of claimants for either Income Support or Employment Support Allowance in York is 5,620 which is a decrease of 410 from August 2017. The claimant count represents 4.1% of the working population which is lower than both the regional and national figures of 8% and 7.2% respectively. Although these figures are the lowest in the region, due to the changes in the benefits system some of the data is transitional. The introduction of Universal Credit, for example, means that some people are still in the process of transitioning over.

Net Additional Homes Provided - this measure gives an understanding of how many new homes have been built in the city

88 At the end of March 2018, York's housing market was looking healthy with 1,296 net additional homes completed. Of these additional homes, 49.2% were a result of off campus privately managed student accommodation schemes which comprised the privately managed developments at St Josephs' Convent Lawrence Street, St Lawrence WMC and 2-14 George Hudson Street. The remaining 50.8% of net additional homes resulted from traditional housing sites of which phase II of the Hungate Development Site provided a total of 195 completions and sites benefitting from relaxed permitted development rights.

Net Additional Homes Provided (YTD)



89 There were also 1,104 net housing consents granted during 2017/18 which reflects the more favourable housing market conditions being experienced. Of

these approvals, 84.4% were the result of traditional housing consents which include an increase to the Hungate Development Site capacity, The Cocoa Works, Haxby Road and York Barbican, Paragon Street account.

Business Rates - Rateable Value - this measure gives an understanding of how much money the Council is likely to receive to spend on public services

- 90 The rateable value is the legal term for the notional annual rental value of a rateable property, assessed by the valuation officers of the VOA (Valuation Office Agency). The revaluation from 1st April 2017 resulted in a 4.14% percentage change increase in the rateable value for York with Yorkshire, whilst England increased by 9.1%. In December, there was a change to the discretionary rate relief allocation policy where it was agreed that no business or charity with a rateable value below £200,000 would have to pay an increase in their business rates in 2017/18. This change meant that over 1,000 small businesses and charities in York benefited from £700,000 (funded by Central Government) in business rate relief. Currently English authorities keep hold of 50% of locally-collected business rates with the other half going into a central government pool and redistributed back to the local authorities according to need.

Council Tax Collection

- 91 The collection rate for Council Tax at the end of Q1 was 29.17% compared with 29.55% in the corresponding period in 2017/18. The collection rate for Business Rates at the end of Q1 was 30.41% compared with 32.02% in the corresponding period in 2017/18.
- 92 The collection rate for Council Tax in York of 97.33% during 2017/18 was higher than both the national and regional averages of 97.10% and 96.00% respectively.

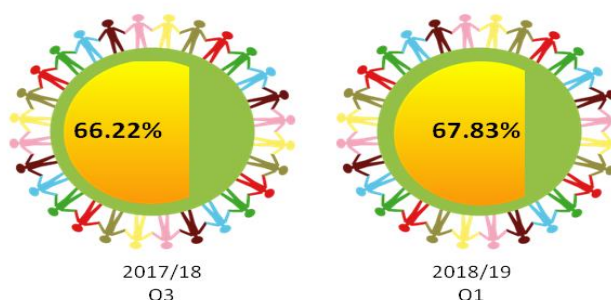
One Planet Council - All Resources - Total CO2 (t) - this measure gives an understanding of how many resources the Council is consuming, potential impact on the environment, and progress towards reducing

- 93 The Council continues to play a key role in facilitating the One Planet York network, promoting action towards a sustainable, resilient and collaborative city – with an inclusive economy, strong community and healthy environment.
- 94 In collaboration with the Health and Wellbeing Board and One Planet York, the council helped to deliver a successful Healthy City York conference which explored how healthy cities make healthy people, including seminars in ‘Transforming our city by healthy travel’ and ‘wellbeing by design’. The Council is also continuing work in developing the One Planet York framework as a tool which can be used to take a broad holistic perspective of city outcomes in a range of contexts.

% of residents who give unpaid help to any group, club or organisation - this measure gives an understanding of how much volunteering is currently being undertaken within the city

95 The results of the Q1 18/19 Talkabout survey showed that 68% (an increase on the previous survey) of the respondents give unpaid help to a group, club or organisation which compares favourably with the government's Community Life Survey 2018/19 which found that 64% of respondents reported any volunteering in the past 12 months.

% of panel who give unpaid help to any group, club or organisation



Tree Planting Scheme

96 City of York Council is joining forces with the Rotary Club of York and partners across the city to launch a new scheme which will see thousands of trees planted across York: one for every child born in the city over the next 12 months. Every parent registering the birth of their child through York Register Office will be offered the chance to get involved in the scheme at no cost to them. A tree will then be planted on land owned by York St John University and Joseph Rowntree Housing Trust to commemorate their arrival. The trees planted in York are part of 47,000 Rotary UK are aiming to plant across the country over the next 12 months. The Rotary project is being supported by a wide range of organisations across the city, including York Treemendous, The Woodland Trust, Brunswick Nurseries, St John University, York Cares and Joseph Rowntree Housing Trust.

Other Performance

		2015/16	2016/17	2017/18	2018/19 Q1	DoT	Benchmarks	
Organisational Health Check	Performance	Red rated Major Projects - CYC	0	1	1	0	➔	NC
		Amber rated Major Projects - CYC	5	5	6	9	➔	NC
		Overall Council Forecast Budget Outturn (£000's Overspent / -Underspent)	-£876	-£542	-£620	£1,545	➔	NC
	Employees	PDR Completion (%) - CYC - (YTD)	59.00%	75.90%	90.40%	36.70%	➔	NC
		Staff FTE - CYC Total (Excluding Schools) - (Snapshot)	2,104	2,071.6	1972.2	1994.8	➔	NC
		Average sickness days lost per FTE - CYC (Excluding Schools) - (Rolling 12 Month)	10.1	10.2	11.5	11.8	⬆ Bad	CIPD (Public Sector) 16.17: 8.5 days
		Voluntary Turnover (%) - CYC Total (Excluding Schools) - (Rolling 12 Month)	7.00%	7.60%	7.55%	6.84%	➔	NC
		% of staff who would recommend the council as a good place to work	NC	NC	NC	71.00%	N/A	NC
		% of staff who believe action will be taken following this survey	NC	NC	NC	31.00%	N/A	NC
		% of external calls answered within 20 seconds - CYC	88.15%	89.01%	89.75%	87.70%	➔	SSAC Industry Standard 17/18: 80%
	Customers	% of complaints responded to within 5 days	-	75.40%	58.76%	39.60%	⬇ Bad	NC
		FOI & EIR - % In time - (YTD)	95.60%	93.14%	89.20%	92.80%	➔	NC
		Digital Services Transactions / Channel Shift	Narrative Measure				➔	NC
		NC = Not due to be collected during that period The DoT (Direction of Travel) is calculated on the latest three results whether they are annual, quarterly or monthly.						

Major Projects - this measure gives an understanding of the performance of the large projects the Council is currently working to deliver

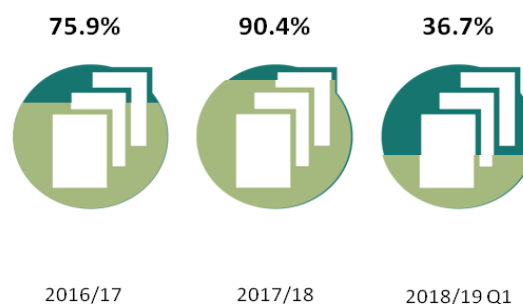
- 97 There are currently 14 major projects in progress during June which is the same as in March 2018. Each project is given a status to give an overview of significant risks and provide assurance as to how individual projects are being managed. 9 projects are rated Amber and 5 are rated Green.

Performance – Employees

Staffing PDR Completion Rates - this measure gives an understanding of how we making sure that the organisations strategic aims, goals and values are being passed to all employees

- 98 City of York Council is committed to developing confident, capable people working positively for York. As part of that commitment, all colleagues are entitled and encouraged to reflect on their performance and discuss future aspirations and work goals through regular one to ones and an annual Performance and Development Review (PDR) appraisal. The annual PDR process starts in May and, by the end of June 2018, 37% of PDRs had been undertaken, slightly below 41% at the same point last year.

PDR Completion (%) – CYC - Snapshot



Staff Total - this measure gives an understanding of total numbers of staff, and our staffing delivery structure

- 99 At the end of June 2018 there were 2,472 employees (1,995 FTEs) working at City of York Council (excluding schools), up from 2,460 (1,972 FTEs) at the end of March. This increase is largely due to staffing changes in Waste services, in line with that service's delivery model.

Average sickness days lost per FTE (12 Month rolling) - this measure gives an understanding of the productivity of the organisations employees

- 100 At the end of Q1 2018/19 the rolling 12 month sickness days per FTE has increased to 11.8 days (from 11.5 at the end of 2017/18), impacted by higher than normal sickness absence over the winter period. Since the start of the financial year the number of sickness days lost per month has been decreasing and is down to 1,752 in June from an average 2,344 between December and March, therefore meaning the indicator is likely to reduce in Q2.

- 101 There is variation in the level of sickness absence across the organisation. Economy and Place (E&P) and Health, Housing and Adult Social Care (HHASC) have the highest levels, with Customer and Corporate services having the lowest sickness levels with an average of 8.4 days per FTE. There are a number of teams in the Council where sickness is very low but it is acknowledged that overall sickness absence at CYC continues to be higher than comparable organisations.

102 A supportive and well managed attendance framework is being rolled out which encourages employees to support each other and take responsibility for their own attendance while being supported by management and HR. Training sessions have been put in place specifically for managers to learn how to manage attendance, handle difficult conversations and understand disabilities within their workforce. The data available to managers on attendance is being enhanced and a self service absence management module within the HR system is being rolled out.

103 Further action is needed and other proposals being drafted are summarised below, some of which will be subject to a further report to Executive setting out key details:

- Targeting a one third reduction in sickness absence by 2020 (to an average 8 days per FTE, below the public sector average)
- The formation of a Workplace Health Strategy Group to focus on developing a co-ordinated, council wide strategy and delivery plan for improving the health and wellbeing of the workforce
- Ensuring there is continued support for employees who are unable to work, through Employee Assistance Programme (EAP), Occupational Health, Osteopath and Counselling provision
- Reviewing policies and procedures to ensure consistent implementation of attendance management across the organisation

Staffing Turnover - this measure gives an understanding of the number of staff entering and leaving the organisation

104 Total staff turnover has remained static at 14.3% over the rolling 12 months to June 2018. This level of staffing turnover is expected and in line with the council's changing service delivery models.

Staff Satisfaction - this measure gives an understanding of employee health and their satisfaction with the Council and a place to work and its leadership, management and practices

105 Throughout the year, employees will be invited to complete surveys covering a range of topics including 'values and behaviours' and 'leadership and management', with feedback helping to shape and improve the organisation and make CYC an even better place to work.

106 The first in a series of short 'pulse' staff satisfaction surveys went live in May with employees asked to give feedback on their role and teamwork. The results showed that, with a response rate of 39%, 71% of respondents would recommend the Council as a good place to work. Other key findings are:

- 75% of respondents believe that their work gives them a feeling/sense of personal achievement
- 55% of respondents have the equipment and technology needed to complete work effectively
- 85% of respondents can rely on support from their colleagues
- 31% of respondents believe that action will be taken following the survey

107 The second in the series of surveys on Values and Behaviours went live at the end of June with a closing date of mid July. The results will be available in the Q2 Monitor later in the year.

Performance – Customers

External Calls answered within 20 seconds - this measure gives an understanding of speed of reaction to customer contact

108 In Q1 the percentage of all external calls answered within 20 seconds was 88% which is well above the industry benchmark of 80%.

Customer Centre

109 The council's Customer Centre is the main point of contact for residents and business visitors. During 2018/19 Q1, 61,787 calls were received (an increase from 57,498 in 2017/18 Q4) with 94.8% answered and 71.2% answered within 20 seconds. This demonstrates consistently good performance against an increase in demand which was due partly to Council tax annual billing enquiries, benefits year end, the transfer of the Registrars first point of contact to the customer centre and ongoing enquiries around garden waste collections.

% of complaints responded to within 5 days

110 In Q1 2018/19 the council received 278 stage 1 complaints, which is a decrease of 36 on the number received in the previous quarter. There has been a decrease of 12.9% in the number of stage 1 complaints responded to within a 5 day timescale since Q4 17/18. Where timescales were not met, this was due to resource pressures in some service areas.

111 Additional resources have been provided to deal with and monitor complaints with work ongoing to;

- Ensure that complaints performance is monitored. Managers now have access to a dashboard of live reports relating to real time complaints and customer performance information;
- Refresh the corporate complaints policy and procedures along with the complaints IT system

FOI & EIR - % In time - this measure gives an understanding of our speed of reaction to FOI's

112 In Q1 2018/19 the council received 589 FOIs, EIRs and SARs. We achieved 91.2% in-time compliance for FOIs (Freedom of Information requests), 95.8% in-time compliance for EIRs (Environmental Information Regulations requests) and 82.8% in-time compliance for SARs (Subject Access to records requests). There has been an increase of 175 FOIs, EIRs and SARs received in this quarter compared to the same quarter in 2017-18. This may be due in some part to the increased awareness of individual's rights following the publicity around the enforcement of GDPR during May 2018.

Digital Services Transactions/Channel Shift

113 The number of residents who came to West Offices increased to 11,196 in 2018/19 Q1 from 9,860 in 2017/18 Q4 with an average wait of 7 minutes and 79% of residents were seen within the target wait time of 10 minutes. 16,053

business visitors came to West Offices during Q1 18/19 (16,204 in 17/18 Q4). In addition to phone calls and face to face interactions, the customer service team responded to 9,235 emails.

114 Moving customer interactions through to a digital channel is a key priority for the council and reflects the changing needs of the city's residents; in Q1 3,464 payments were made using the auto payments system and 19,708 customers used the telephone auto operator.

115 Residents are now encouraged to complete certain transactions online. In 2018/19 Q1, 54% (680) of all street lighting and street cleansing issues were reported by customers on-line.

CityConnectWiFi

116 York's CityConnectWiFi has expanded its digital infrastructure to reach both Bishopthorpe Road and Front street in the suburb of Acomb. This digital milestone incorporates the areas in the city-wide wireless network. York's city centre wireless connection is available 24/7, 365 days of the year, and is completely free to use. The expansion of CityConnectWiFi comes at no cost to the city's council and helps to further develop York as a digital city. The network allows those who live, visit and work in the area to access the network from their phone, tablet or any other wireless device. CityConnectWiFi is already established across the city centre, at all 6 of the city's Park & Ride bus terminals, in addition to public wifi available in 14 libraries and 41 council owned buildings. As one of only 22 Super Connected Cities in the UK, this expansion of CityConnectWiFi is one of many initiatives which have taken place over the past few years to further York's digital infrastructure.

Procurement

117 During 2018-19, work will continue on embedding social value principles in all procurements and finalising the Councils commissioning strategy, as well as introducing council wide contract management guidance and effectively managing relationships with our key suppliers.

Annexes

118 All performance data (and approximately 975 further datasets) within this document is made available in machine-readable format through the Council's open data platform at www.yorkopendata.org under the "performance scorecards" section.

Consultation

119 Not applicable.

Options

120 Not applicable.

Council Plan

121 The information and issues included in this report demonstrate progress on achieving the priorities set out in the Council Plan.

Implications

122 The implications are:

- **Financial** are contained throughout the main body of the report.
- **Human Resources (HR)** There are no HR implications.
- **One Planet Council / Equalities** There are no One Planet Council or equalities implications.
- **Legal** There are no legal implications.
- **Crime and Disorder** There are no crime and disorder implications.
- **Information Technology (IT)** There are no IT implications.
- **Property** There are no property implications.
- **Other** There are no other implications.

Risk Management

123 An assessment of risks is completed as part of the annual budget setting exercise. These risks are managed effectively through regular reporting and corrective action being taken where necessary and appropriate.

Contact Details

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Ian Cunningham Group Manager – Shared Intelligence Bureau Ext 5749	Report Approved	✓	Date	21/08/18
Wards Affected: All				✓
For further information please contact the authors of the report				

Background Papers:

None

Glossary of Abbreviations used in the report:

ASC	Adult Social Care	HHASC	Health, Housing and Adult
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			Social Care
ASCOF	Adult Social Care Outcomes Framework	HRA	Housing Revenue Account
BCF	Better Care Fund	JSA	Jobseeker's Allowance
CCG	Clinical Commissioning Group	LAC	Looked After Children
CHC	Continuing Health Care	NEET	Not in Employment, Education or Training
CPIH	Consumer Prices Index including owner occupier housing costs	NHS	National Health Service
CSC	Children's Social Care	PDR	Performance and Development Review
CYC	City of York Council	PUWER	Provision and Use of Work Equipment Regulations
DSG	Dedicated Schools Grant	SEN	Special Educational Needs
EAP	Employee Assistance Programme	SEND	Special Educational Needs and Disability
EIR	Environmental Information Regulations	SENDIAS	Special Educational Needs and Disability Information, Advice and Support
FOI	Freedom of Information	VOA	Valuation Office Agency
FSM	Free School Meals	WMC	Working Men's Club
FTE	Full Time Equivalent	WWI	World War 1
GCSE	General Certificate of Secondary Education	YTD	Year To Date
GDPR	General Data Protection Regulation		