

CITY EXECUTIVE BOARD

Wednesday 23 July 2008

COUNCILLORS PRESENT: Councillors Bob Price (Chair), Ed Turner (Vice-Chair), Antonia Bance, Mary Clarkson, Colin Cook, Sajjad Malik, John Tanner, Bob Timbs and Oscar Van Nooijen.

OFFICERS PRESENT FOR THE WHOLE OF THE MEETING: Peter Sloman (Chief Executive), Tim Sadler (Executive Director), Emma Burson (Finance), Chris Pyle (Oxford City Homes), Lindsay Cane, Pat Jones and Brenda Lammin (Legal and Democratic Services).

OFFICERS PRESENT FOR PART OF THE MEETING:

Nicky Atkin (Strategic Procurement and Shared Services), Mark Jaggard, Richard Wyatt and Adrian Roche (City Development), Graham Stratford (Community Housing and Community Development) and John Kulasek (Facilities and Property Management).

37. APOLOGIES FOR ABSENCE

There were no apologies for absence.

38. DECLARATIONS OF INTEREST

Councillor Price declared a personal interest in the Corporate Equality Scheme 2008/11 because members of his staff at Oxford Brookes University had assisted the Council with advice and training.

39. PUBLIC QUESTIONS

The following questions were asked by Kate Pattullo in respect of item 8: -

With regard to Aston's Eyot, I understand that funding is currently available from the East Area Parliament, and that several other potential funding sources have also been identified. As a local resident and user of the area I know that there is a great deal of local support for the Council to take on the lease of this land from Christchurch College, as was initially recommended to the Board.

I also believe that the finances required to transform this area are relatively modest, and would therefore like to know:

1. Who reversed this recommendation?
2. On what grounds did they decide to reverse it?

3. What authority do they have to make this decision, against the initial advice of the Council Officer who wrote the report?
4. Do the Executive Board believe that the finances involved are excessive?
5. Can the Board give assurance that the same decision would have been reached had the land in question been located in North Oxford?

Response from Councillor Price

The report was considered at the Weekly Business Meeting, attended by the Chief Executive, Executive Directors and other senior managers. This is standard procedure for all reports being progressed to City Executive Board. It was the decision of this meeting that the recommendation be changed because it was felt that further work needed to be done before a final decision was taken. The Weekly Business Meeting does have the authority to change recommendations; however it is the members of the Board who ultimately will take the decision.

Although the amount of initial financial outlay appeared to be relatively small clarification was needed about the costs of longer-term maintenance. Further discussions should take place with Christ Church and community groups to clarify maintenance responsibilities and potential future expenditure, and to consider more detailed options for the use of the land in the future.

The administration shares your desire to improve the management of this piece of land for the benefit of the people of Oxford. Decisions will be taken for the greater good and would have been no different if this land was in another part of the city.

40. BUILDING RESILIENCE IN COMMUNITIES

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended).

Resolved to: -

- (1) RECOMMEND Council to approve the drawing down of £105,000 of government grant for the purpose of building community resilience to extremist ideologies;
- (2) delegate authority to the Executive Director, City Regeneration, to develop an action plan for work to be funded from the grant.

41. CORPORATE EQUALITY SCHEME 2008-11

The Chief Executive submitted a report (previously circulated and now appended).

Resolved to: -

- (1) RECOMMEND Council to: -
 - (a) agree to adopt the Corporate Equality Scheme 2008-11 as part of the Council's policy framework, together with its Action Plan and Equality Impact Assessment timetable subject to an amendment on page 28 of the Scheme that the Council should aim for Level 5 of the Equality Standard by 2011 (not Level 3 as stated);
 - (b) authorise the Chief Executive to update and amend the documents as required by legislation;
- (2) request that the quarterly monitoring reports submitted to the Value and Performance Scrutiny Committee also be submitted to the Board for information.

42. AWARD OF CONTRACT FOR THE SUPPLY OF A BAILIFF SERVICE TO OXFORD CITY COUNCIL

The Strategic Procurement and Shared Services Manager submitted a report (previously circulated and now appended). Councillor Van Nooijen clarified that the use of an external bailiff service should reduce the principal element of risk which related to the possible failure to meet government targets for collection rates.

Resolved to: -

- (1) grant project approval for the provision of a bailiff service to Oxford City Council;
- (2) delegate to the Executive Director, City Services, the authority to award the contract for the provision of a bailiff service to Oxford City Council;
- (3) note that the contract was for 3 years commencing on 31st July 2008 with an option to extend the contract by up to 2 years.

43. CONTRACT FOR THE SUPPLY OF BUILDING MATERIALS TO OXFORD CITY COUNCIL

The Strategic Procurement and Shared Services Manager submitted a report (previously circulated and now appended).

Resolved to: -

- (1) grant project approval for a contract for the supply of building materials to Oxford City Council;
- (2) agree that the contract be awarded to an appropriate supplier for 2 years commencing on 1st September 2008 with an option to extend the contract by up to 1 year;

- (3) grant delegated powers to award the contract to the Executive Director, of City Services.

44. ASTON'S EYOT – PROPOSED LEASE FROM CHRIST CHURCH

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended).

Resolved: -

- (1) not to agree the East Area Parliament recommendation that a lease for Aston's Eyot be agreed at this time with Christ Church;
- (2) that officers should negotiate with Christ Church College in a positive manner to try and reach a lease agreement which addresses the need for community involvement, potential construction of a cycle route linking East Oxford with the City Centre, funding arrangements for longer term maintenance and agreement with the East Area Parliament on Council funding arrangements;
- (3) a report on progress to be submitted to the Board and East Area Parliament in six months' time.

45. BLACKBIRD LEYS AND NORTHFIELD BROOK – DEVELOPMENT ISSUES

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Campbell.

Resolved to: -

- (1) agree the creation of a steering group to take forward the regeneration of Blackbird Leys and Northfield Brook, and to authorise the Executive Director, City Regeneration, to approve appropriate levels of staff and budgetary support;
- (2) ask the Area Co-ordinator to liaise with Councillor Bance regarding membership of the steering group;
- (3) note that steps were being taken to look at possible regeneration schemes for other areas of the City in partnership with other bodies.

46. OPTIONS FOR LAND AT WARREN CRESCENT

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Brown.

Resolved to agree option 4 as set out in the report (to reduce the size of the redevelopment and build only on the former garage site, leaving the green area as open space).

47. REDEVELOPMENT OF SERMON CLOSE PLAY AREA

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Brown.

Resolved to agree option 3 as set out in the report (refurbish the play area).

48. PLACES OF CHANGE PROGRAMME GRANTS INCLUDING THE OLD FIRE STATION

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Campbell.

Resolved to: -

- (1) RECOMMEND Council to grant approval to draw down the full Places of Change Programme capital allocation of £2,379,845, in line with an agreed spend profile with Communities and Local Government, over the next three years, as follows:

£2,182,393 to Oxford City Council and Crisis Skylight for the development of the Old Fire Station to be divided as follows:

£50,000 in 08/09

£600,000 in 09/10

£1,532,393 in 10/11

£96,704 in 08/09 for Oxford Night Shelter, O'Hanlon House

£49,422 in 08/09 for The Gap Project

£37,155 in 08/09 for Aspire Oxford

£14,171 in 08/09 for Steppin' Stone

- (2) grant approval for Oxford City Council to enter into a formal arrangement with Crisis to appoint them as the Council's main partner in terms of development and delivery of Old Fire Station, and in doing so waive the need to comply with any relevant procurement requirements in regards to appointing Crisis Skylight as the main provider in the Old Fire Station;
- (3) authorise the Executive Director, City Regeneration, to appoint a project manager for the development of the Old Fire Station;
- (4) congratulate officers on the success of their excellent bid.

49. OXFORD'S LOCAL DEVELOPMENT SCHEME 2008-11

The Head of City Development submitted a report (previously circulated and now appended). The Planning Policy Manager circulated amendments to the Local Development Document (LDD) profile at page 33 of the Local Development Scheme (change of dates for the publication and adoption to October 2008 and February 2009 respectively) and consequent amendment to the Gantt chart on page 48 showing the Local Development Scheme work schedule.

Resolved to: -

- (1) approve the Oxford Local Development Scheme 2008-11 (as amended) for submission to the Secretary of State;
- (2) authorise the Planning Policy Manager to alter the text of the Local Development Scheme before submission to the Secretary of State to the extent felt necessary in the light of advice from the Government Office for the South East and the Planning Inspectorate, and to make any necessary editorial corrections.

50. NORTHERN GATEWAY AREA ACTION PLAN

The Head of City Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Brown.

Resolved to: -

- (1) approve the principle of partnership working with the developers (including financial contributions) for the production of the Northern Gateway Area Action Plan Development Plan Document;
- (2) authorise the Head of City Development to enter into a formal agreement with the Northern Gateway Consortium to confirm details of the partnership arrangement to deliver the production of the Area Action Plan.

51. OXFORD 2026: THE CORE STRATEGY – PROPOSED SUBMISSION DOCUMENT

The Head of City Development submitted a report (previously circulated and now appended).

Resolved to RECOMMEND Council to: -

- (1) approve the proposed submission document for Oxford's Core Strategy for publication, and invite representations on the document for a 6-week period;
- (2) authorise the Planning Policy Manager, in consultation with Lead Board Members and the Planning Policy Cross Party Working Group, to make any necessary editorial corrections to the proposed submission document before publication;
- (3) authorise the Planning Policy Manager, in consultation with Lead Board Members and the Planning Policy Cross Party Working Group, to submit the Core Strategy to the Secretary of State unless representations received on the proposed submission document raise issues of such significance that fundamental changes to the Plan would be required;
- (4) endorse the proposed submission document for development control purposes as a material consideration in planning decisions.

52. WEST END DISTRICT HEATING PROCUREMENT

The Head of City Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Fooks.

Resolved to: -

- (1) grant project approval for the West End District Heating project;
- (2) authorise officers to move the project forward to its next phase;
- (3) waive the competitive selection requirements in the Contract Rules in regard to the appointment of an external consultant for further work;
- (4) agree to appoint an independent project manager to assist with the procurement.

53. WRITE-OFF OF UNCOLLECTABLE DEBTS

The Head of Customer Services submitted a report (previously circulated and now appended).

Resolved to: -

- (1) agree to write off of the amounts as set out in the report;
- (2) note that if new information or any payments were received the debts previously written off would be resurrected and credits applied.

54. APPOINTMENTS TO CHARITABLE TRUSTS AND THE OXFORDSHIRE ECONOMIC PARTNERSHIP

The Head of Legal and Democratic Services submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Fooks.

Resolved to: -

- (1) make the following appointments to Charitable Trusts: -

St. Aldate's Parochial Charities from May 2008 – Councillors Hazell and Tanner

Non-Ecclesiastical Charities of St. Mary Magdalen from the end of September 2008 – Ms Susan Brown

City of Oxford Charities – Councillor Christian from the end of September 2008, and Councillors Pressel and Sanders and Ms Diana Pope from the end of December 2008;

- (2) agree the appointment of the Strategic Director, City Regeneration, as a Director on the Oxfordshire Economic Partnership Board.

55. AIDS AND ADAPTATION WORKS – FUNDING SHORTFALL

The Head of Oxford City Homes submitted a report (previously circulated and now appended).

Resolved to: -

- (1) increase the Housing Revenue Account (HRA) capital budget for aids and adaptation works by £370,000 to enable a reduction in the current waiting list;
- (2) vire £370,000 from projected underspend within the HRA capital budget.

56. TENDER ACCEPTANCE – CONTROLLED ENTRY

The Head of Oxford City Homes submitted a report (previously circulated and now appended).

Resolved to accept the lowest tender for installing controlled entry systems, submitted by Chris Lewis Security in the sum of £240,777.

57. TENDER ACCEPTANCE – PAINTING AND PRE-PAINT REPAIRS

The Head of Oxford City Homes submitted a report (previously circulated and

now appended).

Resolved to accept the lowest tender for painting and pre-paint repairs, submitted by J and S Seddon in the sum of £443,455.47.

58. OPTIONS FOR 21/23 MANOR ROAD, SOUTH HINKSEY, AND BULLINGDON GREEN COTTAGE

The Head of Oxford City Homes and the Interim Head of Property and Financial Management submitted a joint report (previously circulated and now appended).

Resolved to:-

- (1) RECOMMEND Council to: -
 - (a) transfer 23 Manor Road from the Housing Revenue Account (HRA) to the General Fund asset management portfolio;
 - (b) transfer Bullingdon Green Cottage from the General Fund to the HRA portfolio;
- (2) place 21/23 Manor Road on the market to sell either individually or as one unit, whichever is the most economically advantageous to the Council, and use £25,000 of the receipts to fund the works at Bullingdon Green Cottage;
- (3) place the net proceeds from the sale of 21/23 Manor Road, less the cost of works to Bullingdon Green Cottage, in an investment fund to generate revenue income in accordance with the Medium Term Financial Strategy.

59. DISPOSAL OF 9 UPPER FISHER ROW

The Interim Head of Property and Financial Management submitted a report (previously circulated and now appended).

Resolved to dispose of 9 Upper Fisher Row to the highest bidder, as set out in the exempt from publication appendix to the report, and if that disposal does not proceed to authorise the Executive Director, City Regeneration, to proceed with a disposal at or above the valuation figure set out in that appendix.

60. DISPOSAL OF 83-97 ASHURST WAY, ROSE HILL

The Interim Head of Property and Financial Management submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Campbell.

Resolved to accept the best offer currently available for 83-97 Ashurst Way, as

set out in the exempt from publication appendix to the report, and if the proposed purchase does not proceed to authorise the Executive Director, City Regeneration, to proceed with a sale to the next highest bidder at or above the valuation figure set out in that appendix.

61. TEMPLARS SQUARE LEASE RESTRUCTURE

The Interim Head of Property and Financial Management submitted a report (previously circulated and now appended).

Resolved to authorise the Executive Director, City Regeneration, to open negotiations with the long-term leaseholders of Templars Square shopping centre to facilitate the possibility of their redevelopment proposals and submit a further report to the Board for approval when those negotiations are concluded.

62. FUTURE ITEMS

No issues were raised under this item.

63. MINUTES

Resolved to agree the minutes (previously circulated, now appended) of the meeting held on 11 June 2008

64. MATTERS EXEMPT FROM PUBLICATION

Resolved that in accordance with the provisions of Paragraph 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 the press and public be excluded from the meeting on the grounds that their presence could involve the likely disclosure of exempt information as described in specific paragraphs of Schedule I2A of the Local Government Act 1972.

<u>Items</u>	<u>Reason for exemption</u>	<u>Minutes</u>
C1 to C5	Information relating to the business affairs of any particular person (including the authority holding that information)	65 to 69

65. OPTIONS FOR LAND AT WARREN CRESCENT

The Head of Community Housing and Community Development submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 46.

Resolved to note the exempt from publication appendix.

66. REDEVELOPMENT OF SERMON CLOSE PLAY AREA

The Head of Community Housing and Community Development submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 47.

Resolved to note the exempt from publication appendix.

67. OPTIONS FOR 21/23 MANOR ROAD AND BULLINGDON GREEN COTTAGE

The Head of Community Housing and Community Development submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 58.

Resolved to note the exempt from publication appendix.

68. DISPOSAL OF 9 FISHER ROW

The Interim Head of Property and Facilities Management submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 59.

Resolved to note the exempt from publication appendix.

69. DISPOSAL OF 83-97 ASHURST WAY, ROSE HILL

The Interim Head of Property and Facilities Management submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 60.

Resolved to note the exempt from publication appendix.

The meeting began at 5.00 pm and ended at 6.07 pm.