

The Agenda for a meeting of the Regeneration and Economy Overview and Scrutiny Committee to be held on Monday, 24 October 2016 at 6.00 pm in Committee Room 1 - City Hall, Bradford

Members of the Committee – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT	GREEN	INDEPENDENT
Heseltine Mallinson	Farley Pullen Green Jamil	Fear	H Hussain	K Hussain

Alternates:

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT	GREEN
Pennington Whiteley	Johnson H Khan Salam	R Ahmed	Warnes

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.

From:

Parveen Akhtar
City Solicitor
Agenda Contact: Asad Shah
Phone: 01274 432280
E-Mail: asad.shah@bradford.gov.uk

To:



A. PROCEDURAL ITEMS

1. ALTERNATE MEMBERS (Standing Order 34)

The City Solicitor will report the names of alternate Members who are attending the meeting in place of appointed Members.

2. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

Notes:

- (1) *Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) *Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) *Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*

3. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.



Any request to remove the restriction on a report or background paper should be made to the relevant Strategic Director or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Asad Shah - 01274 432280)

4. REFERRALS TO THE OVERVIEW AND SCRUTINY COMMITTEE

Any referrals that have been made to this Committee up to and including the date of publication of this agenda will be reported at the meeting.

B. OVERVIEW AND SCRUTINY ACTIVITIES

5. AFFORDABLE HOUSING

1 - 8

The Regeneration and Economy Overview and Scrutiny Committee will receive an update report (**Document “J”**) on Affordable Housing – **REPORT TO FOLLOW**.

(Julie Rhodes – 01274 431163)

*Council Standing Orders – Part 3A of the Constitution: Due to the non-availability of **Document “J”** five clear working days before the day of the meeting, the Appropriate Officer will report the reasons for its non-availability to the meeting.*

6. BRADFORD CITY PLAN - PROGRESS REPORT

9 - 16

City Plan is the delivery plan and framework for partnership working to achieve a decade of regeneration and economic growth in Bradford City Centre. It was endorsed by the Council’s Executive on the 10 February 2015.

The report of the Strategic Director, Regeneration (**Document “K”**) outlines the successes of City Plan to date, restates its objectives and outlines the Council’s draft priorities for 2017 – 2019.

Recommended –

Members are requested to note progress with the delivery of City Plan.

(Nick Ackroyd – 01274 432272)



7. ESTATE MANAGEMENT

17 - 32

The Regeneration and Economy Overview and Scrutiny Committee will receive an update report (**Document “L”**) on the work of the Asset Management Team – **REPORT TO FOLLOW**.

(Ben Middleton – 01274 439607)

*Council Standing Orders – Part 3A of the Constitution: Due to the non-availability of **Document “L”** five clear working days before the day of the meeting, the Appropriate Officer will report the reasons for its non-availability to the meeting.*

8. REGENERATION AND ECONOMY OVERVIEW AND SCRUTINY COMMITTEE - WORK PROGRAMME

33 - 40

The Chair of the Committee will submit (**Document “M”**) which presents the Committee’s Work Programme 2016-17.

Recommended –

That the Work Programme 2016-17 continues to be regularly reviewed during the year.

(Licia Woodhead – 01274 432119)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER



Report of the Strategic Director of Regeneration to the meeting of Regeneration and Environment Overview and Scrutiny Committee to be held on October 24th 2016

J

Subject:

The Council's Affordable Housing Programme

Summary statement:

This is a report provided for information to:

- **Update members on progress with the delivery of the Council's Affordable Housing programme and**
- **To advise members of the forthcoming procurements of contracts with a value in excess of £2m associated with the delivery of the programme.**

Mike Cowlam, Strategic Director
Regeneration

Portfolio:

Health and Wellbeing

Report Contact: Julie Rhodes,
Principal Officer Housing
Phone: (01274) 431163
E-mail: Julie.rhodes@bradford.gov.uk

Overview & Scrutiny Area:

Regeneration and Environment



1. SUMMARY

1.1 This is a report provided for information to:

- Update members on progress with the delivery of the Council's Affordable Housing programme and
- To advise members of the forthcoming procurements of contracts with a value in excess of £2m associated with the delivery of the programme.

2. BACKGROUND

2.1 The Executive at its meetings on July 22nd 2011 and January 14th 2014 approved bids for investment support by the Council to the Homes and Communities Agency (HCA) as part of the 2011/15 and 2015/18 HCA Affordable Housing programmes.

2.2 Following receipt of this approval, the Council was successful in securing grant allocations to develop new affordable housing through both the 2011/15 and 2015/18 Affordable Housing programmes and subsequently entered into contract with the HCA to deliver these new affordable homes for rent.

2.3 Delivery of the 2011/15 programme enabled the Council to develop 81 new affordable homes for rent across 4 sites. These are in addition to the 95 properties that the Council had previously developed at Longfield Drive and Beech Grove. All of these 176 properties are now completed and occupied as affordable rented housing.

2.4 Delivery of the 2015/18 programme will result in the development of a further 139 new affordable homes for rent along with a further 18 units of housing that will be used as temporary accommodation for homeless people, a total of 157.

2.5 Delivery of the 2015/18 programme is ongoing. The programme involves the delivery of 7 schemes across 6 sites as outlined in the table below:

Scheme	Number of affordable homes provided
Avenham Way, Bradford	16
Ripley Street, Bradford	15
Cliffe Lane, Baildon (2 phases)	33
Braithwaite Road, Keighley	36
Keighley Road, Oakworth	39
Clergy House/Jermyn Court, Bradford (scheme to provide temporary housing for homeless people)	18
Total	157

2.6 All of these schemes are scheduled to be completed by March 2018. At September 2016, 4 of the schemes are already on site (Clergy House/Jermyn Court, Avenham Way, Ripley Street and Cliffe Lane (phase 1)) and planning applications have been submitted for the remaining 3 schemes. Planning consent has been granted for the scheme at Keighley Road, Oakworth but decisions are still pending for the remaining 2 schemes.



3. OTHER CONSIDERATIONS

- 3.1 Following the stock transfer of its previous housing stock in 2003 the Council no longer retains any housing management staff. The Council has therefore procured a registered housing provider to undertake the housing management role for its new housing stock. Following a successful procurement exercise in 2016 Incommunities has been appointed to undertake this role for the Council's affordable housing for a 5 year period. The revenue costs of this contract are funded from the rental income from the properties.
- 3.2 The provision of temporary accommodation for homeless people forms part of the Supporting People programme. The management of the new accommodation at Clergy House/Jermyn Court when it is completed will therefore be provided under contract through the Supporting People programme. Following a successful procurement exercise Horton Housing has been appointed to undertake this role. The revenue costs of this contract for Clergy House/Jermyn Court are funded from the rental income from the properties.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 In addition to prudential borrowing, the financial model under which the 2011/15 and 2015/18 are being developed is dependent on the rental income that can be generated from the properties and on cross subsidy from properties developed for sale.
- 4.2 The 139 units of affordable housing to be delivered through the 2015/18 programme attract £25K of HCA grant per unit. In order to deliver a programme based on this grant rate, the Council will develop a total of 188 homes, 49 of which will be sold on the open market and the receipts from which will be used to subsidise the delivery of the 139 rented units.
- 4.3 Following Executive approval to bid for the HCA grant for the 2015/18 programme the financial model was taken to the Council's Project Appraisal Group (PAG) in January 2016 and capital funding to deliver the programme was then approved by full Council as part of the budget process in February 2016. The key feature of the financing of the scheme is that interest and principal repayments relating to the capital cost of the development are repaid in full from rental income generated once the properties are let.

Indicative breakdown of costs

Total programme cost	£28.2m
HCA Grant	£3.475m
Sales	£8.5m
Commutated sums/recycled capital receipts	£4.7m
Prudential Borrowing	£11.5m

- 4.4 Under the terms of the Government's 'New Homes Bonus' scheme for every new residential property built the Council will receive the equivalent of the council tax for that property each year, for six years. This is enhanced slightly for each 'affordable' or 'social' property that is built. In assessing the financial implication of supporting the provision of



new 'affordable' housing the positive contribution from New Homes Bonus needs to be taken in to account. In broad terms for each new affordable' property built the Council will receive, over a six year period, £7,000 through New Homes Bonus and for each conventional or non 'affordable' property built the Council will receive, over a six year period, £6,500. The Council is free to utilise this income as it sees fit.

- 4.5 The table below sets out the income that the Council's Affordable Housing programmes will generate through New Homes Bonus.

New Homes Bonus income generated through supporting the Council's 'Affordable' Housing programmes

	Affordable Properties	New Homes Bonus generated	Market Sale Properties	New Homes Bonus generated
Bradford Council original programme (95 units)	95	£665,000	0	Nil
Bradford Council 2011/15 programme	81	£567,000	24	£156,000
Bradford Council 2015/18 programme	157	£1,099,000	49	£318,500
Total	333	£2,331,000	73	£474,500

This table shows that in delivering the local authority's affordable housing programmes, the Council will generate £2,805,500 in New Homes Bonus over a six year period.

- 4.6 Contracts for the construction of the 7 schemes involved in the 2015/18 programme are being procured individually. This is mainly due to the fact that the schemes are at different stages in the development process. This should assist with risk management of the overall programme and should open up opportunities for SME contractors to tender for the smaller contracts.
- 4.7 Due to the size of the proposed schemes it is estimated that the total cost of each of the schemes will exceed £2m. This is with the exception of the Clergy House/Jermyn Court scheme which has been tendered as two contracts due to the nature of the scheme.

The affordable housing scheme at Keighley Road, Oakworth forms part of the redevelopment of a larger council owned site which also includes a proposed 69 unit extra care scheme and a 50 bed intermediate/residential care scheme. Discussions are ongoing with Procurement regarding the procurement options for both schemes in order to maximise efficiencies and value for money for the council.

- 4.8 The Council has a number of options through which it can undertake procurement of schemes of this nature and scale. These range from open tender to the use of established frameworks such as the HCA's Delivery Partner Panel and Yor build, etc. To date the Council has successfully appointed contractors for the delivery of affordable housing schemes through both open tender and use of the HCA's framework. The Housing service works closely with Procurement to determine the most appropriate method as each scheme reaches this stage.
- 4.9 To date, contractors have been appointed to deliver 3 of the schemes within the 2015/18



programme. Details of the appointed contractor and contract value are as follows:

Scheme	Contractor	Contract value
Avenham Way	Reshape Housing Ltd	£2,455,854.65
Ripley Street Phase 2 (Community Close)	Strategic Team Group	£1,703,813.00
Cliffe Lane West Phase 1	Keepmoat Regeneration Ltd	£4,748,283.25

In line with the Local Government Transparency Code these details are also published on the Council's website on a quarterly basis as part of the Contracts and Grants Register.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

- 5.1 The Council has developed a successful track record of delivering subsidised housing on sites in its ownership and the proposed 2015/18 Affordable Housing builds on this success. It is nevertheless necessary to look in detail at the risks associated with each new project. An exercise has been carried out to identify the risks associated with this development programme and to put in place actions to mitigate these risks; the results of this exercise are summarised below.

Financial Modelling

Risk - It is essential that the financial model used to appraise the development proposals is robust and that it employs assumptions that are prudent and allow sufficient tolerance to accommodate unanticipated variations.

Mitigation – The model that has been developed for this programme is based on that successfully utilised for the Council's previous affordable housing developments. Colleagues from Finance have been consulted on the model and the programme has been discussed at PAG.

In order to ensure that the assumptions in relation to costs and income that are used to populate the model are correct the Council will engage professional cost consultants and local sale agents for each of the schemes where sales form part of delivery.

Sales Assumptions

Risk – The financial model is dependent upon surpluses generated from the sale of properties. Should these assumptions be incorrect the viability of the project could be compromised.

Mitigation – In order to ensure that assumptions regarding sales values are realistic and in order to advise on the most appropriate sales strategy a local estate agent practice will be engaged to advise the Authority for each of the schemes where sales form part of delivery.

Delivery

Risk – The Council is expected as part of the contract with the HCA to complete the affordable rented units within a prescribed timeframe and the receipt of investment support will be dependent upon delivering within this timeframe

Mitigation – the Council's indicative programme anticipates that completion of the



affordable properties will be towards the end of the HCA's 2015/18 programme with a number of properties being completed in 2016/17 and the balance in 2017/18. This will allow sufficient time to deliver the project within contractually agreed timescales.

- 5.2 Delivery of the Council's Affordable Housing programme is governed by the Affordable Housing Board. Part of the Board's role is to monitor and review the programmes risk register on a quarterly basis.

6. LEGAL APPRAISAL

- 6.1 Legal Services have provided advice on the legal contract with the HCA for the delivery of all the HCA funded programmes and have ensured that the contract has been entered into "under seal".
- 6.2 Legal Services also provide advice on all legal contracts entered into with contractors in line with Contract Standing Orders.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

The Equality Impact Assessment (EIA) undertaken for the programme indicates that there are no adverse equal rights implications. The provision of new affordable housing in the District will have a positive impact on those groups and individuals who suffer multiple disadvantages associated with inadequate housing.

7.2 SUSTAINABILITY IMPLICATIONS

All properties will be built to the HCA's Design Quality Standards that will ensure that they are designed in such a way that they remain appropriate to the needs of current and future generations

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

The affordable properties that it is proposed the Council support will be constructed to the Building Regulations as a minimum and this will assist in meeting targets for the reduction in carbon emissions both in the District and nationally.

7.4 COMMUNITY SAFETY IMPLICATIONS

No community safety implications have been identified.

7.5 HUMAN RIGHTS ACT

No implications under the Human Rights Act have been identified.

7.6 TRADE UNION



No Trade Union implications have been identified.

7.7 WARD IMPLICATIONS

The housing schemes set out in this report will deliver affordable housing on sites throughout the District.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. RECOMMENDATIONS

9.1 That members note the report.

10. APPENDICES

None

11. BACKGROUND DOCUMENTS

None



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Report of the Strategic Director, Regeneration to the meeting of the Regeneration Overview and Scrutiny to be held on 24th October 2016

K

Subject: BRADFORD CITY PLAN – PROGRESS UPDATE

Summary statement:

City Plan is the delivery plan and framework for partnership working to achieve a decade of regeneration and economic growth in Bradford City Centre. It was endorsed by the Council's Executive on the 10th Feb 2015.

This report outlines the successes of City Plan to date, restates its objectives and outlines the Council's draft priorities for 2017 - 2019

Mike Cowlam – Strategic Director,
Regeneration

Portfolio: Regeneration, Planning & Transport

Report Contact: Nick Ackroyd -
Senior Regeneration Officer
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E-mail: nick.ackroyd@bradford.gov.uk

Overview & Scrutiny Area: Regeneration



1. SUMMARY

- 1.1 This report outlines the successes of City Plan to date, restates its objectives, and outlines the Council's draft priorities for 2017 – 2019.

2. BACKGROUND

City Plan

- 2.1 City Plan was completed by the end of 2014 following extensive consultation of specialist Council officers, external partners and private sector stakeholders.

- 2.2 A report was taken to Executive on the 10th February 2015 which endorsed the objectives and priorities of City Plan and instructed:-

- a) that the Plan be used to inform the policies, land allocations, and the delivery section of the City Centre Area Action Plan
- b) that the implementation of City Plan, including any Council contributions through funding or use of Council assets, be considered on a project by project basis through future reports to the Executive
- c) that the Regulatory and Appeals Committee and appropriate Planning Panels are requested to have regard to the contents of City Plan in determining applications within the area, pending the adoption of relevant local strategic planning documents

City Plan - A Five Point Plan

- 2.3 Whilst City Plan has an economic focus it also addresses a social and place - making agenda to help make the city centre a location of choice for business and investors, the district's diverse communities, visitors; and people looking for a place to live.

- 2.4 The priorities and proposals of City Plan are organised around five priority outcomes as follow:-

- o Bradford City Centre as a Place of Dynamic Business & Entrepreneurship
- o Bradford City Centre as a Centre of Excellence for Learning
- o Bradford City Centre as an Exemplar of 21st Century Urban Living
- o Bradford City Centre as a Major Transport Hub
- o Bradford City Centre as a Destination & Experience

Fit with Council Priorities

- 2.5 These priority outcomes align with the five Council corporate priorities as follow:-

- o Better skills, more good jobs and a growing economy
- o Decent homes that people can afford to live in
- o A great start and good schools for all our children



- Better health, better lives
 - Safe, clean and active communities
- 2.6 As a strategic document City Plan is endorsed by Producer City which works on implementation matters through its Place sub board.

PROGRESS

- 2.7 Since the adoption of City Plan in Feb 2015 good progress has been made in delivering against the five priority outcomes set out above.
- 2.8 Highlights include:-

Business

- On-going business support through Invest in Bradford advisors and Rate Rebate and Capital Grants through the City Centre Growth Zone Programme
- Grown office accommodation through refurbishment of the former Central Library, Britannia House and former Mercury House bringing 1,000 additional office workers to the city centre.
- Delivery of the Digital Exchange business incubator in Little Germany in association with the university
- Progressed with plans for the development of further office accommodation at No1 City Park and Jacobs Well.

Learning

- Established a city centre retail academy – Skills House – at Well Street to support retail, hospitality and visitor economy businesses and to help local people find jobs.
- Completed construction of the Bradford College Advanced Technology Centre
- Plans being developed with the university and other partners to deliver further growth within the Learning Quarter including a Health and Well-being Centre and mixed use development.

Living

- The Council has delivered Chain Street Phase 2 – a 33 unit new build scheme including family homes for rent and sale, and a ‘temporary accommodation for the homeless’ scheme at Clergy House and Jermyn Court in Cathedral Quarter which is programmed for completion during December 2016.
- The completion of Broadway is already having a catalytic impact on not only retail and leisure investment but also on new homes and leisure uses - as the conversion of the former Arndale House for leisure and residential bears witness.
- There is a significant increase in the number of residential change of use applications in both historic building settings and for the conversion of office to residential.

Transport and Connectivity

- Significant public realm schemes have been completed at Kirkgate and



- around the Broadway development together with the installation of a new city centre way finding scheme of direction posts and information totems
- Design work has now commenced for improvements to Forster Square Station whilst master planners have been commissioned to develop a master plan and business case for the redevelopment of the Bradford Interchange.
- Land at Forster Square has been acquired by the council to support the Forster Square master plan.

Destination and Experience

- The completion of the Broadway redevelopment has transformed the retail offer in the city centre, and is acting as a catalyst for further investment in adjacent sites.
- New independent restaurants and bars have been delivered at the Top of Town whilst additional restaurants and bars and a boutique cinema are under construction at Arndale House and the former BAE block on Broadway.
- St Georges Hall is undergoing a refurbishment and plans for the conversion of the former Odeon building into a new large music venue in the city are well under way.
- Despite budget pressures a comprehensive programme of outdoor events and festivals continues to be delivered, attracting significant numbers of visitors to the city centre.
- World Host Training (gold standard training for customer care) to support new retail businesses is now available across the city centre with particular focus on businesses within the Top of Town area.

Review of Priorities

2.9 Although it is only 18 months since City Plan was launched the Regeneration department have commenced a review process to ensure that objectives and priorities remain valid in the light of changes to the city centre. There are two key drivers for the review. They are:-

- i) To take account of any impacts and changes in the city centre following delivery of the projects outlined above and any new challenges these raise, in particular the impact of Broadway on user patterns and Darley Street / Top of Town
- ii) To consider implications of changes and trends of a more regional and national perspective including the future of likely investment in the regions, Northern Powerhouse Rail, the evolving character and role of city centres, and the prospects for high street retail following the Brexit referendum.

2.10 Review Process

The review process follows the following framework:-

- review progress to date
- review/ identify potential challenges to future delivery
- agree priority actions and establish delivery resources for the next 12-18 months in consultation with Council departments
- consult externally



Addressing Challenges

2.11 Whilst good progress is being made and it is right that we celebrate and build on these successes, we also need to continue to address on-going and new challenges to ensure that the city centre as a whole diversifies its offer to remain resilient to change.

2.12 Emerging Areas for Action

- Responding to the realignment of the city's retail offer around the Broadway development to ensure vitality is also maintained in other parts of the city's shopping area including the Darley Street area and Top of Town
- Establishing a shared proposition for the management and marketing of the city centre
- Adoption of the City Centre Area Action Plan
- Responding positively to new government initiatives for investment into the regions particularly for transport (NPR), station improvements, new homes and education
- Raising skill, wage and participation levels through successful regeneration and support activities
- Remaining responsive to continuing evolution of the city centre function especially as regards retail, and maximising opportunities for diversification
- Responding to a post Brexit economic climate
- Finding new ways to overcome the challenges of an underperforming property market to create more offices, homes and other developments in the city centre including the reuse of old buildings
- Ensuring the city centre remains a safe and attractive place for people to live in, work in and visit
- Maintain delivery of priority Council owned sites including No1 City Park, the former Odeon site and the Jacobs Well site.

2.13 Next Steps

- Consult Council departments and elected members – Target Q4 2016
- Consult with selected external stakeholders and private owners and agents Target Q1 2017
- Finalise agreed actions – Target Q1 2017

3. OTHER CONSIDERATIONS

None

4. FINANCIAL & RESOURCE APPRAISAL

4.1 City Plan itself has no further resource requirement. The intention is to embed the delivery into Council Service Plans and partner organisations' work programmes. Projects and other activities will be funded on a project by project basis.

4.2 This means the Council (and its partners) will have to work hard to facilitate new development by co-ordinating funding bids to advance priority projects, drawing down resources channelled through the Leeds City Region LEP and develop



innovative mechanisms to unlock development projects, including the use of Council assets, prudential borrowing and public – private partnership arrangements

- 4.3 City Plan identifies a number of potential sources of funding e.g. the Heritage Lottery Fund, European Funding, innovation funding as well as acknowledging the need to consider innovative funding models, joint venture arrangements, special purpose delivery vehicles etc. to ensure all possibilities of accessing funding are explored.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

- 5.1 There are no immediate implementation risks arising out of the publication of new priorities.

- 5.2 Any future issues arising from individual projects will be addressed appropriately with the City Solicitor as required.

6. LEGAL APPRAISAL

- 6.1 As the report is for information only there are no legal issues arising at this stage. Any future issues, should they arise, will be addressed appropriately.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

- 7.1.1 An overriding aim is to make the city centre an inclusive and accessible destination.

7.2 SUSTAINABILITY IMPLICATIONS

- 7.2.1 At this stage there are no specific sustainability implications. However, the City Plan has a central role in promoting the economic, physical and environmental sustainability of the city centre and so incorporates a cross cutting theme of seeking to raise environmental and sustainability standards wherever feasible. Specific issues from individual projects will be picked up and assessed against the criteria of the district's waste and energy strategies.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

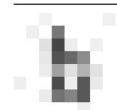
- 7.3.1 At this stage there are no expected impacts on the Council's own and the wider District's carbon footprint and emissions from other greenhouse gasses. As above, this will be monitored as part of the development of the individual projects of City Plan.

7.4 COMMUNITY SAFETY IMPLICATIONS

- 7.4.1 There are no direct community safety implications arising from City Plan. These will be assessed as they arise from the development of individual projects. The Council through its Neighbourhoods and City Centre Management services will continue to work closely with the Police and other agencies to foster a safe and welcoming city centre.

7.5 HUMAN RIGHTS ACT

- 7.5.1 There are no Human Rights implications.



7.6 TRADE UNION

7.6.1 There are no Trades Union implications.

7.7 WARD IMPLICATIONS

7.7.1 Identify any Ward or area implications. Although the city centre is primarily contained within City Ward there are potentially implications for other wards and local politicians. They will be engaged as individual projects are developed as part of the engagement process outlined above.

8. NOT FOR PUBLICATION DOCUMENTS

None

9. OPTIONS

N/A

10. RECOMMENDATIONS

10.1 Members are requested to note progress with the delivery of City Plan

11. APPENDICES

N/A

12. BACKGROUND DOCUMENTS

City Plan Technical Report – Feb 2015

City Plan Prospectus – Feb 2015

Both can be viewed at the link below:-

<http://www.investinbradford.com/city-centre/city-centre-delivery-plan.html>



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Report of the Strategic Director of Regeneration to the meeting of Regeneration & Economy Overview & Scrutiny Committee to be held on 24th October 2016

L

Subject:

Estate Management

Summary statement:

This report provides the committee with an update to the report outlining the functions of Estate Management presented to committee on 17th November 2015 and addresses specific queries raised by the committee.

Mike Cowlam
Strategic Director of
Regeneration

Portfolio:

Regeneration, Planning & Transport

Report Contact: Belinda Gaynor,
Estate Manager

Phone: (01274) 434309

E-mail:

Belinda.gaynor@bradford.gov.uk

Overview & Scrutiny Area:

Regeneration & Economy

1. SUMMARY

This report provides the committee with an update to the report outlining the functions of Estate Management presented to committee on 17th November 2015 and addresses specific queries raised by the committee.

2. BACKGROUND

2.1 Service Update

2.1.1 Following a restructure of service areas within the Regeneration Department earlier in 2016, the Estate Management Service together with Facilities Management, Building and Technical Services and the Energy and Climate Change Unit now comprise the Estates and Property Service.

2.1.2 The Estates Management service area continues to be arranged in two teams; Operations and Programmes however staff numbers have decreased across the service from 39 to 32 during the last year. At the same time workload has increased as the Service is increasingly called upon to support other areas of the council to achieve service reconfiguration and budget savings.

2.1.3 The Estates teams provide pro-active and strategic asset management advice and are essential enablers offering corporate support and strategic functions across the Council. This work is split into two broad remits which is to provide strategic and day to day management of the council's operational property, led by Steph Moore, and the Programmes Team and the Operations Team led by Belinda Gaynor providing day to day advice on the non-operational investment estate and surplus land and buildings, dealing with acquisitions and disposals, rent reviews and lease renewals and asset valuations.

2.1.4 The Council needs to ensure it is maximising the efficiency and potential of its assets. To provide some context, the Council is the largest land owner in Bradford with holdings in excess of 5,500 hectares, representing 13.75% of the entire district. Given the current unprecedented reductions and financial pressures in public sector funding, it is now more pressing than ever to ensure an effective and holistic use of public assets.

These changes have resulted in an increased demand upon Asset & Estate Management services, for example: the number of School Academy conversions; Youth Service review; Children's Services clusters; Adult Services review; Environment & Sport strategic review e.g. Trust status; The Localism Act – Community Asset Transfers; Self-management; Assets of Community Value; this list is not exhaustive of the changes requiring property related advice and action. For example, the number of legal instructions issued to Legal Services from Estates has trebled over the last 12 months from 350 to 1,100, the service is currently

processing and progressing 51 Community Asset Transfer requests, and 23 Academy conversions

2.2 2015/16 Activities

2.2.1 A summary of the main work carried out within the service during the last year is set out below.

Activity	Description	Outcomes
Disposals	The sale of surplus land and property	2015/16 £2.2m
Property Management	<p>The day to day management of land and property 'held by Estate Management'</p> <p>The provision of an Estate Management Service to other property holding Service areas</p> <p>Invoicing</p>	<p>The management of 3,856 leased properties – generating income of £2.864m in 2015/16 against a target of £2.621m</p> <p>Letting vacant non operational property.</p> <p>The management of a programme to reduce the council's business rates liability.</p> <p>Public Open Space – maintenance, fly tipping, dealing with antisocial behaviour.</p> <p>Market shops lettings; ongoing management of Childrens Centre lettings; Parks & Landscape lettings</p> <p>Total income billed 2015/16 £5 m</p>
Valuations	Asset Valuations	The completion of a programme of 1,468 valuations for inclusion in the council's 2015/2016 Financial Statements.
Acquisitions and Disposals	The acquisition, management & disposal of properties on behalf of the Empty Homes Team	<p>Financial Year 2015-2016</p> <ul style="list-style-type: none"> • 6 properties sold • 12 acquisitions <p>81 valuations undertaken and 4 disposals</p> <p>The acquisition of land in Silsden for</p>

	The disposal of properties to recover unpaid council tax	use as a new school site. Supporting the recovery of income owed to the council.
Academies	Negotiation of property arrangements for the conversion of schools to Academy status	2015/16 3 completed
Childrens Centres	The negotiation and completion of tenancy agreements for leased in childrens centres and third party occupations	3 Clusters – tender exercise complete – supports Children's Centres efficiency saving targets.
Highway Schemes	Hard Ings and Harrogate Road schemes	Acting as intelligent client for the Council by liaising with the external surveyor appointed to negotiate land acquisition.
Housing development	Identification of sites for future development Disposal Support to council's own housing development programme.	Helping the council to meet the district's requirement for new homes whilst generating capital receipts to support district priorities.
Office Accommodation	Rationalisation of space through consolidation supported by introduction of flexible working and electronic document management.	Completion of MMT Vacation of Jacobs Well Refurbishment of Argus Chambers Reconfiguration of Britannia House Relocation of approximately 2,200 staff.
Estates Strategy	Strategic planning and implementation of capital projects. Acquisition of capital funding on 'invest to save' principle. Project management from inception to delivery. Business Transformation.	Depot Strategy – Proposed consolidation of 3 depots onto 1 freehold site. Shipleigh – Refurbishment of the former library and integration of services into shared premises creating a Council hub with multi service delivery and releasing surplus property for sale.
Community Asset Transfer's (CAT's)	Managing/encouraging applications for transfers of property on lease to third party/community groups to	55 applications have been received for 86 properties. 41 applications are progressing through the transfer process.

	ensure continued community benefit and reduced Council liability and expenditure. Providing management support and information. Negotiation and completion of tenancy agreements.	
Allotments	Management and day to day operational provision of the Councils Allotment Service.	Transfer of 3 sites to Bingley Parish Council with effect from 5 th September. Encouraging CATs/self-management currently profiling a further 10% reduction in Sites to manage by year end.
Public Sector Hubs	Co-location of publically funded services to demonstrate service and financial efficiencies from rationalisation of property.	Effecting where possible opportunities for economic growth e.g. releasing sites for housing / jobs etc. Enhanced public accessibility to Services.
Libraries Review	Acting as an Enabler to support the proposals in the Libraries review.	Negotiation of lease and transfer arrangements as applicable. Reducing Council costs and liabilities.
Assets of community Value	The management and administration of applications to register.	Ensuring compliance with current legislation including administrating within strict timescales.
Sports Trust	Acting as an Enabler to support the feasibility study.	Provision of property data / info, costs and liabilities. Ensuring proposals are aligned with the wider strategic asset management plan.

2.3 2016/17 Key Work Priorities/Programme

Key activities that the service is undertaking during the current financial year include;

Activity	Description	Outcomes
Property Management	The day to day management of land and property across the district including tenanted operational property.	Income generation Maintenance of open spaces
Investment Estate	Strategic Review	Increase rental income and realise capital receipts through the sale of underperforming assets.
Disposals	The sale of surplus land and property.	Circa £6.5 m forecast for 2016/17
Childrens Services	On-going management of third party occupations of Childrens Centres	The support of continued service provision facilitating Childrens Services budget savings
Highways Projects	Transport Fund Schemes	Supporting the delivery of Harrogate Road Junction improvements, Hard Ings, Canal Road and Tong Street schemes.
Housing	<p>The identification of council land for housing development</p> <p>The provision of on-going support to the Empty Homes Team</p>	<ul style="list-style-type: none"> • Supporting the achievement of the council's new homes target through either the sale of land suitable for development or the identification of land suitable for the council's own housing building programme. • Continuing the current programme of acquisition and sales to bring empty homes back into use - Financial Year 2016 – 2017 ; • 3 properties sold • 12 properties currently being marketed for sale • 18 potential acquisitions being progressed

		<ul style="list-style-type: none"> 14 valuations carried out on behalf of Empty Homes Team
Academies	The negotiation of lease terms and property arrangements for the transfer of schools to academy status.	Supporting the completion of statutory transfers meeting deadlines set by the DFE. 2016/17 to date; 17 completed 25 in negotiation
Youth Service	Property arrangements to support service reconfiguration and commissioning of services	Service transformation
Libraries	Property arrangements to support service reconfiguration and commissioning of services	Service transformation
Adult Services	Property arrangements to support service reconfiguration and commissioning of services	Service transformation
Valuations	Asset Valuation Programme	The annual revaluation of the council's assets for inclusion in the council's Financial Statement
Strategic Priorities	Support to priorities led by other services	Eg., Oastler Centre Transport Mills Affordable Housing Programme
Office Accommodation	Rationalisation of space through consolidation supported by introduction of flexible working and electronic document management.	Continued churn of the office accommodation recognising organisational change. Completion of outer district area reviews to capture opportunities.
Estates Strategy	Strategic planning and implementation of capital projects. Acquisition of capital funding on 'invest to save' principle. Project management from inception to delivery.	Depot Strategy – On site delivery. Museums – Progress on-going review of existing property provision and service need, enabling business transformation and enhancing estate.

	Business Transformation.	
CATS	Managing/encouraging applications for transfers of property on lease to third party/community groups to ensure continued community benefit and reduced Council liability and expenditure. Providing management support and information. Negotiation and completion of tenancy agreements.	Continued progress of existing and new applications.
Allotments	Management and day to day operational provision of the Councils Allotment Service.	Progress strategy to promote CAT and self-management. Working with COMA – Community Ownership & Management of Assets Group to achieve multi asset transfer of sites remaining. Continued Site Rep Training schedule to encourage on site operational management.
One Public Estate	Public Sector Hubs Co-location of publically funded services to demonstrate service and financial efficiencies from rationalisation of property. Feasibility Study of Integrated Health and Social Care model in Airedale District.	Progress delivery of programme. Effecting where possible opportunities for economic growth e.g. releasing sites for housing / jobs etc. Enhanced public accessibility to Services. Funding bid submitted to finance feasibility.
Libraries Review	Acting as an Enabler to support the proposals in the Libraries review.	Negotiation of lease and transfer arrangements as applicable. Reducing Council costs and liabilities.
Assets of community Value	The management and administration of applications to register.	Ensuring compliance with current legislation including administrating within statutory timescales.
Sports Trust	Acting as an Enabler to support the feasibility study.	Provision of property data / info, costs and liabilities. Ensuring proposals are aligned with the wider strategic asset management plan.

2.5 The Objectives of the service are:

- to ensure that the Council's operational estate is occupied as efficiently as possible and supports the delivery of good outcomes both now, and in the future:
 - to reduce the running costs of Council's buildings;
 - to work with the Third and private sectors to ensure better use of assets to achieve district priorities;
 - to promote the One Public Estate philosophy to work with third sector/public partners to achieve service and accommodation synergies.
- to support regeneration across the district, including delivery of new housing and economic growth:
 - to minimise the number and impact of underused, empty and derelict Council owned buildings including listed and other heritage buildings;
- to maximise the performance of the Council's investment portfolio, generating additional revenue to support the Council's finances;

3. OTHER CONSIDERATIONS

The Committee has asked officers to address matters set out below;

Questions raised by Committee;

3.1 What steps can the council take to reduce the number of empty shops in the City centre through compulsory or voluntary acquisition?

3.1.1 Consideration has been given by the Planning Service to take enforcement action against properties that have fallen into disrepair and need urgent maintenance to bring back into use. However this approach has resulted in limited success due to absent owners and default action with the financial liability resting with the council. It is considered therefore that a more proactive approach by working with owners and incentive funding through schemes such as the proposed City Centre Townscape Heritage Initiative would be more effective in bringing buildings back into use.

3.2 Is the service on target to make savings as per the budget & can you include figures to show how the service has performed over the last 3 years?

3.2.1 Estate Management was set two budget saving targets as part of the 2016/17 budget setting process. These related to reducing the amount of rental subsidy granted to voluntary and community group tenants of council buildings and increasing allotment rents to achieve a breakeven service.

3.2.2 The proposed budget saving of £300,000 to be achieved through the reduction of rental subsidies was, following concerns raised by the Executive, reduced to £150,000 pending the outcome of a review of the cumulative effect of changes to premises related support currently administered by Service areas across the council. The review of premises related support encompasses;

- Rental subsidies (*Estate Management*)
- Business Rates Relief (*Financial Services*)
- Financial support for community centre core costs (*Neighbourhood & Customer Services*)
- Community development funding (*Neighbourhood & Customer Services*)

A review of the strands of financial support listed above has been carried out jointly by officers within Environment and Sport, Financial Services and Regeneration. Proposals for the separate support strands to be replaced by a single support/funding pot are due to be consulted upon shortly.

Because of the need to consult about and seek approval to the proposed new scheme Estate Management will not achieve the savings target during 2016/17.

3.2.3 Estate Management’s second budget saving of £7000 is in relation to the review of concessions and increased prices over inflation to achieve a break even Allotment Service. The allotment budget has been reduced through the introduction of annual rental increases in accordance with inflation and increased income from the reinstatement of formally unusable plots.

3.2.4 Revenue Income

The outturn figures for income generated by Estate Management are set out below. Revenue targets were rebased in 2015/16 to take account of the effect of the disposal of income producing properties and the reduction in the value of geared rents receivable.

Year	Income target	Actual Income	Outturn
2013/14	£3,882,400	£2,156,478	-£1,226,341
2014/15	£2,621,100	£2,864,093	£61,689
2015/16	£2,450,100	£2,515,660	£210,309

3.2.5 Capital Receipts

The capital receipts programme is regularly reviewed and monitors potential capital receipts over a 3 year period. Each site/property is assessed on the likelihood of selling in any particular year and classified as ‘agreed’, ‘likely’, ‘possible’ and ‘maybe’.

Those sites/properties categorised in the ‘agreed’ and ‘likely’ sections of each year are considered most likely to complete in year. Those in the ‘possible’ and ‘maybe’

sections may not complete in that year and could slip to the next or future years. Although the disposals are closely monitored, sales can fall through at any time resulting in the remarketing of the land or property which could push completion back 1 or 2 years.

The current 3 year capital receipts forecast is set out below;

Year	Completed	Agreed	Likely	Total of Completed, Agreed & Likely	Possible	Total
16/17	£2,034,130	£3,426,500	£1,100,000	£6,560,030	£600,000	£7,170,630
17/18			£3,710,000	£3,710,000	£5000	£3,715,000
18/19			£3,800,000	£3,800,000		£3,800,000
Total						£14,685,630

The 3 year forecast will change as the potential realisable value of surplus assets is explored and properties come forward for sale as part of the review of the non-operational estate. It should be noted that assets may be withdrawn from the disposal programme if an approved council use is identified for it prior to disposal.

3.2.6 Reduction in the size of the council's estate

Work is on-going to reduce the size of the council's estate helping to achieve both revenue savings and capital receipts. The size of the of the council's estate has reduced over the last seven years by 78,000m² (840,000 ft² approx.)

	2009/10	2014/15	2015/16	Work in Progress
Operational Estate 000m2	311	242	223	206
Non Operational 000m2	27	26	37	37 (Increase due to Asset reclassification)
Total Estate 000m2	338	268	260	243

- £5.8m per year gross saving to date
- £21.4m cumulative saving from 2008/09 to 2015/16
- £42m savings projected to the end of the property programme in 2018/19
- 3500 employees equipped for Agile Working
- 3000 staff trained to be Agile Workers

3.2.7 **Land Management**

Estate Management regularly receives requests to cut grass, cut back or remove trees and vegetation and deal with fly tipping or other antisocial behaviour on council land. We are conscious that a decision not to carry out the request can be upsetting to residents and when assessing whether to action such requests regard is had to the availability of budget, health & safety implications and the advice of specialists such as arboriculturalists.

The Service is responsible for the direct management of 1590 (30%) of the council's assets. Estate Management's total maintenance budget for these assets in 2016/17 is £286,000 which is allocated as follows;

Non operational land	£218,700
Agricultural land and property	£21,000
Allotments	£47,000

Of the budget available for maintaining land £165,000 (75%) is committed to pay for grass cutting 10 times a year on 242 sites across the district. The remaining £53,700 is used to deal with emergency repairs such as fallen trees following a storm, repairs to damaged walls, removal of horses, cutting back bushes and hedges not on the grounds maintenance contract and, the removal of flytipping.

The Service strives to spend within budget. Due to the budget available combined with the fact that the need to carryout emergency works to trees, structures or land cannot be predicted we unfortunately are unable to agree to carry out all requests for work on land managed by Estate Management but do our utmost to ensure that matters that present a potential danger to people or property are dealt with.

3.3 **Recent property sales seem to indicate that properties are being considerably undervalued, could you explain why is this happening?**

3.3.1 Property offered for sale by the council is, in the main, valued by using comparable evidence. This involves assessing information derived from the sale of similar properties with adjustments made to take account of differences such as size, condition, use, lease terms, title restrictions, construction and location to arrive at an opinion of market value.

3.3.2 Valuation is not an exact science and whilst evidence of recent market activity is taken into account to assess the market value of a property to ensure that a property is not undersold what cannot be factored in to the valuation is the unknown existence of a special purchaser(s) prepared to pay above market value.

3.3.3 The council disposes of most of its property via auction. Guide prices are assessed by reference to market evidence and agreed between the council's in house chartered surveyors and chartered surveyors employed by the auction house who are able to take account of sale activity at recent auctions. Guide prices are set to attract prospective purchasers whilst reserves are set to prevent the property from

being sold below the jointly assessed opinion of market value. Given the nature of auctions it is not unknown for competing bidders to push up the sale price to a level significantly higher than the assessed market value.

- 3.3.4 In addition to auction, surplus assets are sometimes sold by informal tender whereby the property is advertised without a guide price and interested parties are invited to submit offers. This method of sale allows the market to set the value of the property and also allows the council to take account of prospective purchasers' proposals for the future use of the property. As with auctions, the property is valued prior to marketing by reference to comparable market activity and a value is set below which the property will not be sold.
- 3.3.5 Where the council enters into direct negotiations for the sale of a property to a special purchaser such as a tenant, the council obtains external valuation advice as to market value. We also occasionally use external agents to sell properties on behalf of the council.
- 3.3.6 Whilst Estate Management cannot guarantee the amount that an asset will sell for we do our utmost to ensure that properties are not sold below market value, that opportunities to generate maximum receipts are pursued and that best value is achieved.

3.4 **What are the main issues that may have detrimental impact on the regeneration plans of the council?**

In terms of property and its effect on regeneration the amongst the main issues of concern are around matters of uncertainty for example;

- **Brexit**; Uncertainty around the economic impact of Brexit potentially resulting in a slowdown in investment, businesses leaving the UK and/or a lack of consumer confidence and affecting the demand for and value of property in the district. In a worst case scenario the number of vacant properties might increase and take longer to let and developers' appetite to build new houses may decrease if jobs and consumer spending are affected.
- **2017 Rates Revaluation** ; the impact of the new business rates assessments on the amount that businesses will have to pay and consequently the total cost of occupying premises is currently unknown as are the government's proposals for transitional relief.

In addition to the above the number of absent/remote landlords of both commercial and residential properties can have a significant impact on the council's ability to implement, progress and maintain regeneration initiatives.

3.4 **Has a site been identified for Arnold Laver, if not what is being done?**

The New Bolton Woods regeneration scheme is led by Economic Development which has provided the following update;

The Council's Joint Venture Company Canal Road Urban Village Ltd., (CRUVL) is

concentrating its efforts on delivering new phases of development within the New Bolton Woods (NBW) regeneration scheme that received Planning Committee approval in December 2015. At the moment this includes the delivery of new retail development as part of the new Local Centre element of the scheme including:-

- (i) A 1750 sq m food store - CRUVL are at an advanced stage of negotiation with a national operator and which is due to commence on site in 2017.
- (ii) A 280 sq m food outlet - a lease agreed with a national operator and which will also commence on site in spring 2017 a 962 sq m retail unit – that has not been let/sold as yet but which will be delivered simultaneously with the other units above.
- (iii) A 960 sq m retail unit – that has not been let or sold as yet but which will nevertheless be delivered simultaneously with the other units referred to above.

At the same time CRUVL is also in advanced negotiations with a nationally recognised House Builder in respect of delivering a next phase of residential development of up to 150 new homes commencing on site possibly as early as late 2017. However these discussions are also exploring the possibility of the same House Builder being engaged to deliver the majority of the new housing within the NBW scheme over a longer 5-8 year period.

The development phases of development described above do not impact on the existing Arnold Laver production facility within the NBW scheme which site within that part of the regeneration area earmarked for mixed-use commercial/retail and residential and intended to be part of the longer term delivery strategy. At the moment therefore a particular site has not been identified for the Arnold Laver relocation, and there is no pressing corporate or commercial requirement for the Company to achieve such a move in the short term. However, CRUVL and the Company are continually monitoring this situation in terms of the development of the NBW scheme, the availability of potential relocation sites and the strategic business requirements of the Company itself in order that appropriate action might be triggered should the need or opportunity arise at the time”.

3.5 Public Sector Hub at Jacobs Well Update

In February 2015 the Council entered into an ‘Option Agreement’ with a private sector Developer Consortium consisting of Chiltoning Land Ltd and McClaren Property Ltd to construct a Public Sector Hub on the Jacobs Well site. To develop up to 200,000sqft of flexible, BREEAM ‘Excellent’ office space in two buildings, which would provide a shared front desk, bookable meeting rooms and conference facilities.

The driver for the project is that HM Government is seeking to rationalise and improve the cost efficiency of property assets occupied by the Public Sector through the ‘One Public Estate’ initiative, which will see civil service jobs concentrated into a small number of ‘Public Service Hubs’. Jacob’s Well Public Sector Hub will ensure

that the District and the City Centre in particular, is best placed to capitalise on these opportunities.

The Council has relocated all of the staff based in Jacob's Well to other city centre offices on New Ways of Working, and the building formally closed 31st July 2016.

Heads of Terms have been submitted to a government department to occupy circa 55,000 sq ft in the first building, which if accepted will see a planning application submitted early 2017 for the development to commence construction later in the year with completion anticipated 2018/19.

4. FINANCIAL & RESOURCE APPRAISAL

The council has significant resource invested in the land and property that it owns.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

None

6. LEGAL APPRAISAL

Property transactions are conducted in accordance with the provisions of the Disposal Policy, S.123 of the Local Government Act 1972 and the Localism Act 2011

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

None

7.2 SUSTAINABILITY IMPLICATIONS

The sustainability of the estate will continue to be improved through rationalisation and investment.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

Estate Management works with the Climate Change Unit to minimise the impact of property on the council's carbon footprint.

7.4 COMMUNITY SAFETY IMPLICATIONS

None

7.5 HUMAN RIGHTS ACT

None

7.6 TRADE UNION

None

7.7 WARD IMPLICATIONS

Estate Management undertakes activity across all wards

8. NOT FOR PUBLICATION DOCUMENTS

None

9. OPTIONS

The committee is asked to note the report.

10. RECOMMENDATIONS

Recommended -

That the committee note the report

11. APPENDICES

None

12. BACKGROUND DOCUMENTS

The Report of the Strategic Director of Regeneration to the Regeneration Overview & Scrutiny Committee 17th November 2015. Agenda Item K

Report of the Chair of the Regeneration and Economy Overview and Scrutiny Committee to the meeting to be held on Monday 24 October 2016

M

Subject:

Regeneration and Economy Overview and Scrutiny Committee Work Programme 2016-17

Summary statement:

This report presents the Committee's Work Programme 2016-17

Cllr Adrian Farley
Chair – Regeneration and Economy O&S
Committee

Portfolio:

**Regeneration, Planning & Transport
Education, Employment and Skills
Environment, Sport & Culture
Health and Wellbeing**

Report Contact: Licia Woodhead
Overview and Scrutiny Lead
Phone: (01274) 432119
E-mail: licia.woodhead@bradford.gov.uk



1. Summary

1.1 This report presents the Committee's Work Programme 2016-17.

2. Background

2.1 Each Overview and Scrutiny Committee is required by the Constitution of the Council to prepare a work programme (Part 3E – Overview and Scrutiny Procedure Rules, Para 1.1).

3. Report issues

3.1 **Appendix 1** of this report presents the draft Work Programme 2016-17. It lists issues and topics that have been carried forward from the 2015-16 Municipal Year.

3.2 Work planning cycle

Best practice published by the Centre for Public Scrutiny suggests that 'work programming should be a continuous process'. It is important to regularly review work programmes so that important or urgent issues that come up during the year are able to be scrutinised. In addition, at a time of limited resources, it should also be possible to remove projects which have become less relevant or timely. For this reason, it is proposed that the Committee's work programme be regularly reviewed by Members throughout the municipal year.

4. FINANCIAL AND RESOURCE APPRAISAL

None

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

None

6. LEGAL APPRAISAL

None

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

None

7.2 SUSTAINABILITY IMPLICATIONS

None

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

None

7.4 COMMUNITY SAFETY IMPLICATIONS

None

7.5 HUMAN RIGHTS ACT

None

7.6 TRADE UNION

None



7.7 WARD IMPLICATIONS

None

8. NOT FOR PUBLICATION DOCUMENTS

None

9. RECOMMENDATIONS

9.1 That the Work programme 2016-17 continues to be regularly reviewed during the year.

10. APPENDICES

10.1 Appendix 1 – Regeneration & Economy Overview and Scrutiny Committee Work Programme 2016-17



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Democratic Services - Overview and Scrutiny

Regeneration and Economy O & S Committee

Scrutiny Lead: Licia Woodhead tel - 43 2119

Work Programme 2016/17

Description

Report

Agenda

Wednesday, 30th November 2016 at Keighley Town Hall.

Chair's briefing 17/11/2016. Secretariat deadline 21/11/2016.

- 1) Keighley Themed meeting
- 2) Regeneration and Economy O&S Committee Work Programme

The Committee will receive a report on Keighley related regeneration issues.
The Committee will consider its Work Programme and make changes as necessary.

Paul North / Mike Cowlam
Licia Woodhead

Wednesday, 21st December 2016 at City Hall, Bradford.

Chair's briefing 08/12/2016. Secretariat deadline 12/12/2016.

- 1) Fairtrade
- 2) St George's Hall restoration and development

The Committee will receive a report giving an overview as to how the Council is complying with the resolution of full Council.

Elaine Ayris

The Committee will receive an update report on the restoration and development of St George's Hall and should include details of the "Theatres Strategy".

Adam Renton / Laura Wood / Phil Barker

- 3) Regeneration and Economy O&S Committee Work Programme

The Committee will consider its Work Programme and make changes as necessary.

Licia Woodhead

Wednesday, 25th January 2017 at Shipley Library.

Chair's briefing 12/01/2017. Secretariat deadline 16/01/2017.

- 1) Shipley Themed meeting
- 2) Regeneration and Economy O&S Committee Work Programme

The Committee will receive a report on regeneration in the Shipley area, including the Canal Road Urban Village and Industrial sites in Bingley.

Mike Cowlam

The Committee will consider its Work Programme and make changes as necessary.

Licia Woodhead

Tuesday, 28th February 2017 at City Hall, Bradford.

Chair's briefing 16/02/2017. Secretariat deadline 17/02/2017.

- 1) Housing Standards
- 2) Empty Homes Strategy

The Committee will receive an update on the work of the Housing Standards team including enforcement work and a ward data map.

Julie Rhodes

That the Committee will receive an update report detailing progress made with tackling empty homes.

Julie Rhodes

Regeneration and Economy O & S Committee

Scrutiny Lead: Licia Woodhead tel - 43 2119

Work Programme 2016/17

Description

Report

Agenda

Tuesday, 28th February 2017 at City Hall, Bradford.

Chair's briefing 16/02/2017. Secretariat deadline 17/02/2017.

- 3) Housing Allocations Policy Review
- 4) Regeneration and Economy O&S Committee Work Programme

The Committee will receive a report on the review of the Housing Allocations Policy.

Hiron Miah

The Committee will consider its Work Programme and make changes as necessary.

Licia Woodhead

Wednesday, 8th March 2017 at City Hall, Bradford.

Chair's briefing 23/02/2017. Secretariat deadline 27/02/2017.

- 1) City Centre Regeneration
- 2) City Centre markets
- 3) Sports Facilities Investment Plan

The Committee will receive an update report on the regeneration work in Bradford City centre.

Mike Cowlam

The Committee will receive an update on the City centre markets

Colin Wolstenholme

The Committee will receive an update report on the Sports Facilities Investment Plan which will include detailed designs and the detailed revenue projections for the first phase of the new facilities.

Phil Barker

- 4) Active Bradford Strategy

The Committee will receive a report detailing the finalised framework of the Active Bradford Strategy.

Phil Barker / Zuby Hamard

Tuesday, 28th March 2017 at City Hall, Bradford.

Chair's briefing 16/03/2017. Secretariat deadline 17/03/2017.

- 1) National Media Museum
- 2) Investment in the National Media Museum
- 3) Get Bradford Working / SkillHouse Programme

The Director of the Media Museum will present an annual update on the museum

Jo Quinton-Tulloch

The Committee will receive a report on the Council's £1m investment in the National Media Museum and the economic impact the museum has had on the district.

Phil Barker

The Committee will receive an update report on the Get Bradford Working Programme

Emma Longbottom

Thursday, 27th April 2017 at City Hall, Bradford.

Chair's briefing 13/04/2017. Secretariat deadline 18/04/2017.

- 1) Housing and Homelessness strategy

The Committee will receive a report reviewing the progress against targets within the Housing and Homelessness strategy.

Sarah Holmes

Regeneration and Economy O &S Committee

Scrutiny Lead: Licia Woodhead tel - 43 2119

Work Programme 2016/17

Description

Report

Agenda

Thursday, 27th April 2017 at City Hall, Bradford.

Chair's briefing 13/04/2017. Secretariat deadline 18/04/2017.

- 2) Tourism

- 3) Cultural Strategy

- 4) Former Odeon Building

The Committee will receive an update report which includes feedback from public consultation on the Tourism review and the impact of other strategies.

The Committee will receive an update report which will include information on how data is collected and analysed.

The Committee will receive an update report on the former Odeon building.

Tricia Tillotson

Phil Barker / Bobsie
Robinson

Tina Parry

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