

Minutes of a meeting of the Regeneration and Economy Overview and Scrutiny Committee (Archive) held on Tuesday, 23 January 2018 in Committee Room 1 - City Hall, Bradford

Commenced 6.05 pm
Concluded 7.35 pm

Present – Councillors

CONSERVATIVE	LABOUR	GREEN	INDEPENDENT
Heseltine	Farley Jamil H Khan Nazir	H Hussain	K Hussain

Observer: Councillor Ross-Shaw – Portfolio Holder, Environment, Sport and Culture

Councillor Farley in the Chair

29. DISCLOSURES OF INTEREST

No disclosures of interest in matters under consideration were received.

30. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

31. REFERRALS TO THE OVERVIEW AND SCRUTINY COMMITTEE

There were no referrals to the Committee.

32. CANAL ROAD CORRIDOR URBAN VILLAGE

The report of the Strategic Director, Place (**Document “N”**) outlined the work carried out and progress made to date by the Joint Venture Company established by the Council with Private Sector Partners Urbo Regeneration Ltd., to undertake the comprehensive redevelopment of the Centre Section of the Bradford-Shipley Canal Road Corridor Regeneration Area.

The Assistant Director, Transport, Highways and Planning was in attendance and gave a synopsis of the report. He stated that the work carried out and progress made to date by Canal Road Urban Village Ltd., (CRUVL) was for the purpose of delivering the regeneration of the New Bolton Woods Masterplan Area of Bradford-Shipley Canal Road Corridor.

During Phase 1, CRUVL had already delivered a first phase of residential development with partners Skipton Properties Ltd, whereby providing 50 new homes (including 20 Social housing units), all of which had been completed in 2013/14 and subsequently sold. This phase received funding support from the Homes & Communities Agency (HCA) to assist the delivery of the affordable units; phase 2 was the proposed development of some 3,000 square meter of retail and commercial space on the site of a former Arnold Laver warehouse and depot at the junction of Stanley Road and Canal Road that would anchor the new Local Centre element of the New Bolton Woods (NBW) scheme. Planning Permission had been secured and now detailed negotiations were on going in respect of the following (a) A drive-through restaurant unit for Costa Coffee Ltd, (b) A new (use Class A1) foodstore to be developed for a major food retail operator and (c) A third retail unit had also been planned for development within this phase and CRUVL were actively seeking a suitable operator/lessee; for Phase 3, this was made up of the proposed development of a further 145 new homes on part of the NBW scheme site off Poplars Park Road that CRUVL had successfully negotiated with national house builder Keepmoat Homes Ltd., for which detailed planning permission had been secured in October 2017. The Council's Economic Development Service had also secured grant funding of £3.6m from the West Yorkshire Combined Authority's Local Growth Fund to contribute to the cost of carrying out essential site remediation works to prepare the site for development purposes and to assist the delivery of the Keepmoat scheme. Keepmoat had programmed to commence construction works in January 2018 and deliver the proposed 145 new homes by 2021; the Phase 4 was expected to follow on further land adjoining the Keepmoat Phase 3 scheme off Poplars Park Road. This phase would deliver up to 250 homes further within the CRUVL NBW scheme and with the possible provision of a suitable access road through the NBW Phase 4 site and this could facilitate the delivery of up to 700 new homes on the adjoin Bolton Woods Quarry Site; and, at point of Phase 5, the construction of a new artificial sports pitch on the King George V Playing fields that together with the provision of significant public open space within the planned phases of housing development and the existing green space and sports facilities running through the NBW Masterplan Area would establish a corridor of green infrastructure for the use and benefit of the local communities and wider public. This scheme would be delivered in partnership with the One In A Million Free School who would ultimately lease and manage the new sports facilities and the delivery is being led by the Council's Sports & Leisure Service.

Following presentation, a question and answer session ensued:

- The infrastructure surrounding the development included a number of facilities but with issues that may occur during highways works, how did the service intend to get through this operation successfully?
 - Works would be carried out and managed through phases in order



- to avoid any uncertainties.
 - Canal Road corridor scheme was a very large scheme therefore the testing of transport options before any implementation.
 - The scheme would also entail highways improvements and interim highways works would be taking place which would be flexible during the outlining planning stage. Only then could the needs of highways be assessed and the amount of work needed;
- Would there be pressure on school places?
 - Poplars Farm Primary School already existed but there were plans for a new school following demand;
- What kind of impact would such a large scheme have on the existing communities, such as Shipley, Windhill and Wrose?
 - A high level of transport assessment had been undertaken and this resulted in a long corridor improvement;
- What kind of new homes would be built and when were the design specs begin?
 - Housing would be built of a sustainable standard, traditional designs for families. The Project will carry out energy efficient development of 2 to 4 bedroom semi-detached homes, reducing carbon emissions and running costs for new homes through appropriate design, the provision of electric car charging points in all houses delivered;
- In what context would the homes be of a sustainable level?
 - 3/4 thermal ratings;
- Had the thermal ratings been specified?
 - This would be introduced during the planning application stage; and,
- If this was a large scheme that included a sustainability factor, how would this sustainability be included into the local community?
 - The Council actively promoted New Bolton Woods with a principle of creating a new Sustainable Urban Neighbourhood through an approach to sustainable development that advocated the benefits of a self-contained community with housing located close to as many social and economic facilities as possible to encourage walking and cycling. This approach would generate a mixed-use neighbourhood concept with local shops, school, community facilities and places of employment would reduce car use and generate an attractive place to live, work and enjoy leisure time encouraging a sustainable lifestyle for all residents.

Resolved –

- (1) That the contents of Document “N” be noted and welcomed.**
- (2) That an update report on further progress made by the Joint Venture Company be presented to this Committee during the latter part of next municipal year.**

ACTION: Strategic Director, Place



33. ESTATE MANAGEMENT

The report of the Strategic Director, Corporate Services (**Document “O”**) provided the committee with an update following the report outlining the functions of Estate Management presented to committee on 24 October 2016.

The Assistant Director of Estates and Property was in attendance and introduced the report.

Following a synopsis of the report, a question and answer session ensued:

- How many properties was the Council renting for the use of its services?
 - Through negotiations, the termination of council tenancies at Kershaw House, Bank House and Future House had enabled the Council to reduce its property occupational costs to deliver £1.25m of annual revenue savings by 2018/19. Only a few properties had remained;
- Had the number of staff vacancies increased in the Estate and Property Service?
 - There were around 7 live vacancies at present to be filled;
- Were there issues in filling present vacancies?
 - Yes, due to private sector salaries being higher than the Council;
- What was the total income invoiced for Service Areas across the council for 20116/17?
 - A total income of £5m.

Resolved –

- (1) That the contents of Document “O” be noted and welcomed.
- (2) That an update report on the functions of Estate Management be submitted to this Committee during the next municipal year.

ACTION: Strategic Director, Corporate Services

34. FORMER ODEON BUILDING

At its meeting on 5 December 2017 the Executive received a report of the Strategic Director Corporate Services (**Executive Document “AM” which contained Not For Publication Appendix 1**) which considered the options available to the Council in securing funding for the proposed refurbishment of the Bradford Odeon.

Executive resolved as follows:

- (1) To endorse the risk assessment in the Not for Publication Appendix to Document ‘AM’.
- (2) To endorse further detailed consideration, with partners, of the optimal



legal and financial structure to develop the Bradford Odeon with their preferred delivery option being Option 2 as set out in the Not For Publication appendix to Document 'AM'.

- (3) To support the principle that the Council provides loan or other forms of capital to enable the development to proceed.
- (4) To support bids to other bodies who are willing to co-fund development.
- (5) To receive a further report at the earliest opportunity or at its scheduled meeting on 9 January 2018 on the preferred option and any other relevant matters.

At its meeting on 9 January 2018 the Executive received a report of the Strategic Director Corporate Services (**Executive Document "AR" which contained Not For Publication Appendix 1**) which provided an update on Bradford's city centre regeneration projects including further details in respect of the Former Bradford Odeon, following on from Executive on 5th December 2017.

Executive resolved as follows:

- (1) That the contents of Document "AR" be noted and the recommendations in the confidential appendix be approved as amended
- (2) That the Chair of the Corporate Services Overview and Scrutiny Committee be requested to add the report to the work programme for the 25 January 2018 meeting and it be noted that the report is on the work programme of the Regeneration and Economy Overview and Scrutiny Committee for the 23 January meeting

Resolved –

- (1) That the contents of Document "P" be welcomed.
- (2) That all officers involved in the developments to date with the Former Odeon Building be commended for their work.
- (3) That the positive developments with regard to the Former Odeon Building be praised and the Committee looks forward to receiving an update report during the next Municipal year

The Strategic Director Corporate Services submitted a report (**Document "P" containing Not for Publication Appendices**) which set out the respective reports considered by the Executive at its meetings held on 5 December 2017 and 9 January 2018.

The Strategic Director Corporate Services attended the meeting and introduced the report to the Committee. He stated that The Bradford Live proposal was to transform the former Odeon cinema into a commercially viable and sustainable, professionally-run, 4,000 capacity world class live music/ performance venue and leisure hub that will attract new entertainment and events business to Bradford



and the Sub-Region over and above that provided by existing venues in the City and the wider City Region. The attraction of the scheme to the Council was not only that it would deliver the Odeon as a significant cultural asset but also that its successful redevelopment would strengthen the night time offer in the city centre and therefore significantly contribute to its regeneration.

The Committee asked a question on whether details of leasing had been formalised to date. In response, it was confirmed that Council was considering the options of securing a 125 years agreement and this was close to being agreed in the near future; Information was then sought on the ultimate result of this venture? The Portfolio Holder, Regeneration, Planning and Transport was present at the meeting and responded that there would be significant financial gains for the city which also included the creation of over 500 jobs

Resolved –

- (1) That the contents of Document “P” be welcomed.**
- (2) That all officers involved in the developments to date with the Former Odeon Building be commended for their work.**
- (3) That the positive developments with regard to the Former Odeon Building be praised and the Committee looks forward to receiving an update report during the next Municipal year**

LEAD: Strategic Director, Corporate Services

35. PROPOSED FINANCIAL PLAN UPDATED 2018/19 TO 2020/21

The report of the Strategic Director, Place (**Document “Q”**) presented the budget proposals pertaining to the Regeneration & Economy Overview and Scrutiny Committee which were approved for consultation by the Executive on 5 December 2017.

Following a synopsis of the report by the Strategic Director, Place, a question and answer session ensued. Information was sought as to whether the set targets were achievable for the library. In response, he stated that this was an achievable target and it was a statutory duty on Councils to have a library in the District. Details were sought as to the savings £260,000 during 2019/20 municipal year. In reply, the Council was intending to increase income generation, disposal of assets that were not being used (including items belonging to the Council which were held in storage). The Council was mindful of how neighbouring authorities were planning savings and how they were managing operation levels during financial constraints.

Resolved –

That the contents of Document “Q” be noted.



LEAD: Strategic Director, Place

**36. REGENERATION AND ECONOMY OVERVIEW AND SCRUTINY COMMITTEE
WORK PROGRAMME 2017-18**

The report of the Chair of the Regeneration and Economy Overview and Scrutiny Committee (**Document “R”**) presented the Committee’s Work Programme 2017-18.

Resolved –

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

ACTION: Overview and Scrutiny Lead

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Regeneration and Economy Overview and Scrutiny Committee (Archive).

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER

