

Minutes of a meeting of the Regeneration and Environment Overview and Scrutiny Committee held on Tuesday, 18 July 2023 in Committee Room 1 - City Hall, Bradford

Commenced 5.33 pm
Concluded 8.42 pm

Present – Councillors

LABOUR	CONSERVATIVE	GREEN	LIBERAL DEMOCRAT
K Hussain Rowe Wheatley Kausar Mitchell Steele	Herd	Watson	R Ahmed

Observers: Councillor Ross-Shaw and Councillor Ferriby

Councillor K Hussain in the Chair

8. DISCLOSURES OF INTEREST

In the interest of transparency Cllr Mitchell declared that he works for Yorkshire Water in relation to the item on the Keighley Towns Fund (Minute No. 13).

9. MINUTES

Resolved –

That the minutes of the meeting held on 20 June 2023 be held as a correct record.

10. REFERRALS TO THE OVERVIEW AND SCRUTINY COMMITTEE

There were no referrals received by the Committee.

11. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted to review decisions to restrict documents.

12. DATES OF FUTURE MEETINGS

Members noted the following dates for the 2023/24 Municipal Year for meetings of the Committee scheduled to take place at 5.30 pm in City Hall, Bradford:

- Tuesday 5 September 2023
- Tuesday 3 October 2023
- Tuesday 28 November 2023
- Tuesday 5 December 2023
- Tuesday 30 January 2024
- Tuesday 13 February 2024
- Tuesday 19 March 2024

13. KEIGHLEY TOWNS FUND, DEVELOPMENT INVESTMENT FUND

The report of the Strategic Director, Place (**Document “D”**) provided an overview on the proposal to progress with the procurement to deliver full site remediation of a Council owned site in Keighley known as ‘Beechcliffe’ to provide an opportunity for development of a new industrial park. The Senior Development Officer presented the report and told Members that the aim would be to procure through an established framework. The Committee were told that the development would seek to address the lack of industrial premises available in Keighley. The Senior Development Officer informed the Committee that the initial allocated budget would be roughly £7m and that the funding for the project would be drawn from the Development Investment Fund (DIF) of the Keighley Towns Fund.

The Chair thanked the Senior Development Officer for the report and gave the opportunity for Members to ask questions the details of which, and the responses given, are as below.

A Member asked about the Keighley Towns Fund and how the funding was split. The Committee were told that following a successful Keighley Town Investment Plan bid, a total fund of £33.6m was awarded to deliver projects in Keighley. The Senior Development Officer explained that £14m of this fund was allocated for the Development Investment Fund (DIF) which was targeted towards remediation and redevelopment of brownfield sites to increase the supply of business accommodation.

The Senior Development Officer was asked what the site had been previously and what the remediation may involve. The Committee were informed that the site had been a mill in the Victorian era and that when the bypass nearby was built a lot of waste had been dumped on the site. Members were told that any contaminants would be removed.

A Member of the Committee asked if the site was in the floodplain and if any runoff issues had been considered. The Committee were told that the runoff from

the developed site could not be more than the current amount and that this was a condition applied to many developments. It was explained that developers may install attenuation tanks in developments to mitigate runoff issues.

The Committee asked several questions surrounding the framework and which had the greatest community benefit in terms of added social value. Members were told that both frameworks had delivered social value and Procurement offer advice surrounding frameworks, the Senior Development Officer stated that SCAPE was the current framework for some schemes and that it is possible to stipulate how much of a contract spend must be within the local area. The Senior Development Officer added that too many restrictions and conditions may put bidders off, so it was important to strike a balance.

The Senior Development Officer was asked if he remained confident that the works would be completed prior to the deadline of 31 March 2026 when all works must be completed by, and the Committee were told that they were confident the scheme would be completed by then. It was added that by using existing frameworks such as SCAPE or PAGABO the procurement period can be shortened.

A Member asked about the contract options, fixed price and target price, which were detailed in the report. The Senior Development Officer summarised the options and highlighted that under fixed price contractors were likely to price in for an element of risk due to potential inflation whereas under target price there would be mechanisms in place to share or limit the risk of price increases which could mitigate some of the risk of inflation.

In reference to Appendix 1 of Document "D" the officer was asked what the piece of land within the site owned by Yorkshire Water was. The Senior Development Officer told the Committee that conversations had taken place with Yorkshire Water and that they were checking through records to confirm but they believed it was from an old flow monitoring station.

A Member of the Committee asked about biodiversity on the site, and it was explained that biodiversity net gain targets would be met therefore the existing biodiversity amount would be replaced plus 10%. The Senior Development Officer told Members that additional guidance would be sought from planning. The Portfolio Holder for Regeneration, Planning and Transport, who was in attendance as an observer, added that biodiversity was a national planning consideration and that it was always preferable to replace the biodiversity on-site or local to the site.

Resolved –

That the report be noted and that it be recommended that when choosing a procurement framework, the track record of delivery of social value be taken into account.

***ACTION:* Strategic Director, Place**

14. CULTURE IS OUR PLAN - THE CULTURAL STRATEGY FOR BRADFORD

DISTRICT 2021 - 2031

The report of the Strategic Director, Place (**Document “F”**) provided an update to the Committee on progress against the ambitions and targets as set out in the Culture is our Plan (CIOP) strategy following its adoption in 2021. The Strategic Lead highlighted the achievements of the strategy and told Members about the Open Data Dashboard that was in development. The Open Data Dashboard would hold a significant amount of data and provide users with the ability to filter in several ways such as by ward and constituency to show what was being delivered. The Strategic Lead pointed out that this would help to consider geography and demography.

Several presentations were given to the Committee to provide examples of various projects that were ongoing due to the CIOP strategy. Members were told about the work and events done by ‘Common Wealth’ which involved children being paired with an artist and designing a room in that particular style. The Committee were informed about other projects such as ‘Youth Lab’ and ‘New Parliament’ which put on plays and debates about issues that young people felt were important. The Committee were given a presentation about ‘Bussing Out’ and the work of ‘The Unit’ alongside ‘Idle Work Factory’ to get people involved in filmmaking.

The Committee thanked everyone who came to present and praised the work that was being done.

The Committee asked several questions about the Constituency Consultation Events and expressed concern about engagement due to the low attendance rate and that they weren’t aware of events in their own wards. Officers acknowledged that networks were not maximised to communicate about the consultation events and that this would be improved in the future. The Chair echoed the concerns of Members and added that future consultation events need to be more accessible to achieve greater engagement and to ensure all communities are represented. It was suggested to inform and liaise with Ward Councillors about future consultation events so that the event could be advertised through letters and community pages.

A Member asked if future reports could clearly indicate and signpost how achievements relate to the targets that had been set and was told that future reports could include KPI’s. Officers were also asked to bring a further report back to the Committee prior to 2025.

Resolved –

- (1) That the report be noted and that officers and representatives be thanked for their informative presentations;**
- (2) That an update report be added to the Committee’s 2024/25 programme of work, and;**
- (3) That officers liaise with Ward Councillors when arranging future local consultation and engagement events.**

ACTION: Strategic Director, Place

15. PROCUREMENT OF THE HOUSING MANAGEMENT & MAINTENANCE CONTRACT

The report of the Strategic Director, Place (**Document “E”**) provided an update on the commissioning of the Housing Management & Maintenance contract (HMMC) that was due to end on 31 March 2024 and advised Members of a forthcoming tender opportunity, Housing Management & Maintenance Contract, which had a value in excess of £2 million in line with the requirements of Contracts Standing Orders (CSO 7.2.1) prior to the commencement of the procurement process. The Housing Strategy and Policy Manager summarised the report and highlighted that the next contract would be for a period of five years. The Committee were informed that the contract would consist of three elements those being Housing Management, Cyclical Maintenance and Regulatory Compliance, and Responsive Repairs. Officers confirmed that work was still ongoing to evaluate the current contract and finalise the contract specifications prior to going out to tender. The Housing Strategy and Policy Manager explained that an in-house option to deliver the service was considered, but with a lack of in-house expertise and capacity and with a small holding of 428 properties it was not deemed financially viable to deliver in-house.

Members asked if the contract would have a break clause and the criteria for this to apply. Members were told that the contract would include a break clause and the criteria to break it would be based on performance and KPI's. It was further stated that regular reviews would take place to ensure that performance met expectations.

The Committee asked several questions about the current contract and whether it would be possible in future evaluation of contracts to feed in feedback from residents. The Committee were informed that when a contract is evaluated it would go to a panel that would consist of a contract officer and a senior manager as well as somebody from procurement, the next step would involve the Portfolio Holder and the Leader. It was further stated that feedback from residents may feed into the evaluation.

A Member asked about how bad tenants could be dealt with and what options were available to the Council. The Housing Strategy and Policy Manager explained that enforcement action was available if there were several instances of a breach of the tenancy agreement. It was added that eviction could be a difficult situation particularly where families with young children were involved.

Resolved –

That the report be noted and that officers take into account Members' comments made at the meeting.

ACTION: Strategic Director, Place

16. REGENERATION & ENVIRONMENT OVERVIEW AND SCRUTINY

COMMITTEE DRAFT WORK PROGRAMME 2023/24

Members of the Committee briefly discussed the work programme and agreed that it would be regularly reviewed throughout the year. The addition of items on the Towns Fund and the nighttime economy were discussed.

Resolved –

- (1) That Appendix A, along with the amendments made at the meeting, be adopted as the Committee’s Work Programme 2023/24, and;**
- (2) That the Work Programme 2023/24 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 Environment Overview and Scrutiny Committee.

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