

# Minutes of a meeting of the Regeneration and Environment Overview and Scrutiny Committee held on Tuesday, 3 October 2023 in Committee Room 1 - City Hall, Bradford

Commenced 5.00 pm  
Concluded 7.00 pm

## Present – Councillors

LABOUR	CONSERVATIVE	GREEN	LIBERAL DEMOCRAT
K Hussain Rowe Kausar Mitchell Steele		Watson	

Observers: Councillor Alex Ross-Shaw, Portfolio Holder for regeneration, Planning and Transport

Apologies: Councillor Chris Herd and Councillor Joe Wheatley

## Councillor K Hussain in the Chair

### 26. DISCLOSURES OF INTEREST

There were no declarations of interest received in relation to any items on the agenda.

### 27. MINUTES

No resolution was passed on this item.

### 28. REFERRALS TO THE OVERVIEW AND SCRUTINY COMMITTEE

At the meeting of full Council on July 2023 the following motion was considered and referred to the Regeneration and Environment Overview and Scrutiny Committee:

Making our neighbourhoods and green spaces nature friendly.

**The Council notes that:**

Reduced mowing in carefully planned areas of green spaces as part of 'No Mow May' has been one example of a range of activities we are undertaking to improve the local environment for residents, boost biodiversity and tackle the climate emergency.

A growing body of research shows there are substantial positive effects from this nature-friendly approach, such as increasing plants and insects to benefit the food chain; extending and connecting nature-friendly areas creates an important mosaic of habitats especially in urban and semi-urban areas; and a reduction in pesticides supports a healthier environment for plants and all living things.

The benefits to mental and physical health of greater biodiversity and a more pleasant living environment for us all cannot be overstated.

There are potential economic as well as social and environmental benefits from adopting a more nature-friendly approach and shifting to low carbon technologies.

Making the whole district more nature-friendly is also a matter of social justice as part of our work to tackle health inequalities, because national research shows that the least privileged communities are impacted the most by environmental harm and a lack of access to nature and green spaces.

Nature-friendly measures the council is undertaking with partners include but are not limited to:

- Reduced mowing to better meet the needs of people and nature.
- Planted a tree for every child – the creation of new woodland, school trees and 40 school orchards (blossom for pollinators).
- Encouraging nature and play opportunities on the doorstep of new housing and commercial developments.
- New wildflower strips and meadow development.
- A shift to herbaceous planting in the city centre.
- The conversion of conifer plantation woodlands to semi-natural woodlands at St Ives.
- Ilkley Moor restoration.
- Reduced use of glyphosate.
- Measures to clean up the air we all breathe.
- Working with businesses and partners in the Bradford District Sustainable Development Partnership

**Council therefore resolves to:**

- Declare a biodiversity emergency – this will help to harness the collective powers of partners across the district and accelerate our efforts
- Task officers with developing a Bradford Parks Strategy with widespread stakeholder consultation, including the aims of: deepening our partnerships with Friends groups; formalising our approach to improving biodiversity and environmental renewal; recognising its strong links to residents' physical and mental wellbeing; and supporting new jobs and opportunities for residents and businesses through the emergent clean growth economy.

- **Request officers present a report to Regeneration and Environment Overview and Scrutiny Committee assessing the impact to date of the measures we are taking and setting out new ideas and options for future activities to build on our progress.**

**Resolved –**

**That the matter be amalgamated with the Biodiversity and Environment Act report to be presented to the Committee on Tuesday 30 January 2024.**

***To be actioned by: Strategic Director, Place/Scrutiny Lead***

**29. INSPECTION OF REPORTS AND BACKGROUND PAPERS**

No requests to view documents or reports were received.

**30. TRANSPORT DELIVERY PLAN**

**Resolved –**

**That the item be deferred to the meeting on Tuesday 5 December 2023.**

***To be actioned by: Strategic Director, Place/Scrutiny Lead***

**31. SKILLS FOR WORK - UPDATE REPORT**

The report of the Assistant Director, Office of the Chief Executive (**Document “N”**) was presented to the Committee to provide an update on the work of the Council’s delivery arm for Apprenticeships and Adult, Family and Community Learning. Also included for Members information were details of learner participation, achievements and future plans.

The Skills for Work (SfW) provision contributed to the Council Plan priorities to develop and improve skills for more good jobs and for a growing and prosperous local economy.

The programme is divided into 2 distinct areas, one delivering apprenticeships and the other to develop and improve adult and community learning, based in Bradford City Centre and a number of locations around the District.

SfW was a fully traded service aiming to meet the needs of the most disadvantaged in local communities and to facilitate apprenticeships that mapped to local need.

SfW was also within the scope of the Ofsted education inspection framework achieving a ‘Good’ rating in 2017 with a further self-assessment also judged as ‘Good’. This report represented the strategic annual report in compliance with Ofsted requirements.

These achievements sat alongside the ‘Matrix’ accreditation, a recognised sector

quality mark that had been won and successfully retained. Feedback from the most recent inspection, provided by learners noted that staff were caring.

Officers advised that qualifications ranged from entry level to level 5 in 30 different subjects and 5 apprentice subject areas. Funding to carry out the work came from WYCA, Adult Education and DfE giving opportunities to upskill when other options not available, in a community-based environment.

These offered safe and warm spaces, especially during school holidays benefiting the wider community with hot meals provided for children when adults were accessing education. Six out of ten people were considered to be deprived based on the WYCA definition with a third having no qualifications and the majority of learners starting at entry level.

Officers also advised that the Covid pandemic impacted on provision as access to learning was community-based. A 3-year post pandemic improvement plan was put in place to bring the level of learners back up to pre-pandemic numbers. Provision for 16–18-year-olds was also under discussion with the DfE, particularly with the aim of improving Maths and English qualifications for care leavers. Achievement rates were affected by the pandemic, but apprenticeship achievement rates were still above the national average with 85-86% forecast to have successful outcomes for the 2023-24 academic year. Adult community learning was also recovering to pre-pandemic numbers with a forecast of 75-78% of learners achieving a positive outcome in the current academic year.

Members were then given the opportunity to ask questions and comment, the details of which and the responses given are as below.

A member enquired regarding some statistics in the Officers' report and whether data was available to demonstrate the progress made towards a target and the contribution made by SfW including age profile information. Officers responded with some additional contextual information and advised that data could be provided. When asked how many learners go on to either paid or unpaid roles, they again stated that whilst progression paths varied, data could be made available in due course along as well as data on age profile as requested.

A brief discussion took place to discuss marketing and how it was monitored to ensure it was effective and appropriate as Members did not always see the full offer being made available. Officers advised leaflets were designed by the delivery team so the Communications and Marketing team would be asked to do a review to ensure that learning opportunities were available to everyone. The offer had differed between inner and outer city locations and was targeted to address the needs of specific communities. Consultation took place with individual schools and parents around what they wanted to learn. Work was done with partners to tailor the offer with more prescriptive options in higher qualification levels.

One Member asked specifically regarding Keighley Library and how the offer was monitored. Officers again stated that work with the community and learners took place to try to reflect what learning was asked for. This was undertaken in consultation with an advisory board to produce an offer. Officers stated that they would follow up on the statement that there was only a limited, specific offer

available at a particular school.

A Member asked how learners could join courses and the cost and was advised that courses could be applied for via leaflets, social media, job centres and the Skills House Team or simply as a walk-in and were free of charge.

A Member commented on the passion and dedication of those who were delivering and wished to thank the team for the brilliant work being done.

A Member asked if a breakdown of previous attainment for apprentices was available and was advised that this would be looked into. The programme was increasingly being used by adults as a means to upskill employees.

A member asked if the number of apprentices had been carried forward and how many were new. Officers stated that the figures represented an average in line with in-year and new learner targets.

A member asked if the programme was financially sustainable and was advised that it was a fully traded service and the aim was to be sustainable by the end of the following year.

The Chair commented that the programme was a great asset providing opportunities to get into employment.

**Resolved –**

- 1. That the report and progress made by Skills for Work be noted**
- 2. That a further report to update on the progress made be presented to the Committee in twelve months' time**
- 3. That the outcome report following the upcoming Ofsted visit be circulated to Members**

***To be actioned by: Assistant Director, Office of the Chief Executive***

**32. DARLEY STREET MARKET - UPDATE REPORT**

The report of the Strategic Director, Place (**Document “O”**) was presented to the Committee to provide an update on the progress of the Darley Street Market development scheme. There was a comprehensive re-cap of the procurement process and details of the layout and general categories that would make up the market.

Updated information regarding tenants and the process undertaken to partner with the best potential businesses with details of the numbers and which floor they would be on was also provided so Members had a clear indication of occupancy levels.

Officers advised that the market was scheduled to open in May 2024 and summarised the current position from the report provided.

Members were then given the opportunity to ask questions and comment, the details of which and the responses given are as below.

The Chair commented that everyone involved should be thanked for the transformative progress made since September 2022.

A Member asked whether tenants would be protected if they wanted to move and given due consideration. Officers advised that the application process was extensive and was open to all existing Ostler and Kirkgate traders as well as new businesses. Each application was assessed on its own merits based on its business plan, business experience, marketing etc. The new downsized facility would be selective to provide the most suitable tenant mix. Tenants of the previous 2 locations were re-locating elsewhere, retiring, coming to the new site or taking on empty shops. Landlords of properties either side of the new market were in discussions regarding refurbishment of their properties, making the location even more attractive. The team were working with those who looked to re-locate if they so chose to.

Members asked how many existing businesses would be in the new market and the length of leases issued. Officers advised that 35 of 43 had applied and expected more to come through up to May. Approaches were being made to businesses who had expressed interest and a reserve list was made up should any traders change their decision. Leases would be granted for 3 years but would not be renewed automatically. Meetings would be held to assess the traders' performance throughout the lease to decide whether another would be issued.

A Member commented regarding how well planned and sustainable the project was and that the team should be proud of the achievement. Officers were asked if anything had caused problems or delays as learning for any future projects and were advised that there could be unknown issues when projects involved older buildings as it was not always possible to foresee problems during demolition. They then explained some of the issues encountered on this particular project due to the site and external influences.

A member asked about the buildings either side of the new market and were advised that they had a good working relationship with them and they were in the process of applying for heritage funding.

A Member asked about the life span of the new market and was advised that it was being constructed from steel and glass so it was anticipated that it could last for over 100 years. Members also asked about indicative employment numbers and Officers were able to advise that they had been speaking to traders to understand their employment needs and estimated that around 100 jobs would be generated as a direct result of the new market with several hundred in total in secondary employment.

A member referred to a paragraph in the report discussing the work underway in co-operation with Leeds University relating to a Healthy and Sustainable Markets Charter and whether it was ready and would be displayed in the new market. Officers gave an explanation of the rationale and stated that a draft version should be available by November 2023. It would be the first of its kind in the UK

and would be incorporated into how the market operated.

A Member asked about the financial implications of running over time, whether the project was on budget and if overspent, who was paying. Officers advised that the contractor had been engaged on a fixed price with only design changes attracting extra cost to the Council. A contingency fund was already established to address these costs, if applicable. Monthly updates were provided to keep Officers up to date with indicative costs.

A Member asked how 'future proof' the market would be and whether it was flexible for change. Officers advised that all staffs were connected in the same way, allowing them to move around and the use of them could change. There was a limited non-food offer with the ambition to expand the fresh food offer to include the use of the outdoor square.

A Member asked about the lease and what rent reviews would take place and was advised that there would be no rent review during the initial 3-year lease, but service charges would be reviewed annually. Rents for the top floor food outlets would be based on turnover with no plans to convert to a fixed rent system.

A member asked if a 3-year lease was too long and Officers advised that it was a standard lease but they intended to have pop-up shops to allow potential traders to test their businesses out. When asked about opening hours Officers stated that the top floor (food outlets) would be open from 11am to 10pm Monday-Saturday and 10am until 6pm on Sundays and could operate independently from businesses on the lower floors. The other 2 floors would open for typical shopping hours. There were also plans to hold evening markets in the square.

The question of food delivery from the top floor outlets was raised as it was a cause for concern and Officers advised that they would encourage click and collect but food delivery could not be avoided.

The portfolio holder was also present at the meeting and added that more planning was needed to address food delivery services and gig economy etc would be looked into.

Members asked if there would be any ongoing support to maintain traders operating standards and Officers stated that the process to choose traders had been selective and a team would be in place to support and it needed to be an attractive offer. The team and traders would need to work together. Ongoing discussions would take place throughout the lease period.

In response to Member's questions regarding marketing and the grand opening, Officers advised that a 3-section marketing plan was being developed.

Pre-opening

Opening phase with events and activities

Post launch activities and regular events to create a market and cultural events venue.

Once the fitting-out contractor was in place with lead in times, the opening date could be announced. There was a confidence in the managed closing of Ostler market alongside the opening of Darley Street.

As part of the Officer's presentation, a video was shown to Members who asked if it was available to view online. A Youtube link would be provided.

In relation to a market traders forum, Officers advised that there was an unofficial traders' group with a website and group email which was balanced to ensure everyone could have their say.

A member asked about alcohol licences and Officers advised that there were plans for a bar and mocktails to be served but would be managed by the 3<sup>rd</sup> party operator who would be managing the top floor. There would be space for drinkers and non-drinkers alike.

**Resolved –**

- 1. That the report be noted.**
- 2. That all of those who are involved with the Darley Street Market project be congratulated and thanked.**
- 3. That Members make a further visit to Darley Street Market to be organised in February/March 2024, prior to the opening of the market to the public.**

**Action: Strategic Director, Place**

**33. WORK PROGRAMME**

The report of the Chair of the Regeneration and Environment Overview and Scrutiny Committee (**Document "P"**) was submitted to the Committee and presented the Committee's Work Programme for 2023-24.

**Resolved –**

**That the Work Programme continues to be reviewed regularly during the year.**

**To be actioned by: Chair, Regeneration and Environment Overview and Scrutiny Committee**

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