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PETERBOROUGH CITY COUNCIL SUMMONS TO A MEETING

You are hereby summonsed to attend a meeting of the Peterborough City Council, which will be held in the Council Chamber, Town Hall, Peterborough on

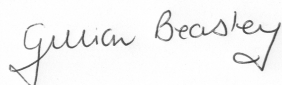
WEDNESDAY 12 OCTOBER 2011 at 7.00 pm

AGENDA

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| (iv) Petitions submitted by Members or Residents. | |
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- (i) Committee Recommendations
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Chief Executive

4 October 2011
Town Hall
Bridge Street
Peterborough



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PETERBOROUGH CITY COUNCIL

MINUTES OF COUNCIL MEETING HELD

13 JULY 2011

The Mayor – Councillor Paul Thacker MBE

Present:

Councillors: Allen, Arculus, Ash, Casey, Cereste, M Dalton, S Dalton, S Day, Dobbs, Eley, Fitzgerald, Fletcher, JA Fox, JR Fox, Goldspink, Goodwin, Harper, Harrington, Hiller, Holdich, Jamil, Khan, Kreling, Lamb, Lane, Lee, Martin, Miners, Murphy, Nadeem, Nawaz, North, Over, Peach, Rush, Saltmarsh, Sanders, Sandford, Seaton, Serluca, Shabbir, Shaheed, Sharp, Shearman, Simons, Stokes, Swift, Thacker, Todd, Walsh and Winslade.

1. Apologies for Absence

Apologies were received from Councillors Benton, Burton, D Day, Fower, Nash and Scott.

2. Declarations of Interest

The Solicitor to the Council advised Members that owning a house or other property, or conducting business relating to property did not require that Members declare this as an interest in relation to item 7(i)(b) on the agenda unless that Member thought it necessary to do so.

No declarations of interest were received.

3. Minutes of the meetings held on 16 May 2011

The minutes of the meetings held on 16 May 2011 were agreed and signed by the Mayor as an accurate record.

4. Communications Time

4(i) Mayor's Announcements

Members noted the report outlining the Mayor's engagements for the period Tuesday 17 May to Thursday 30 June 2011.

The Mayor made a further announcement advising Members that her chosen charities had changed so that the Royal British Legion Women's Section would replace Help for Heroes.

4(ii) Leader's Announcements

There were no announcements from the Leader of the Council.

4(iii) Chief Executive's Announcements

There were no announcements from the Chief Executive.

5. Community Involvement Time

5(i) Questions with Notice by Members of the public

There were no questions raised.

5(ii) Questions with notice by Members of the Council relating to ward matters to Cabinet Members and to Committee Chairmen

Questions relating to Ward matters were taken as read in respect of the following:

- Traffic management around Dogsthorpe Infant and Junior schools and their possible merging;
- Ward related press releases and the publication of quotes by Ward Councillors; and
- Use of Section 106 monies for improvements to facilities in Central Park.

A summary of all questions and answers raised within agenda items 5(iii) are attached at **Appendix A**.

5(iii) Questions with Notice by Members of the Council to representatives of the Police and Fire Authorities

Questions to the representative of the Police Authority were taken as read in respect of the following:

- Use of public consultation to find solutions to ongoing issues;
- Policing levels in Barnack Ward following closure of the police house;
- Use of land in Dogsthorpe to temporarily site Travellers; and
- Police powers to tackle dog fouling and occasions these powers have been used.

Questions to the representative of the Fire Authority were taken as read in respect of the following:

- Future proposals for services of Peterborough's two main Fire Stations (Dogsthorpe and Stanground) following saving targets.

A summary of all questions and answers raised within agenda items 5(iii) are attached at **Appendix A**.

5(iv) Petitions submitted by Members or Residents

Councillor Lee submitted a petition from local residents requesting residents parking be introduced on Fletton Avenue.

6. Executive Business Time

6(i) Questions with Notice to the Leader and Members of the Executive

Questions to the Leader and Members of the Executive were taken as read in respect of the following:

- Progress on the North Westgate development;
- Youth provision in areas where there are no established youth clubs;
- How partners are selected for University Centre Peterborough;
- Measures to tackle parking on pavements;
- How land, specifically the Dogsthorpe Triangle, is authorised for use by Gypsy and Travellers;
- Central government regulations against local controls and the Neighbourhood Strategy;
- Number of fines issued regarding dog fouling for previous two years;
- Outcome of the play centre review;
- Educational attainment of and provision for children in care; and
- Non-use of fountains in Cathedral Square.

A summary of all questions and answers raised within agenda items 6(i) are attached at **Appendix B**.

6(ii) Questions without Notice on the Record of Executive Decisions

Members received and noted a report summarising:

- Decisions from the Cabinet Meeting held on 13 June 2011;
- Use of the Council's call-in mechanism, which had not been invoked since the last meeting;
- Special Urgency and Waiver of Call-in provision, which had been invoked once since the previous meeting ; and
- Cabinet Member Decisions taken during the period 31 March 2011 to 28 June 2011.

Questions were asked about the following:

Review of the use of Consultants

Councillor Sandford queried why some of the recommendations from the scrutiny review were not accepted. Councillor Seaton responded that the recommendations that were not accepted were able to be carried out within other recommendations that Cabinet agreed or that systems were already in place to address those concerns.

Councillor Sandford further queried why the Cabinet Member had not attended the review group to voice his concerns over any recommendations. Councillor Seaton advised Members that he was not requested to attend a meeting of the review group. On a point of information, Councillor Lee advised that he had been invited to attend the review group but that invitation was then cancelled.

Councillor Murphy raised a question regarding whether consultants should declare membership of other organisations such as the Freemasons as other officers need to. Councillor Seaton advised that there were no recommendations put to Cabinet to that effect so no decision was taken on that issue.

The Solicitor to the Council reminded Members that questions must be relevant to the decisions taken or recommendations agreed by Cabinet and Cabinet Members.

Councillor Miners raised a question clarifying the term 'appropriate circumstances' that was used in recommendation 11. Councillor Seaton gave the example where if a manager or other officer was employed through Manor Drive on an interim basis, if that role was being outsourced through the Manor Drive contract or would not exist in the future within the Council, it would not then be deemed appropriate to request that they sign a Council contract.

Energy Services Company (ESCO) and other Energy Related Products

Councillor Shearman queried whether everything possible was being done to meet the August deadline for higher feed-in tariffs for energy generated through the project. Councillor Sam Dalton confirmed that everything was being done to ensure this target was met.

Councillor Khan queried why a separate company was needed to run the service instead of the Council. Councillor Sam Dalton responded that although the City Council was permitted to generate energy, it was not permitted to trade in energy and therefore a separate company was needed for this and would be administered by existing officers in the first instance. This would not happen if the scheme was not viable.

Following a concern raised, the Solicitor to the Council advised that no declaration of interest was needed by Members if they had installed their own energy generating products such as solar panels.

Opportunity Peterborough Business Plan

Councillor Khan questioned why the City Council was now the sole funder for Opportunity Peterborough, what had happened to its other partners and how long the City Council would continue to fund the organisation. Councillor Cereste responded that funding was no longer available from Central Government and the Homes and Communities Agency, the work could not be undertaken within the Council without greater expense and the results from Opportunity Peterborough were improving regarding job provision and investment opportunities for companies.

Councillor Arculus queried whether the governance structure within the business plan should reflect greater City Council control. Councillor Cereste advised that there were now more City Council Members on the Opportunity Peterborough Board to reflect the funding situation for the organisation.

Budget Monitoring – Final Outturn 2010-2011

Councillor Khan queried how £475,000 was able to be saved, whether it was an error in spending and what was going to be done with the money. Councillor Cereste advised that from a budget of around £300 million, this saving was a good result in accounting. Councillor Seaton added that some projects were finished early so costs were reduced and under-spending was preferable to over-spending. The saving was a one-off saving and could not be guaranteed in the future.

Councillor John Fox questioned whether the money could be used towards community groups such as the Sunshine Club that was at risk of closing. Councillor Holdich advised that the Sunshine Club was to be maintained albeit by a different provider.

Councillor Sanford queried whether the Cabinet Member knew what would be done with the saving considering the budget reductions to some services already experienced. Councillor Seaton advised that it could go into the Council's reserves. Councillor Sam Dalton advised Members that capital and revenue savings were different and therefore the saving did not automatically mean that money was available to spend.

Award of Contract of the Design and Construction of an Artificial Grass Pitch at the Grange, Netherton

Councillor Shaheed questioned whether the £300k contribution from the Council was justified given the limited appeal across the community of the facility. Councillor Lee advised that many sports clubs from across the city would be able to use the facility and therefore it was a benefit to the city, not just the local area.

Councillor Murphy questioned if money from a previous youth club on the site was used towards the cost of the new sports pitch. Councillor Lee advised that this wasn't part of the decision but would respond outside the meeting to Councillor Murphy.

Local Transport Plan Capital Programme of Works 2011-12

Councillor Jamil queried whether, following development, large sections of pavement improvements could be made instead of just the area immediately outside that development in a piecemeal fashion. Councillor Hiller advised that he would respond outside the meeting to the query.

Discretionary Rate Relief for Businesses on the Grounds of Hardship

Councillor Shabbir questioned what criteria were used to determine whether to accept or refuse the applications. Councillor Seaton advised that he would provide a written response outside the meeting.

Acquisition of Freehold Interest in the land and buildings known as the Engine Sheds on Fletton Quays, South Bank

Councillor Ash queried the impact of the purchase on the land and buildings. Councillor Lee advised that there were planning issues to be resolved concerning the status of the former engine sheds ahead of development approvals.

School Term Dates 2012-2013

Councillor Shearman queried why there was no agreement across the region for professional dates (training days). Councillor Holdich advised that efforts were made each year to do this but it could not always be achieved.

Children's Services Transport Policy for Post-16 Students

Councillor Khan queried whether this was now in force or still out for consultation. Councillor Holdich confirmed that the policy was now agreed.

Award of Contract for the New Build of Welland Primary School

Councillor Saltmarsh queried how this was linked to the Ormiston Bushfield Academy decision and whether the schools were linked. Councillor Holdich advised that the contract with Kier to build the new school at Bushfield included the (lump sum) option for further school building projects to be awarded to Kier to ensure value for money for the Council.

Provision of Grant Support to Cranfield University

Councillor Sandford queried what benefit this £300k grant would provide to residents of Peterborough. Councillor Cereste responded that it would ensure a reputable organisation remained in the city providing skills and education opportunities for the residents of Peterborough.

Extension and Variation to the Section 75 National Health Service Act 2006 Partnership Agreement for Integrated Substance Misuse Services

Councillor Murphy queried how this decision involved Bridgegate and why the extension was required. Councillor Walsh responded that the extension was necessary due to NHS restructures, national requirements and funding changes. The relevance to Bridgegate could be detailed in writing outside the meeting.

7. Council Business Time

7(i) Executive Recommendations

a) Safer Peterborough Partnership Plan 2011-14

Cabinet at its meeting of 13 June received a report presenting the refreshed version of the Safer Peterborough Partnership Plan to approve prior to Full Council. The Crime and Disorder Act 1998 required that a Community Safety Partnership was formed by the bringing together of agencies who had a statutory responsibility for tackling crime and disorder in the local area. It was acknowledged that far more could be achieved to make Peterborough a safer place if agencies worked together rather than in isolation.

Councillor Walsh introduced and moved the recommendation that Council approves the Safer Peterborough Partnership 3-year Plan (2011-2014), highlighting the need to protect vulnerable people and tackle the causes of offending to bring continued benefits to the community. This was seconded by Councillor Hiller.

During debate, concerns were raised about the level of engagement with residents groups especially around road safety initiatives.

Following debate, a vote was taken (unanimous) and it was **RESOLVED** to:

Approve the Safer Peterborough Partnership 3-year Plan (2011-2014).

b) Local Authority Mortgage Scheme

The Mayor advised Council that Members would have the opportunity to ask questions on Decisions from the Cabinet meeting on 13 June, of which the corresponding Cabinet report was

included in the agenda papers for background information, before debating the Cabinet recommendation and scheme eligibility policy.

A question was raised about declarations of interest from Cabinet Members for this item at the previous Cabinet meeting. The Solicitor to the Council advised that questions should be about the decision taken by Cabinet and not about the procedures of the Cabinet meeting itself. No more questions were received.

Cabinet at its meeting of 13 June received a report entitled Local Authority Mortgage Scheme following consideration as to how the Council could support first time buyers and the local housing market; help deliver the Council's priority of delivering substantial and truly sustainable growth and seeking Cabinet approval for the Council to participate in the Local Authority Mortgage Scheme. Cabinet considered the report and approved three of the recommendations, referring the fourth to Council; to approve the local policy for scheme eligibility following its development by the responsible Cabinet Members. The scheme had subsequently been developed and submitted with the agenda papers for the attention of all Members.

Councillor Seaton introduced and moved the recommendation that Council agree to amend the Peterborough Housing Strategy, specifically the inclusion of the local eligibility policy for the Local Authority Mortgage Scheme. This was seconded by Councillor Cereste.

Councillor Murphy moved an amendment to the recommendation so that the eligibility policy would include an additional criterion as below:

“Applicants (HM forces with a local connection exempted) have registered and been accepted on the housing waiting list, reside in Peterborough and have been resident in Peterborough for the last 4 years.”

This was seconded by Councillor Khan.

The Solicitor to the Council advised that the amendment, if agreed, could be accepted with caveats that its impact be subject to an Equality Impact Assessment and acceptance from the Housing team.

Members debated the amendment raising points including:

- Full impact of this amendment would need to be assessed before agreeing to it;
- Local residence criterion already contained in the policy;
- It could work to exclude people returning to Peterborough such as students;
- Implications need to be considered before accepting it;
- Already affordable and shared ownership to encourage house ownership;
- Would restrict the range of people who could apply which is against the aim of the scheme;
- Not everyone on the housing list would be eligible for a mortgage;
- Further information was required for a proper debate on the amendment; and
- Long term residents should be able to benefit from the policy ahead of more recent residents.

During the debate above, the Solicitor to the Council reminded Members of the rules of procedure when raising points of information, order or giving personal explanations.

Following debate a vote was taken and the amendment was **DEFEATED** (6 in favour, 37 against, 2 abstentions).

When debate continued on the original recommendations, it was requested that when the scheme was expanded and reviewed, new build housing was included in its focus.

Councillor Seaton, in summing up, encouraged support for the scheme from all sections of Council.

A vote was taken (39 in favour, 4 against, 4 abstentions) and it was **RESOLVED** to.

Approve the amendment to the Peterborough Housing Strategy, specifically the inclusion of the local eligibility policy for the Local Authority Mortgage Scheme

7(ii) Reports and Recommendations

a) Annual Report of the Standards Committee

Council received a report giving information about the future of the Standards Committee and statistical information about the number and types of complaints made to the committee over the preceding year.

Councillor Lee moved the recommendations in the report. This was seconded by Councillor Miners.

A vote was taken (unanimous) and it was **RESOLVED** to:

- (1) Note the work carried out by the Standards Committee; and
- (2) Endorse the proposals to convene a working group to consider the future of the Standards Committee within the Council.

Meeting closed at 9.30 p.m.

MAYOR

COUNCIL MEETING – 13 JULY 2011

QUESTIONS AND ANSWERS

Questions have been received under the following categories:

| <u>AGENDA ITEM 5 - COMMUNITY INVOLVEMENT TIME</u> | |
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| 5 (i) | <u>Questions with notice by members of the public</u> |
| | None received. |
| 5 (ii) | <u>Questions with notice by Members relating to ward matters to Cabinet Members and to Committee Chairmen</u> |
| 1. | <p>Councillor Adrian Miners asked the Cabinet Member for Education, Skills and University:</p> <p>Could the Cabinet Member for Education, Skills and University update me on the times and progress of interschool and interagency meetings to attempt to resolve the traffic and parking issues outside the Primary and Infant Schools on Central Avenue, Dogsthorpe and in light of these protracted arrangements, whether he has given consideration to amalgamating the schools into one new school?</p> <p>The Cabinet Member for Education, Skills and University responded:</p> <p>A meeting has been arranged for Monday 18 July (3.30pm) at Dogsthorpe Infant School between the two schools and council officers from engineering, traffic management, enforcement, neighbourhoods and road safety teams.</p> <p>Our policy for amalgamating schools is that where a suitable opportunity arises, Infant and Junior Schools should merge (especially when co-located on the same site). Suitable opportunities include:</p> <ul style="list-style-type: none"> • Financial difficulties in either school • Retirement or resignation of either Headteacher • Governance failure • Standards being below expected levels / Ofsted Concern • Falling pupil numbers • Rationalisation of school sites. <p>We believe that none of these issues currently apply to the Dogsthorpe Schools and therefore without a suitable driver the merger should not proceed at the current time. However, if this was to change we would seek to proceed to merge.</p> <p>The following supplementary question was asked:</p> <p>Is the Cabinet Member in favour of having all of our local residential roads, especially those close by schools, to be made into 20mph zones?</p> <p>Councillor Holdich responded:</p> <p>Yes. However, this would depend on each individually school and advice from traffic managers.</p> |

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| 2. | <p>Councillor Chris Ash asked the Cabinet Member for Communications:</p> <p>I note that press releases on Dogsthorpe Ward issues have not included comment from Councillors or Members of the local community. Does the Cabinet Member for Communications agree with me that a quote from appropriate community leaders in official press releases from the Council will help residents feel they have a real input into local projects?</p> <p>The Cabinet Member for Communications responded:</p> <p>It has been a long held policy that the communications team does not quote Ward Councillors on issues in their ward. The communications team has to maintain a non-political stance in all of its work and quoting Ward Councillors could prove an issue and cause undue tension. The communications team is able to quote cabinet members because these Councillors decide on the policies of the Council.</p> <p>In terms of quoting members of the community this would be acceptable if the person had been influential in the project, and there have been instances where members of the community have been quoted in press releases. For example, in a recent press release about a hydrotherapy pool which the Council is seeking to develop into a profit-making business, a resident who has been involved since the project began was quoted on the need for a hydrotherapy pool in Peterborough.</p> <p>The following supplementary questions was asked:</p> <p>Does the Cabinet Member agree that residents should get involved in media releases?</p> <p>Councillor Dalton responded:</p> <p>If residents were involved in a particular project then yes, that would be appropriate.</p> |
| 3. | <p>Councillor John Shearman asked the Cabinet Member for Housing, Neighbourhoods and Planning:</p> <p>Can the Cabinet Member for Housing, Neighbourhoods and Planning advise me how the Section 106 monies, from the recently approved housing development in Park Crescent, can be used towards the cost of the much needed refurbishment of the public toilets in central park?</p> <p>The Cabinet Member for Housing, Neighbourhoods and Planning responded:</p> <p>Financial contributions secured through our Planning Obligations Implementation Scheme (POIS) are split between Strategic (65%) & Neighbourhood (35%) Pools, in accordance with our adopted policy. Money collected through this process is spent on projects identified in our Integrated Development Programme (IDP), again in accordance with our adopted policy.</p> <p>The Strategic Pool can be spent on city wide infrastructure projects identified in the IDP whilst the Neighbourhood Pool can be spent on IDP infrastructure projects within the specific Neighbourhood area in which the money was generated.</p> <p>Neighbourhood Managers are currently liaising with local residents and councillors to identify future neighbourhood projects to include in the IDP. These projects should also be captured in forthcoming Community Action Plans.</p> <p>A contribution of £22,000 was recently secured from the granting of permission to build three new houses at the Peterborough City Lawn Tennis Club, Park Crescent. This money is payable when the development starts, which could be at any time in the next three years (the period of the planning consent).</p> |

The Neighbourhood Manager will liaise with the local community and ward members to determine if this is a priority for POIS funding, and if so establish the scope and cost of the improvement and refurbishment works required. Councillors Peach and Kreling also recognise the importance of Central Park and its facilities and I would advise that Councillor Shearman liaises with his fellow Ward Councillors to get up to speed with any work already undertaken.

The following supplementary question was asked:

What guarantee can be given that the 35% of the above POIS monies that goes into the Neighbourhood pool could be ring fenced for use by the Dogsthorpe, East and Park Neighbourhood Committee for improving the facilities in Central Park?

Councillor Hiller responded:

There can be no guarantee that the total amount above can be used for that purpose. The Neighbourhood Managers will determine with local residents and Ward Councillors where the priorities in each Wards lie. Attendance at the Friends of Central Park meetings would also help to develop a more rounded understanding of all issues to do with Central Park.

5 (iii) Questions with notice by Members to Council representatives of the Police and Fire Authorities

1. Councillor John Fox asked the Council's representative on the Police Authority:

A recent article in the Peterborough Evening Telegraph highlighted the plight of a homeless and alcoholic young man in Peterborough and Police efforts to successfully tackle his situation. The Police Officer in the article called for suggestions from members of the public on how to help the young man as he was persistently drunk in public and had been given a Criminal Anti-Social Behaviour Order (CRASBO) in an effort to tackle this. Will members of the public in Peterborough now see more requests from the Police to come forward with ideas and suggestions on how to tackle cases where traditional Police methods have not been successful? I believe that problems like the one highlighted recently, which is not an isolated case, are very complex and the solutions are far from straight forward and therefore need to be dealt with, with more compassion and understanding by people who have a thorough understanding of such issues. If not any proposed solution could be construed by some as throwing people to the wolves.

The Council's representative on the Police Authority responded:

Cambridgeshire Police Authority recognises public involvement in policing is key to 'policing by consent', whether that is tackling organised crime gangs or street-level anti-social behaviour. We, and the constabulary, will work with local communities who are affected by crime or disorder issues and listen to their concerns and suggestions. Modern day policing is much more about problem solving in partnership with other agencies and of course members of the public, which is a step forward for policing, not backward. The Police don't have all the answers and it is quite right for officers to call upon the public's help to solve the issues they highlight as being a problem at local panel meetings.

The following supplementary question was asked:

Could the Police liaise with the editor of the Evening Telegraph (ET) and remove the vile comments made on its website that were posted about this story?

Councillor Lee responded:

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| | <p>I will relay the concerns to the Police Authority and the Cabinet Member for Communications will also liaise with the editor of the [ET] about this matter. However, it is not the Police's role to sensor news organisations.</p> |
| 2. | <p>Councillor David Over asked the Council's representative on the Police Authority:</p> <p>Does the selling of the Police house in Barnack continue to indicate a policy where only emergency cover, when available, will be given by the Police to Barnack Ward?</p> <p>The Council's representative on the Police Authority responded:</p> <p>Over the past year there has been significant reductions in both crime and anti-social behaviour in northern sector, which encompasses Barnack and its neighbouring villages. In fact overall crime is down by 20 per cent which accounts for more than 1,250 fewer victims. The local officer continues to police the village alongside neighbourhood policing colleagues with support from a whole range of staff in specialist units. For example the Rural Community Action Team, Roads Policing Unit, Tactical Firearms Unit and the Criminal Investigation Unit. Local policing isn't just about one officer walking the streets; it's about the combined efforts of many people, not least those who live in the area itself.</p> <p>If you wish to know more detail on the operational deployments of individual officers then Chief Superintendent Andy Hebb has said he is happy to talk to you direct.</p> <p>The following supplementary questions was asked:</p> <p>Does the representative agree that consultation should have taken place regarding these significant changes to before they were imposed on them?</p> <p>Councillor Lee responded:</p> <p>Operational deployment issues are not the concern of the police Authority and this issue should be taken up directly with Chief Superintendant Andy Hebb.</p> |
| 3. | <p>Councillor Adrian Miners asked the Council's representative on the Fire Authority:</p> <p>Noting that some of the proposed "savings" earmarked for our Peterborough Fire Service have been branded "dangerous" by the Fire Brigade Union and others, could we please have clarification about just what is happening at our two main full-time Peterborough Fire Stations and their very survival as bases within our local communities?</p> <p>The Council's representative on the Fire Authority responded:</p> <p>There are a number of recommendations already agreed that affect the Peterborough Stations of Dogsthorpe and Stanground. They are:</p> <ul style="list-style-type: none"> • That the turntable ladder sited at Dogsthorpe is to be withdrawn from service as it had been replaced already by a combined aerial rescue appliance based in Stanground, which combines a standard fire engine with an aerial reach capability. • That the service should begin negotiations with the Fire Brigade Union to look at the Fire Fighters shift system. <p>A further recommendation for review is to determine whether the Rescue vehicle at Dogsthorpe should be sited at Stanground to provide a better operational cover across the authority area.</p> <p>Two other options are currently in the early stages of a feasibility study. They are;</p> |

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| | <ul style="list-style-type: none"> • To merge the two fire stations in Peterborough to one location. • To look at changing Stanground from a 24/7 station to day-crewed plus. <p>Neither the service nor fire authority would recommend or agree any change that they believed was dangerous.</p> <p>The following supplementary question was asked:</p> <p>Cuts to funding can cost lives. Would it be possible to increase the Fire Service precept to cover this?</p> <p>Councillor Goodwin responded:</p> <p>A written response will be provided outside the meeting.</p> |
| 4. | <p>Councillor Adrian Miners asked the Council's representative on the Police Authority:</p> <p>Noting the use of the Dogsthorpe Triangle Site (Old Newborough Road) as an unauthorised Travellers' Transit Site, what involvement did the Police have in encouraging its use - especially in relation with their discussions/consultations with others such as Enterprise Peterborough, Peterborough City Council, Local Councillors, Neighbourhood Committees and Local Residents Associations?</p> <p>The Council's representative on the Police Authority responded:</p> <p>This question is about a specific operational policing matter and not one members of Cambridgeshire Police Authority can answer, but one the constabulary is happy to speak to Councillor Miners about. Peterborough's Divisional Commander, Chief Superintendent Andy Hebb, has offered to provide Councillor Miners with an answer. We hope Councillor Miners is happy to take this offer and is able to continue his discussion with Chief Supt Hebb.</p> <p>The following supplementary question was asked:</p> <p>As part of local policing, should the local community and Ward Councillors be involved in these types of decisions before and not after they are taken?</p> <p>Councillor Lee responded:</p> <p>This is a specific operational policing matter and therefore Councillor Miners should liaise with the local constabulary directly.</p> |
| 5. | <p>Councillor Stephen Lane asked the Council's representative on the Police Authority:</p> <p>Can the Cambridgeshire Police Authority representative please inform Council of what enforcement powers are carried by its officers with regard to dog fouling; and supply details of the numbers in each Ward that have been successfully used by its officers in Peterborough for the two years to March 2011?</p> <p>The Council's representative on the Police Authority responded:</p> <p>This is an important issue, on which we will be providing a joint written response with the Local Authority following further discussions with them.</p> |

AGENDA ITEM 6 - EXECUTIVE BUSINESS TIME

6 (i) Questions with Notice to the Leader and Members of the Executive

1. Councillor Chris Ash asked the Leader of the Council:

Noting recent press reports that Marks & Spencer's are looking to have an 'out of town' store, can the Leader tell me if he considers that this will impact on the belated redevelopment of North Westgate and when can we look to be seeing the long awaited start on revitalising that area of the city centre?

The Leader of the Council responded:

No, this will not impact on the North Westgate development. Only a development of the very highest quality will be seen in the North Westgate area. Until a scheme comes forward to do this, we will wait.

The following supplementary question was asked:

Does the Leader agree that the derelict site is not appealing considering the commercial units that were shut for the project to go ahead? Is this good for the city?

Councillor Cereste responded:

Having empty units/sites is not good for the city. However, to improve the city, only developments of the highest quality should be entertained. A second rate development should not be accepted over waiting and being patient.

2. Councillor John Shearman asked the Cabinet Member for Children's Services:

Could the Cabinet Member for Children's Services explain the Council's policy towards youth provision in areas of the city where there are no established youth clubs?

The Cabinet Member for Education, Skills and University responded:

The Council recognises the value of youth provision in communities and the positive impact it can have on the lives of young people. It also accepts that in some areas there is very little universal provision for young people and, as funding declines, the capacity to provide such a resource is further challenged. The strategy the Council has adopted to address this is as follows:

- Identify community based/third sector organisation that have an interest, or capacity to deliver youth work/provision
- Use expertise within the 8 -19 Service to support these community groups to establish such provision and market activities to young people
- Provide some initial 'start up' funding to buy necessary equipment
- Provide advice and on-going support to build capacity
- Work with the organisation to support them in terms of seeking and securing grant funding to build sustainability

The recent Youth Work in the Community Conference held in partnership with Young Lives had the above as its focus. The conference showcased some examples where this capacity building by the 8 -19 Service was already taking place. Youth provision in Glington, for example, has been supported by the North West and Rural Locality Team in the 8 -19 service in precisely the way identified above. The youth provision in Glington is

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| | <p>now self-sufficient. There are similar examples of this co-production in the Central Ward and in other areas within the city.</p> <p>The following supplementary question was asked:</p> <p>Lots of youths are on the streets in the evenings in Park Ward, could the Cabinet Member come to see the issues and then meet with Ward Councillors to attempt to identify solutions?</p> <p>Councillor Holdich responded:</p> <p>This request will be passed to Councillor Scott.</p> |
| 3. | <p>Councillor Mohammed Jamil asked the Cabinet Member for Education, Skills and University:</p> <p>Whilst welcoming the news that Cranfield University is the latest Higher Education provider to sign up to offering courses in Peterborough, please can the Cabinet Member for Education, Skills and University tell the Council what policy/rationale we have in place when we decide which universities come to Peterborough? Does the Council have a written policy or criteria in place for making this type of decision?</p> <p>The Cabinet Member for Education, Skills and University responded:</p> <p>We have a number of Universities providing Higher Education in the city:</p> <p>Anglia Ruskin, University Centre Peterborough (with Peterborough Regional College), University of Bedfordshire.</p> <p>Canfield University will be providing Masters courses and modular programmes in renewable energy. We also launched Middlesex University last month.</p> <p>The simple criteria used has been to increase the Higher Education offer in the city by looking at the gaps in current provision, looking for the best providers and negotiating with them to provide a programme in Peterborough.</p> <p>The Universities@Peterborough Project is overseen by a project board which agrees or not, recommendations made to it by officers.</p> <p>The following supplementary question was asked:</p> <p>The additional partners are costing the City Council money, could this money not go into the University Centre to provide the service itself?</p> <p>Councillor Holdich responded:</p> <p>No. Not all partners cost money. The university is already full and cannot provide a further range of courses needed at the level required which the partner organisation can.</p> |
| 4. | <p>Councillor Bella Saltmarsh asked the Cabinet Member for Housing, Neighbourhoods and Planning:</p> <p>Parking on the pavement is likely to cause grave danger to pedestrians especially to people with disabilities, visual impairments, older people, people riding mobility scooters and those with prams and pushchairs. People in wheel chairs, parents with buggies and people with shopping have to go into the road to get past parked cars and this should not be necessary. Can the Cabinet Member for Housing, Neighbourhoods and Planning please advise Council the measures which could be taken to ban pavement parking using the Traffic Regulation Orders?</p> |

The Cabinet Member for Housing, Neighbourhoods and Planning responded:

There are already legal provisions in place enforced by the Police which enable action to be taken regarding obstructions on the pavement.

Recent changes to legislation have in addition streamlined the process adopted by Councils to implement restrictions that would prohibit parking on pavements and verges. A blanket prohibition across the city would not resolve parking issues due to problems associated with the displacement of vehicles. It is however recognised that parking restrictions can form part of a solution.

The Council has been collating location data regarding verge and pavement parking problems in order to identify hotspots, and is plotting it onto a Global Information System. Once hotspots have been identified, affordable solutions will be developed for these, and as part of that process there will be engagement with Ward Councillors. It is intended to take proposals following input from Councillors to Neighbourhood Committees to seek community views before finalising them.

The following supplementary question was asked:

If it is recognised as a city wide problem, including parking on clearways and cars for sale, could the Clean Neighbourhoods Act not be used to tackle and enforce this?

Councillor Hiller responded:

A written response will be provided.

5. **Councillor Adrian Miners asked the Cabinet Member for Housing, Neighbourhoods and Planning:**

Given that Peterborough City Council determines local policy towards Gypsy and Traveller provision, could the Cabinet Member for Housing, Neighbourhoods and Planning advise me who approved the use of land at the Dogsthorpe Triangle (Old Newborough Road) to be used to provide a Traveller Transit Site and why, and who authorised and carried out the removal of protective earth mounds and concrete block pallets to allow access to the site?

The Cabinet Member for Housing, Neighbourhoods and Planning responded:

The area known locally as the Dogsthorpe Triangle has not been approved as a Traveller Transit Site. Investigations have been ongoing regarding how to deal with the issue of unauthorised encampments and a meeting will be held with all Councillors to discuss this issue later in July.

On 19th May an unauthorised encampment appeared on the former Lady Lodge Centre for Arts grounds. It was the 6th encampment there since March 2011. The encampment was in a residential area opposite a children's play area. Due to the urgent need to deal with this situation as an emergency, the Traveller Liaison Officer immediately moved the Travellers to an area which has been used to park workmen's caravans for the past 2 years, and which is away from local housing and largely obscured from view. This area was the Dogsthorpe Triangle.

The team regularly visits the site, which is being kept clean and tidy, and will be removing any waste while they are there.

Unfortunately the decision to use the current site had to be taken at incredibly short notice which did not allow for the usual approval processes.

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| | <p>The Travellers' presence on this site has no bearing on any future decision on whether to have a transit site and where that should be. Our investigations at this time lead us to believe that a transit site may not be the most suitable solution to the issue of unauthorised encampments, and this will be debated further with councillors at the aforementioned meeting.</p> <p>The following supplementary question was asked:</p> <p>What guarantee can be given to local residents that this is not a done deal especially as the government is issuing a new 'light touch' paper on dealing with the historic demand of travellers and their needs for a transit site?</p> <p>Councillor Hiller responded:</p> <p>This is not a done deal.</p> |
| 6. | <p>Councillor Adrian Miners asked the Leader of the Council:</p> <p>Rumour has it that the Coalition Government has given itself over 140 powers to control local politics under the Localism Bill. Could the Leader therefore give the people of Peterborough assurances these "controlling central powers" will not undermine the developing Neighbourhood Strategy in the city, where greater <u>local</u> control and accountability of services is a major part of governing Peterborough?</p> <p>The Leader of the Council responded:</p> <p>Councillors will be aware of the commitment that the Council has made to the neighbourhoods approach, which is delivering real and lasting differences within our communities. This can only grow and become stronger in response to the national localism agenda which sets out to decentralise decision making to local level and to pass more power to local communities.</p> <p>The additional powers should ensure a smoother transition to allowing a decentralisation of powers, not greater central control.</p> <p>The review of the Neighbourhood Committees was supported by Cabinet to ensure this process continues.</p> <p>The following supplementary question was asked:</p> <p>The Localism Bill also seeks to pass on EU fines to Local Authorities. Have we any idea how these potential fines could impact on us locally?</p> <p>Councillor Cereste responded:</p> <p>The best course of action is to run this Council so that it does not receive any fines.</p> |
| 7. | <p>Councillor Stephen Lane asked the Cabinet Member for Housing, Neighbourhoods and Planning:</p> <p>Would the Cabinet Member please inform Council of how many fines have been issued by Local Authority officers under the Dogs (Fouling of Land) Act 1996 in the two years to March 2011?</p> <p>The Cabinet Member for Housing, Neighbourhoods and Planning responded:</p> <p>This is an important issue, on which we will be providing a joint written response with the Police following further discussions with them.</p> |

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| | <p>The following supplementary question was asked:</p> <p>This issue was raised previously and was told it would be looked into. Has this been done and will it continue to be done?</p> <p>Councillor Hiller responded:</p> <p>Yes. Three fixed penalty notices were issued over the previous two years.</p> |
| 8. | <p>Councillor Stuart Martin asked the Cabinet Member for Children’s Services:</p> <p>For some time now there has been an ongoing review of play centre facilities in our city. Can the Cabinet member for Children’s Services either confirm that the review is now complete or, if the review is not yet completed, give an indication of when we can expect to learn the outcome of the review?</p> <p>The Cabinet Member for Education, Skills and University responded:</p> <p>The Play Centre services in Peterborough are being reviewed following approval of the medium term financial plan by Council, which identified savings of £300,000 to be found from the Play Centre service, over a two year period. The Play Centre review is nearing completion. The results of the review have been included into the overall restructure of the Children’s Services Department, the consultation on which is due for release in September 2011.</p> |
| 9. | <p>Councillor Ed Murphy asked the Cabinet Member for Education, Skills and University:</p> <p>Can the Cabinet Member for Education, Skills and University tell me how well do looked after children in our care perform at school, both academically and in terms of other kinds of achievements compared to the national average and what more could be done to help fulfil the Council in its responsibilities as a ‘corporate parent’</p> <p>The Cabinet member for Education, Skills and University responded:</p> <p>Peterborough City Council has responsibility for 199 children that the Council has taken into care who are in statutory education, (years Reception to Year 11). 103 are educated in city schools, Academies and educational providers and 96 attend schools and providers in other Local Authorities closer to where they live. Of the Peterborough children in care, 60% have full statements of special educational needs. This is one of the highest figures in England where the national average is 30%.</p> <p>At the OfSTED inspection of Children’s Services in March 2010 the inspectors concluded that, <i>“there is a very good focus on educational achievement for children in care, which has led to children in care making good educational progress.”</i> To support this finding they stated that, <i>“The impact of services on enabling looked after children to enjoy and achieve is good. There are examples of satisfactory and better educational outcomes for looked after children including those care leavers who have successfully accessed higher education. Most children in care begin their education from a very low attainment base but they make good progress from their starting point and academic outcomes are satisfactory overall”</i></p> <p>Peterborough children in care have made considerable improvements since the inspection in their attainment at both Key Stage 2 and at GCSE.</p> <p>In terms of children, staying on into post 16 education and training our figures compare favourably with national figures for children in care and the numbers of children who attend higher education courses are higher than the national average.</p> |

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| | <p>The attendance of children in care is better than the national average. There are relatively few persistent absentees and very low numbers who missed 25 or more school days.</p> <p>We have been able to support educational attainment by deploying the staff and funds allocated to the Education Team for Children in Care and the Personal Education Allowance. This has meant that we have been able to provide one to one support, tuition, equipment and resources, amongst other things, as a good parent would, to support a child's learning.</p> <p>Educational achievement forms a significant proportion of the Promise that elected members have made to children in care. The achievement of children in care is regularly reported to the Corporate Parenting Panel.</p> <p>All Councillors are corporate parents and more involvement in the Corporate Parenting group would be welcome.</p> <p>The following supplementary question was asked:</p> <p>This is good news. What more could be done to help the Council's responsibility?</p> <p>Councillor Holdich responded:</p> <p>I will request that this is placed onto the next Corporate Parenting group meeting agenda.</p> |
| 10. | <p>Councillor Chris Ash asked the Leader of the Council:</p> <p>Can the Leader explain the logic of spending time and money on fountains in Cathedral Square, let alone the inconvenience of installing them, only to see the area used for promotional events?</p> <p>The Leader of the Council responded:</p> <p>The newly refurbished Cathedral Square was designed to be a versatile space offering a water feature display in the main with the flexibility to switch them off for key city events. The City Centre location is felt to be the most appropriate for many events such as the recent Luminarium, as it provides maximum exposure and accessibility for all.</p> <p>The appropriate location for every event within the City Centre is considered and Cathedral Square will only be used when necessary to ensure the full benefit of the water feature is realised.</p> <p>The following supplementary question was asked:</p> <p>Was it the best idea to put fountains in at great expense if they are not permanently on? Would it not have been better to place them elsewhere so that they could remain switched on all the time?</p> <p>Councillor Cereste responded:</p> <p>When the Square is not being used for events, it is a wonderful space with the fountains.</p> |

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| COUNCIL | AGENDA ITEM 4(i) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

MAYOR'S ANNOUNCEMENTS

1. PURPOSE OF REPORT: FOR INFORMATION

This report is a brief summary of the Mayor's activities on the Council's behalf during the last meetings cycle, together with relevant matters for information. (Events marked with * denotes events attended by the Deputy Mayor on the Mayor's behalf).

2. ACTIVITIES AND INFORMATION – From 1 July to 30 September 2011

| Date | Attending | Event |
|-------------|-------------------------|---|
| 1 July 2011 | M & D M | Southview Peterborough Completion Ceremony, Southview Road |
| | M & CONSORT | The Royal Society of Saint George Summer Reception, the Palace of Buckden |
| 2 July 2011 | M & CONSORT | Open day – Clarkes Florist, Whitepost Road, North, Newborough |
| | M AND CONSORT | Presentation Day for Gunthorpe Harriers FC, Campbell Drive |
| | M & CONSORT | Mobility Roadshow – Ready Willing and Mobile Competition Awards – East of England Showground |
| | M & CONSORT & D M | Summer Family Fun Day (East Community Centre, Padholme Road) |
| | M AND CONSORT | 75 th Anniversary of The Lido |
| | D M & M TO ATTEND LATER | American Independence Day Reception and Fireworks Display (RAF Alconbury) |
| 3 July 2011 | M & CONSORT | Wisbech Civic Service – Church of St. Peter and St Paul |
| | D M AND D MESS | Civic Service – St Mary's Church, Huntingdon |
| 4 July 2011 | M & CONSORT | St Johns Primary School, Riseholme, Orton Goldhay |
| | M & CONSORT | Grand opening of Morphus and Nonsense |
| 5 July 2011 | M & CONSORT | Peterborough Eco Awards (Hampton College) |
| | D M & CONSORT | ICA lunch at the Fleet, Peterborough |
| 6 July 2011 | M & CONSORT | Family Voice Trustee's Meeting at the Iqbal Centre, Cromwell Road |
| | M & CONSORT | Ground-breaking ceremony at The Peterborough School |
| 7 July 2011 | M & CONSORT | Official opening of Extra Care Scheme: The Spinney, Neath Court, Eye, Peterborough, PE6 7GH |
| | M & CONSORT | Excellence in Skills Awards Ceremony at Peterborough Regional College |
| 8 July 2011 | M & CONSORT | Children's Services Locality Launch Event, Assembly Hall, Main Building (Former Hereward College Site), Reeves Way, P'boro, PE1 5LQ |
| | M & CONSORT | Opening of Apprenticeship Centre, Cross Street |
| 9 July 2011 | M & CONSORT | Peterborough Festival Finale – M's Parade (Cathedral Square and Central Park) |

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| 10 July 2011 | D M & MESS | Sea Service (St Mary's Church Huntingdon |
| | D M & MESS | Chairman's Charity Fundraising Lunch at The Darjeeling Restaurant, Huntingdon |
| | M & D M | Husaini Islamic Centre, Burton Street, Peterborough |
| 11 July 2011 | M & CONSORT | Children from Paston Ridings Primary School to visit M |
| | M | Discussion in DB's office |
| | M & CONSORT, D M & D MESS | Young People's Film Awards Ceremony (Kingsgate Community Church, Parnwell) |
| 12 July 2011 | M & CONSORT | Visitors from Bishop's Stortford Town Twinning Association to view the chamber and parlour (36 – group to be split in 2) |
| | M & CONSORT | Citizenship Ceremony |
| | M & CONSORT | Children's Film Awards Ceremony (Kingsgate Conference Centre, Parnwell) |
| | D M & CONSORT | Peterborough Women's Aid AGM (The Fleet) |
| 13 July 2011 | M & D M | Full Council Preparation Meeting |
| | M | Meeting with Helen Edwards |
| | M & CONSORT, D M & MESS | Full Council Meeting |
| 14 July 2011 | M & CONSORT D M | Final planning meeting for RAF Wittering Freedom of the City parade - Parlour (14) |
| 15 July 2011 | M | Holocaust Memorial Planning Meeting in the parlour (15) |
| | M & CONSORT | Caverstede Early Years – 65 th Birthday Celebrations, Caverstede Road, Walton, Peterborough, PE4 6EX |
| | D M & CONSORT | The Art & Design Show at The King's School, Peterborough |
| | M & CONSORT | Peterborough Young Singers at The Fleet Community Centre, Peterborough |
| 16 July 2011 | M & CONSORT | Dogsthorpe Fire Station Open Day |
| | D M & MESS | Overground - Live art jam at the Green Back Yard |
| | D M & D MESS | Summer Fayre at Clifton Court Resident's Association, 41 Bradegate Drive, Peterborough |
| 17 July 2011 | M & CONSORT | Chernobyl Children's Appeal Garden Party at 51 Apsley Way, Longthorpe, Peterborough |
| | D M & D MESS | Civic Service at The Holy Trinity Church, Rothwell, Kettering, NN14 6BQ |
| 18 th July 2011 | M | Jamie Jordan – Fossils |
| | M & CONSORT | 1830 hrs start City Learning Centre Literacy & Numeracy Certificates (Peterborough Regional College) |
| | D M & MESS | Duke of Edinburgh Presentation Evening with buffet |
| 19 July 2011 | M & CONSORT | Lunch at Peterborough Streets |
| | M | Catherine Saunders / Elaine Danmaker |
| 20 July 2011 | M, CONSORT, D M & MESS | RAF Wittering Freedom Parade |
| 21 July 2011 | M & D M | Charity Committee Meeting |
| 22 July 2011 | M & CONSORT | RAF Wittering Family & Friends Day |
| | M & CONSORT | Civic Reception, Fenland District Council |
| 23 July 2011 | M | Family Voice Stall visit |
| 25 July 2011 | M | Meeting with Louise Ravenscroft |
| 26 July 2011 | M | Well Crafted Event |
| | M | Citizenship Ceremony |
| | M & D M | GLADCA AGM |
| 27 July 2011 | M, CONSORT & D M | EMBE Restaurant |
| 28 July 2011 | M, CONSORT & D M | Handmade Craft Fair |
| 29 July 2011 | M & CONSORT | Reception for High Sheriff of Cambridge |
| 30 July 2011 | M & CONSORT | Reception with HH Princess Lalla Joumala (Justin |

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| | | Beaumont will travel separately) [train at 10.06am] |
| 31 July 2011 | M & CONSORT | Cup Presentation Welland Yatch Club |
| 01 August 2011 | M & D M | Street Bus official launch |
| 02 August 2011 | M, D M & MESS | Charity lunch |
| 03 August 2011 | M & CONSORT | Open of fossil collection for Jamie Jordan |
| | M & CONSORT | Guide Dogs for the blind, 80 th birthday |
| | M, CONSORT, D M & MESS | Afternoon tea with staff |
| 05 August 2011 | M & CONSORT | CamJam Jamboree (permission given for chains to be worn) |
| | M & CONSORT | Summer Ball for 115 Peterborough Air Training Corps Cadet Squadron |
| 06 August 2011 | M & CONSORT | Open the Family Voice fun day |
| 07 August 2011 | D M and MESS | 7 a-side football match and presentations |
| 08 August 2011 | M | Meet Louise Ravenscroft from Family Voice |
| | M | Meet Hasmeek Clarke |
| | M | Tea with Cllr Lee |
| 09 August 2011 | D M | Citizenship Ceremony |
| | D M | Presentation for Moving 4ward NEET Project |
| 10 August 2011 | M and D M | Charity Committee meeting |
| | M | Meet Colin Skoyles from SERCO |
| | M and D M | Visit potential band to play at the M's Ball |
| 11 August 2011 | M & CONSORT | Visit Cherry Lodge |
| | M & CONSORT | Visit The Manor |
| 14 August 2011 | D M and MESS | VJ Day Service |
| 15 August 2011 | M & CONSORT | Meet 2 overseas students Ena Nakamura from Japan and her host Sarah Walker Maryann Williams from California |
| | M and D M | Meeting with Peter Revell and Jo Chettleborough from Kidney Research |
| 17 August 2011 | M and D M | Attend talk by Dr Jaya Row |
| 18 August 2011 | M and D M | Summer BBQ and Open Day |
| | M and D M | Family Voice Picnic |
| | M and D M | Open hair salon called Studio Nr 4 |
| | M and D M | Launch of Dobbies Garden World |
| 19 August 2011 | M & CONSORT | Visit by ATC 115 cadets |
| | M and D M | SANGAT cup winners to visit |
| 20 August 2011 | M, CONSORT, D M | Attend lunch, M's Charity collection arranged, football match kick off at 17:20hrs |
| 21 August 2011 | M and D M | Itter Park Family Fun Day |
| 22 August 2011 | M | Meet Louise Ravenscroft from Family Voice |
| 23 August 2011 | M and D M | Celebration event re fund raising achievements for local charities |
| | M | Citizenship Ceremony |
| | M and D M | Visit Beer Festival – attend trade session |

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| | M & CONSORT | Attend cheque presentation from Big Lottery Fund to Rainbow Court residents |
| 24 August 2011 | M | Visit Peterborough and District Summer Playscheme (Deaf Children's Society) |
| | M, CONSORT and D M | Meet Stuart Foster from Lots 4 Charity - approx 45mins |
| | M and D M | Meeting with RBL Women's Section |
| 25 August 2011 | M and D M | M's to open M's Charity fun day |
| | M & CONSORT | Peterborough Beer Festival – hospitality event – HC solicitors |
| 27 August 2011 | M & CONSORT | Start the Poppy Walk for Royal British Legion poppy appeal |
| 30 August 2011 | M & CONSORT | Enlistment of Junior Soldiers |
| 01 September 2011 | M & CONSORT | Activities day for the Peterborough University of the Third Age |
| | M | Launch the British Heart Foundation's Big Donation Appeal |
| | M | Meet Annette Joyce |
| 02 September 2011 | M & CONSORT | Dinner in the officers mess |
| 03 September 2011 | M & CONSORT | Open Eye Children Centre, Eyebury Road, Eye, |
| 05 September 2011 | M & CONSORT | City College Peterborough Supported Adult Learning Award Event |
| | M | Meet Louise Ravenscroft from Family Voice |
| 6 September 2011 | M and D M | Attend meeting group of Supporters of combat stress |
| 07 September 2011 | M and D M | Charity Lunch |
| | M | Meet Dawn Birch-James, director of Harriet's Art Gallery |
| | M & CONSORT | Reception and Sunset Ceremony |
| 08 September 2011 | M | M&S One Day Wardrobe Clearout for Oxfam |
| | M and D M | Charity committee meeting |
| | M and D M | Children and Families Direct Intervention Service Open Afternoon |
| 09 September 2011 | M, CONSORT and D M | Jim Deboo and family to visit for 90 th birthday celebration [8 guests] |
| | M and D M | Open Day |
| | M | View film re homelessness in Peterborough and lunch |
| | M & CONSORT | Annual reception in officer's mess |
| | D M and MESS | M of Godmanchester – charity quiz night |
| 10 September 2011 | M & CONSORT | Attend Jim Deboo's 90 th birthday celebrations |
| 11 September 2011 | D M and MESS | Walk For Alex |
| | M & CONSORT | Italian Festival |
| | M & CONSORT | Reception following Italian Festival |
| 13 September | M & CONSORT | Visit students who helped at M's open day in June |

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| 2011 | | |
| | M & CONSORT | Visit SEN Unit |
| | M | Citizenship ceremony |
| | M & CONSORT | Cambridgeshire Young People of the Year Award |
| 14 September 2011 | M | Visit Clare Lodge |
| | M | Visit The Otters |
| | M & CONSORT | Outward Bound Presentation Evening |
| 15 September 2011 | M & CONSORT | An-Other Theatre Company Production of "Absurd Person Singular" |
| 16 September 2011 | M & CONSORT | Exchange students visiting Thomas Deacon Academy to visit |
| | M & CONSORT | Meet the Ambassador of Latvia |
| | M & CONSORT | Citizen Power linked with Dogsthorpe Junior School |
| | M & CONSORT | Speech Day followed by afternoon tea |
| 17 September 2011 | M & CONSORT | Thorney Together |
| | M & CONSORT | New Hope UK Charity Ball |
| | D M | Comptons charity ball |
| 18 September 2011 | M & CONSORT | Battle of Britain Service and Parade starting from Stamford Town Hall |
| | D M and MESS | Chairman of Daventry's Civic Service |
| | M, CONSORT, D M and MESS | Annual Battle of Britain Service |
| 19 September 2011 | M, CONSORT and D M | Visit by students from Thomas Deacon Academy (follow up to Dof E presentations) |
| 20 September 2011 | M | Presentation of 1 Certificate to student who helped at Open Day |
| | M | Holocaust Memorial Day Planning Meeting |
| 21 September 2011 | M | Meet Callum Faint – Dogsthorpe Fire Brigade |
| | D M | Peel 2 Save |
| | M & CONSORT | Time Capsule Launch |
| | M & CONSORT | Daphne Heiser and Friends 90 th Birthday |
| | M and D M | Charity Committee |
| | M & CONSORT | Official launch of Flag Fen |
| 22 September 2011 | M | Visit Welborne Primary school |
| | M and D M | Meet Martin Rayer - Kier Eastern |
| | M & CONSORT | Ms At Home - Downham Market |
| 23 September 2011 | M & CONSORT | Annual Speech Day/Prize Giving – The Peterborough School |
| | M, CONSORT and D M | Charity Dinner |
| 24 September 2011 | M & CONSORT | Peterborough Lions cheque presentation |
| 25 September 2011 | M, CONSORT, D M and MESS | Civic Service - M of Ramsey |
| 26 | M | Meeting with Gillian Beasley |

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| September 2011 | | |
| | M | Visit to Phoenix School |
| | M & CONSORT | Mock interviews |
| 27 September 2011 | M and D M | Charity Committee |
| | M | Citizenship Ceremony |
| | M & CONSORT | Kenyan exchange students visiting Wittering School to visit the M |
| 28 September 2011 | M | Meeting with Ashleigh Candy |
| | M & CONSORT | The Willow Festival Launch Event |
| 29 September 2011 | M | Run through for University Centre Peterborough - Graduation Ceremony |
| | M & CONSORT | University Centre Peterborough - Graduation Ceremony |
| 30 September 2011 | M & CONSORT | Masteroast's 30th birthday party |
| | D M | Masteroast's 30th birthday party |
| | M & CONSORT | Stef Malajny to present Cheque from the Italian Festival |
| | M & CONSORT | Conservative Group Social Event |
| 01 October 2011 | M & CONSORT | Peterborough Macmillan Cancer Support Centenary Ball |
| 02 October 2011 | M & CONSORT | Justice Service |
| | D M | Civic Service for Cllr Seymour |
| 03 October 2011 | M | Meet Louise Ravenscroft from Family Voice |
| | M & CONSORT and D M | Charity dinner - M of Bourne |

3. BACK GROUND DOCUMENTS (IN ACCORDANCE WITH THE ACCESS TO INFORMATION ACT 1985)

None.

4. DIRECTOR RESPONSIBLE

Chief Executive.

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| COUNCIL | AGENDA ITEM No. 6(ii) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

**EXECUTIVE REPORT – FOR INFORMATION
RECORD OF EXECUTIVE DECISIONS**

1. DECISIONS FROM CABINET MEETING HELD 26 SEPTEMBER 2011

OFSTED INSPECTION OF SAFEGUARDING

Cabinet received a report providing details of the findings of the Ofsted Inspection of Safeguarding carried out in August 2011 and the agreed improvement activity.

Cabinet considered the report and accompanying document and **RESOLVED** to:

1. Agree the planned improvement activity; and further resolved to
2. Agree to receive a quarterly report detailing the development of the longer term improvement plan that would have a particular focus on developing the capacity required for sustainable development.

MEDIUM TERM FINANCIAL STRATEGY 2012/13 to 2016/17*

Cabinet received a report as part of the council's agreed process for integrated finance and business planning. It continued the multi-year approach to budgeting to help plan for the financial challenges ahead. The plan would be extended to cover a ten year period so that the key challenges around delivering our priority of growth could be adequately captured. The drivers continued to meet the council's priorities by creating a sustainable budget strategy whilst responding to changes arising from decisions made in the distribution of local government funding.

Cabinet considered the report and **RESOLVED** to:

1. Note the position in the current financial year and approve the actions to manage in year budgetary pressures that will ensure that the Council delivers a balanced budget position.
2. Note the current consultations on retaining business rates and localisation of council tax benefit and the implications on the Council's future settlements and medium term financial strategy (MTFS).
3. Approve plans to consult with Scrutiny and Stakeholders on the medium term financial strategy.
4. Approve the approach that is proposed for the budget process incorporating the MTFS.
5. Approve to move the planning horizon for the MTFS to a ten year view.

OUTCOME OF PETITIONS

Cabinet considered a report recommending it notes the action taken in respect of petitions presented to full Council.

CABINET **RESOLVED TO:**

Note the action taken in respect of petitions presented to full Council.

2. CALL-IN BY SCRUTINY COMMITTEE OR COMMISSION

Since the last report to Council, the call-in mechanism has not been invoked.

3. SPECIAL URGENCY AND WAIVE OF CALL-IN PROVISIONS

Scrutiny Procedure Rule 14 and Executive Procedure Rule 7 require any instances where the Council's special urgency provisions have been invoked, and/or the call-in mechanism was not applied, to be reported to the next available meeting of the Council, together with reasons for urgency.

Since the last report to Council special urgency provisions have not been invoked.

4. CABINET MEMBER DECISIONS

| CABINET MEMBER AND DATE OF DECISION | REFERENCE | DECISION TAKEN |
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| Councillor Cereste 11 July 2011 | JUL11/CMDN/074 | Appointments to External Organisations for 2011-2012 The Leader of the Council determined the contested appointments for the municipal year 2011/12 ending at the next Annual Meeting of Council. |
| Councillor Seaton 18 July 2011 | JUL11/CMDN/075 | Award of grant to Gladstone Connect Ltd 2011/12 The Cabinet member for Resources authorised the award of the following grants to Gladstone Connect Ltd (Registered Company No. 4245122 & Registered Charity No 1097527): <ul style="list-style-type: none">• Up to £48,000 for the period 1 April 2011 to 31 March 2012, to be paid in 3 instalments throughout the year;• Up to £27,000 for the period 1 April 2012 to 31 March 2013; and• Up to £9,000 for the period 1 April 2013 to 31 March 2014. |
| Councillor Holdich 20 July 2011 | JUL11/CMDN/076 | Appointment of Authority Governor - John Clare Primary School The Cabinet Member appointed Mrs Rosemary Shackell who was nominated by the governing body. |

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| Councillor Holdich 20 July 2011 | JUL11/CMDN/077 | Appointment of Authority Governor - Dogsthorpe Junior School The Cabinet Member appointed Dr Stefanie Lipinski-Barltrop who had been nominated by the local authority. |
| Councillor Holdich 20 July 2011 | JUL11/CMDN/078 | Appointment of Authority Governor - Middleton Primary School The Cabinet Member appointed Mr Craig Douglas who had been nominated by the local authority. |
| Councillor Holdich 20 July 2011 | JUL11/CMDN/079 | Appointment of Authority Governor - Marshfields School - To appoint Mrs Claire George who has been nominated by the local authority. |
| Councillor Holdich 20 July 2011 | JUL11/CMDN/080 | Appointment of Authority Governor - Brewster Avenue Infants School To appoint Mr David Belcher who is changing from additional governor has been nominated by the governing body. |
| Councillor Holdich 18 July 2011 | JUL11/CMDN/081 | Extension of Passenger Transport Routes to July 2012 The Cabinet member authorised the extension of the existing school transport routes for a further period from 31 July 2011 to 31 July 2012. |
| Councillor Lee 25 July 2011 | JUL11/CMDN/082 | Key Theatre - Phase 3 Extension The Cabinet Member authorised the award of the contract for the extension to the Key Theatre in the sum of £1,268,611.09 to R.G Carter Peterborough Ltd. |
| Councillor Walsh 27 July 2011 | JUL11/CMDN/083 | Adult Drug Treatment Plan 2011-2014 The Cabinet Member approved the final version of the Safer Peterborough Partnership Adult Drug Treatment Plan 2011-2014. |
| Councillor Scott 1 August 2011 | AUG11/CMDN/084 | Contract Termination - Transitions Service For Children's Services The Cabinet Member authorised the termination of the contract for Transitions Services currently delivered by Cambridgeshire and Peterborough YMCA to enable a termination notice to be issued in August 2011 for the service to cease in November 2011. |
| Councillor Holdich | AUG11/CMDN/085 | Conversion of Voyager School to Academy Status and the Contractual Requirements of the Schools Private Finance Initiative (PFI) |

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| 2 August 2011 | | <p>The Cabinet Member for Education, Skills and University in consultation with the Executive Director - Children's Services and Solicitor to the Council authorised the Council to enter into the following contractual documents:</p> <ul style="list-style-type: none"> - Schools Agreement – This agreement is between the Local Authority and Comberton Academy Trust; - Principal Agreement – This agreement is between the Local Authority, The Secretary of State for Education and Comberton Academy Trust; and - Deed of Variation – This Deed is between the Local Authority and IIC BY Education (Peterborough Schools) Limited. |
| Councillor Holdich 16 August 2011 | AUG11/CMDN/086 | <p>Appointment of Authority Governor - Newark Hill Primary School</p> <p>The Cabinet Member appointed Mrs Kelly AylIn Healey who had been nominated by the Peterborough Independent Forum.</p> |
| Councillor Seaton 16 August 2011 | AUG11/CMDN/087 | <p>Discretionary Rate Relief from Business Rates for Charities, Similar Organisations Not Established or Conducted for Profit and Rural Businesses (new applications)</p> <p>The Cabinet Member:</p> <ol style="list-style-type: none"> 1) Approved the award of Discretionary Rate Relief for charities and similar organisations to 31 March 2013; and 2) Rejected the applications for awards of Discretionary Rate Relief for charities and similar organisations. |
| Councillor Seaton 16 August 2011 | AUG11/CMDN/088 | <p>Discretionary Rate Relief from Business Rates for Charities, Similar Organisations Not Established or Conducted for Profit (renewals)</p> <p>The Cabinet Member:</p> <ol style="list-style-type: none"> 1) Approved the award of Discretionary Rate Relief for charities and similar organisations to 31 March 2013; and 2) Rejected the applications for awards of Discretionary Rate Relief for charities and similar organisation. |
| Councillor Seaton | AUG11/CMDN/089 | <p>Discretionary Rate Relief from Business Rates on the Grounds of Hardship</p> |

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| 16 August 2011 | | <p>The Cabinet Member considered an application for hardship relief from the individuals named in an exempt annex and accepted the recommendation that:</p> <ul style="list-style-type: none"> - the application was refused for persons A and C and; - 50% hardship relief was awarded in respect of one property owned by person B. |
| <p>Councillor Seaton</p> <p>16 August 2011</p> | AUG11/CMDN/090 | <p>A1073 Spalding to Eye Improvement Scheme - Transfer of Land from Peterborough City Council (PCC) Farms Estate to PCC Highways Asset Management Group and Lincolnshire Council (LCC)</p> <p>The Cabinet Member:</p> <p>(1) Noted the transfer of 15.77 hectares (38.96 acres) of agricultural land (see Annexes A & B) from the Peterborough Farms Estate (Strategic Property) to Peterborough Planning, Transport and Engineering Services (Highways Asset Management) for the construction and operation of the A1073 Spalding to Eye link road.;</p> <p>(2) Approved that no claim would be made against Lincolnshire County Council by the PCC Farms Estate for compensation for the value of the land to be acquired by Highways or for diminution of value of the retained agricultural estate;</p> <p>(3) Approved that no claim would be made against Lincolnshire County Council by PCC Farms Estate for administrative costs associated with the scheme, or for the reorganisation of farm holdings that would be required following completion of the road; and</p> <p>(4) Approved the transfer/dedication of a small part of the PCC Farms Estate that was in Lincolnshire (Plot 81 – 2,827.9 square metres (0.7 acre) of farmland), to LCC at nil cost, for the construction and operation of the new link road.</p> |
| <p>Councillor Holdich</p> <p>16 August 2011</p> | AUG11/CMDN/091 | <p>Transfer of Funds - St Michael's Voluntary Aided Primary School, Cardea</p> <p>The Cabinet Member is requested to approve the transfer of £3,700,000 to the Ely Diocesan Board of Education for the construction of St Michael's Voluntary Aided Primary School at the new Cardea development.</p> |
| <p>Councillor Cereste</p> <p>16 August 2011</p> | AUG11/CMDN/092 | <p>Collaboration agreement between Registered Providers of Affordable Housing and Peterborough City Council</p> <p>The Leader authorised the Chief Executive to finalise terms and enter into a collaboration agreement with Registered Providers (RPs) of Affordable Housing which</p> |

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| | | had demonstrated a commitment to working with the City Council. |
| Councillor Hiller 30 August 2011 | AUG11/CMDN/093 | Planning Obligations Implementation Scheme - First Review The Cabinet Member approved a revision to the Planning Obligations Implementation Scheme (POIS) document concerning the proportion of contributions received by each service department to enable the Children's Services department to receive a greater proportion of the contributions. |
| Councillor Seaton 15 September 2011 | SEP11/CMDN/094 | Discretionary Rate Relief from Business Rates on the grounds of Hardship The Cabinet Member considered applications for hardship relief from the individuals named in the exempt annex to the decision notice and accepted the recommendation that the applications be refused. |
| Councillor Holdich 19 September 2011 | SEP11/CMDN/095 | Appointment of Authority Governor - Orton Wistow Primary School The Cabinet Member appointed Mr Stuart Cleworth who was changing from associate member to authority governors and had been nominated by the governing body. |
| Councillor Holdich 19 September 2011 | SEP11/CMDN/096 | Appointment of Authority Governor - Gunthorpe Primary School The Cabinet Member appointed Mr Jibran Khan who had been nominated by the local authority. |
| Councillor Holdich 19 September 2011 | SEP11/CMDN/097 | Appointment of Authority Governor - Matley Primary School The Cabinet Member appointed Mr Craig Fielden-Windsor who had been nominated by the local authority. |
| Councillor Holdich 19 September 2011 | SEP11/CMDN/098 | Appointment of Authority Governor - Norwood Primary School The Cabinet Member appointed Mrs Elizabeth Jackson who had been nominated by the local authority. |
| Councillor Holdich 19 September 2011 | SEP11/CMDN/099 | Appointment of Authority Governor - The Beeches Primary School To appoint Miss Taz Chaudury who has been nominated by the local authority. |
| Councillor Holdich 19 September | SEP11/CMDN/100 | Appointment of Authority Governor - Watergall Primary School The Cabinet Member appointed Mr Colin Martin who had |

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| 2011 | | been nominated by Cllr John Shearman. |
| Councillor Holdich 19 September 2011 | SEP11/CMDN/101 | Appointment of Authority Governor - Newborough Primary School To appoint Dr Mary Kiernan who has been nominated by the local authority. |
| Councillor Seaton 23 September 2011 | SEP11/CMDN/104 | Discretionary Rate Relief from Business Rates for Charities, Similar Organisations Not Established or Conducted for Profit and Rural Businesses The Cabinet Member: 1) Approved the award of Discretionary Rate Relief for charities and similar organisations shown on the schedule at Appendix A to 31 March 2013; and 2) Rejected the applications for awards of Discretionary Rate Relief for charities and similar organisation as shown on the schedule at Appendix B. |

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| COUNCIL | AGENDA ITEM 7(i)(a) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

DESIGNATED PUBLIC PLACE ORDER (DPPO)

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| R E C O M M E N D A T I O N S |
| FROM : Strong and Supportive Communities Scrutiny Committee |
| That Council: Adopts the Designated Public Place Order as set out in this report |

1. PURPOSE AND REASON FOR REPORT

- 1.1 We have been asked to extend the existing city centre Designated Public Places Order (DPPO) into the New England area by the local Neighbourhood Policing Team Inspector and the Neighbourhood Manager for the area as well as a local resident. The DPPO would mean that to consume alcohol in public when asked to stop by a police officer would become an offence.
- 1.2 The proposed area is an extension to the existing designated area in the city centre and is bounded by the following roads: St Pauls Road, Fulbridge Road, A47 Soke Parkway and Bourges Boulevard. Maps are provided at Appendix 1 showing the existing DPPO and the proposed extension.
- 1.3 The process requires authorisation from the Cabinet Member for Community Cohesion and Safety to instigate a full consultation prior to reports to Scrutiny Committee and then Full Council for decision. Strong and Supportive Communities Scrutiny Committee considered the proposal at their meeting on 14th September and the Committee's comments are contained at paragraph 6 below.
- 1.4 This report is for Council to consider under paragraph 1.1.2 of its Terms of Reference 'to make an order identifying a place as a designated public place for the purposes of police powers in relation to alcohol consumption'.

2. BACKGROUND

- 2.1 Street drinkers have displaced to the proposed area due to the existence of the current DPPO. Residents have complained to the Police, the council and other authorities through various channels about the associated problems that include abusive and intimidating behaviour as well as urination in the street, which occurs at various hours of the day and night. As the proposed DPPO area is a high density residential area, this behaviour is having an adverse impact on the quality of life for residents living there.
- 2.2 The DPPO will assist in tackling this anti social behaviour however it is recognised that this needs to be used alongside other measures to resolve the issues as effectively as possible.
- 2.3 Safer Peterborough Partnership will be reviewing the local alcohol strategy in light of the new national alcohol strategy that is coming out, to ensure that there is a joined up approach across

the city that addresses all aspects of alcohol use including interventions and tools to reduce alcohol related disorder.

3. THE EXTENT OF THE PROBLEM

- 3.1 We have collected statistical information from the Police about anti social behaviour (ASB) and alcohol related incidents.

Between 1st April 2010 – 30th June 2011:

There were a total of 546 Police related calls regarding ASB over the time period analysed, of these 105 (19.23%) were allocated an 'alcohol related' marker by the Police, indicating that alcohol was involved in some way when the incident was reported to them. There were an average of 36 ASB incidents recorded each month throughout the reporting period, with clear seasonality in incident levels with complaints peaking in June, July and August. 65% of all reported incidents of ASB emanated from five streets within this geographical area: Lincoln Road, Crown Street, Bourges Boulevard, Chaucer Road and Shakespeare Avenue.

4. DESIGNATION ORDERS

- 4.1 Sections 12-16 of the Criminal Justice and Police Act 2001 provide local authorities with an adoptive power to restrict anti social public drinking in designated public places and provide the police with powers to enforce the restriction. These powers replaced the Alcohol Ban Byelaws.
- 4.2 The Order is not intended to lead to a comprehensive ban on drinking in the open air and should only be used where authorities are satisfied that the nuisance and disorder has been associated with drinking in a public place. The Local Authority must be satisfied that the order is not being used disproportionately or in an arbitrary fashion.
- 4.3 Local authorities must consider the extent of the problem and the likelihood of the anti social behaviour continuing if an order is not made.
- 4.4 The designation order will mean that if a person continues to drink in public when asked not to do so by a Police Officer they may be arrested and fined £500 if convicted. The Police can also arrest someone failing to surrender alcohol in the area when asked to do so.
- 4.5 The designation order will not cover beer gardens and private dwellings.

5. IMPLICATIONS

5.1 Displacement

The Designation Order alone will not provide a complete solution to the problem being experienced. There are many complex reasons why these people abuse alcohol and why they choose to do this in public places. The Designation Order will not tackle the root causes of the problem and it is possible that they will move to an area not covered by the Designation Order.

5.2 Effectiveness

The Designation Order only makes it an offence to continue to drink alcohol when asked to stop by a Police Officer or Police Community Support Officer (PCSO).

5.3 **Financial implications**

The cost incurred in making the order is minimal – only the cost of further public notices and signs for the relevant areas.

Any further support to partnership work to address the root causes of street drinking would have financial implications which have not been addressed within this report.

5.4 **Legal implications**

This Designation Order is being made in line with the guidance provided by the Home Office and the powers given to local authorities under the Criminal Justice and Police Act 2001.

6. **CONSULTATION**

Consultation has been undertaken in line with the requirements of the Criminal Justice and Police Act 2001.

6.1 **Public**

A public notice was placed in the Evening Telegraph, informing the public that a map of the proposed area and a list of streets can be viewed at: Bayard Place and the Town Hall. It also invited the public to respond with their views.

Two members of the public have responded in support of the proposed DPPO and no negative feedback has been received.

6.2 **Parish Councils**

There are no Parish Councils affected in this area.

6.3 **Police**

We have received written support for the proposed DPPO from the Chief Superintendent and Neighbourhood Policing Team Inspector.

6.4 **Licensed Premises**

All premises in the proposed area holding licenses to sell alcohol have been written to advising them of the proposal and seeking their views. We have received one response and the licensee queried whether the proposal would displace the problem and whether the area should extend even wider.

6.5 **Ward Councillors**

All ward councillors have been contacted and we have received written support for the DPPO from two Councillors.

6.6 **MP Stewart Jackson**

Stewart Jackson has written to express his full support for the extension.

6.7 **Residents Groups**

All of the Residents Groups in the area have been consulted. We have not received any response.

6.8 **Strong and Supportive Communities Scrutiny Committee**

The Committee:

- (i) Endorsed the proposed DPPO extending the existing designated area in the city centre which is bounded by St Pauls Road, Fulbridge Road, A47 Soke Parkway, Bourges Boulevard; and
- (ii) Recommend the adoption of the DPPO to Full Council.

7. **NEXT STEPS**

If full Council decides to adopt the Order then a public notice will be placed in the press and the Order will come into force 28 days later.

8. **BACKGROUND DOCUMENTS**

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

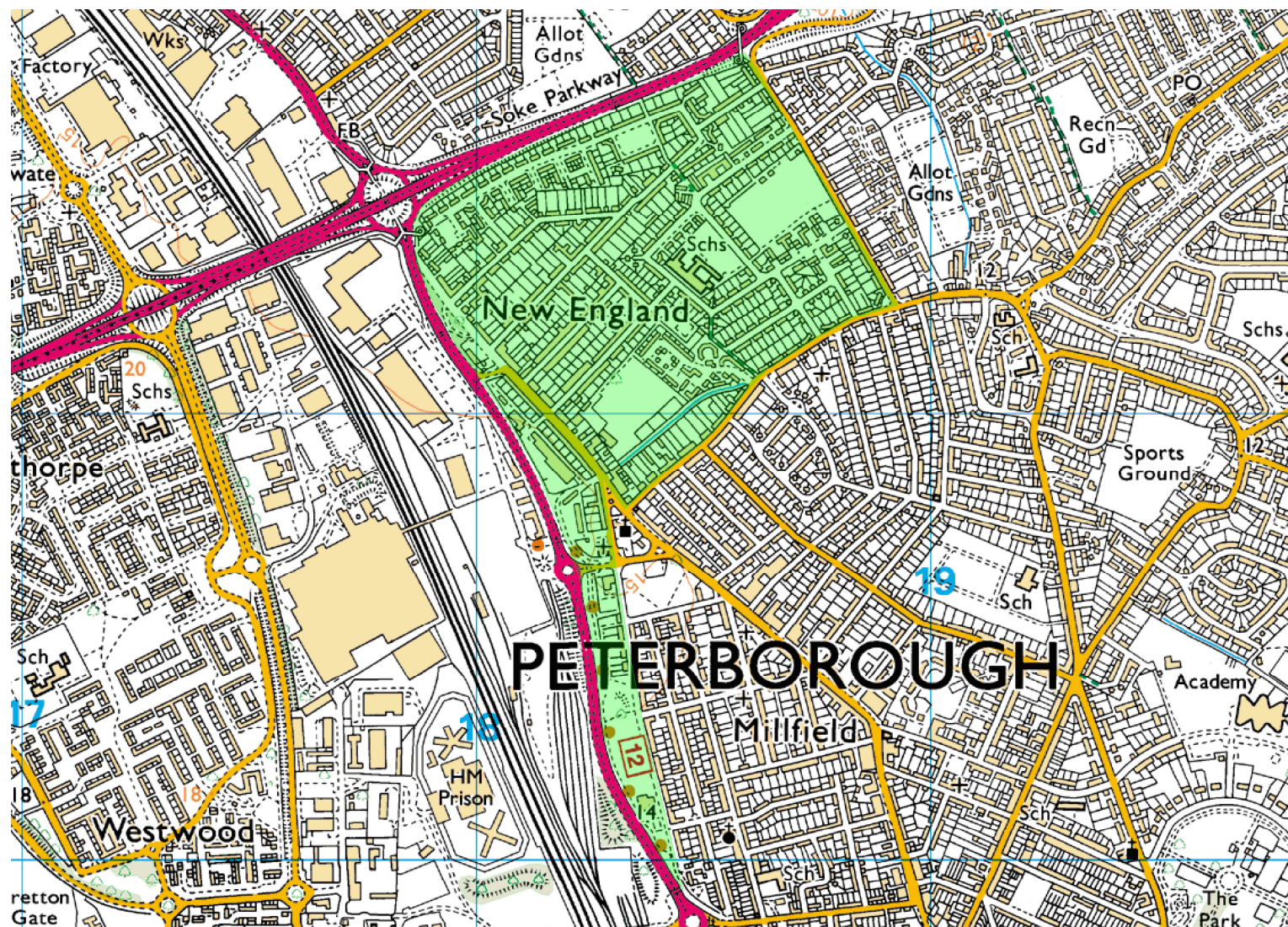
Section 12-16 of the Criminal Justice and Police Act 2001; and
Local Authorities (Alcohol Consumption in Public Places) Regulations 2001.

9. **APPENDICES**

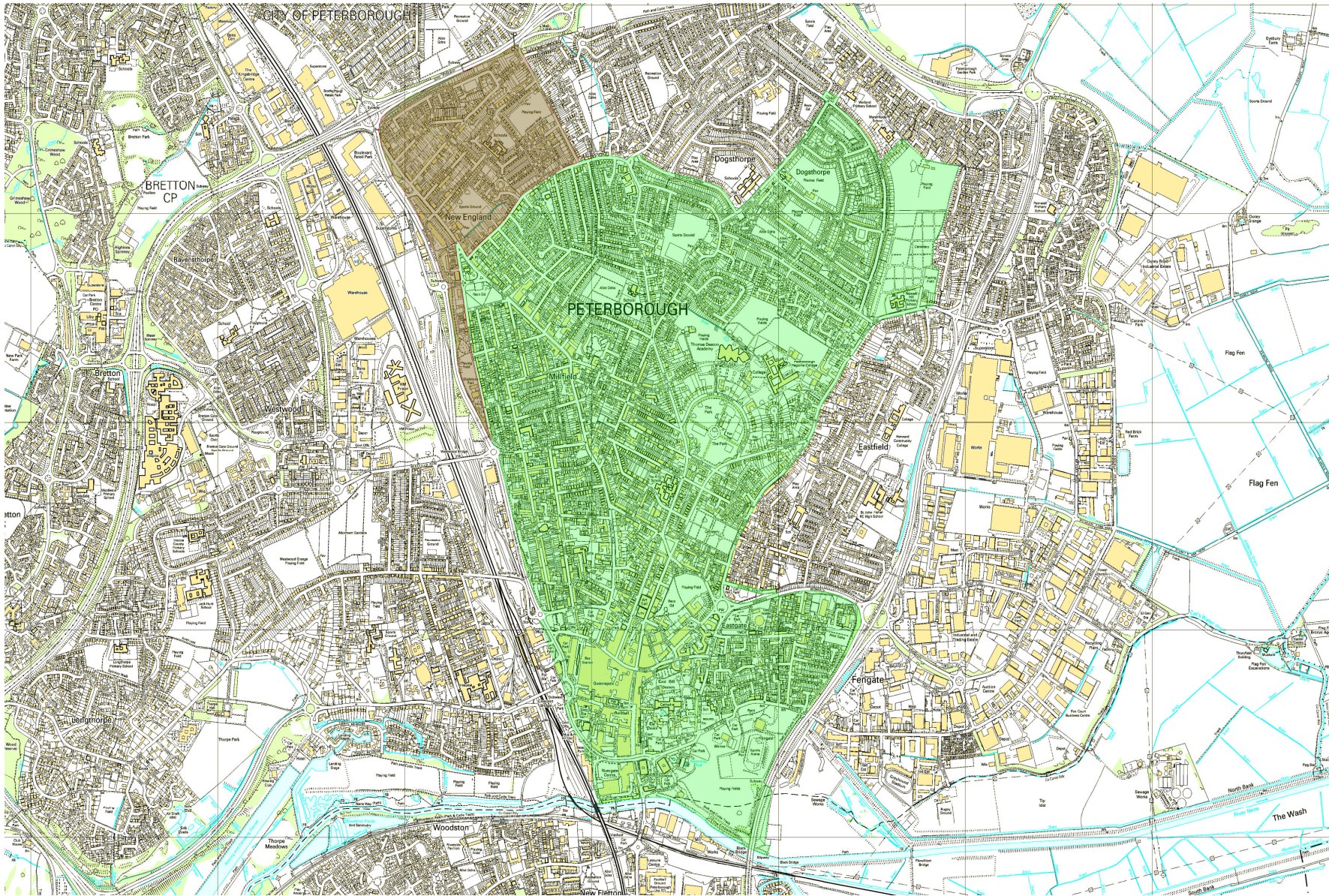
Appendix 1 – maps showing proposed area and existing city centre DPPO

Map of proposed area to be designated

The proposed area is an extension to the existing designated area in the city centre and is bounded by the following roads: St Pauls Road, Fulbridge Road, A47 Soke Parkway and Bourges Boulevard.



Map showing existing DPPO (green) and proposed extension (brown)



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| COUNCIL | AGENDA ITEM 7(ii) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

NOTICES OF MOTION

The following notice of motion has been received in accordance with Standing Order 15.2:

1. Motion from Councillor Murphy:

That this Council:

1. Shares the concerns of many including the local MP that the cost of the Private Finance Initiative for Peterborough Hospital is having a detrimental impact on the health and wellbeing of local residents particularly pensioners as the resources available to provide health services locally are reduced to pay for this PFI;
2. Recognises that the impact on local jobs, services, primary health care and adult social care are of particular concern and have been raised locally by councillors, practitioners, residents and trades unionists;
3. Recognises that the percentage returns expected on PFI are well in excess of the base rate which has been at a record low for several years and we support those who have campaigned for the government to review the terms of this PFI; and
4. Calls upon the government to seek renegotiation of these excessive payment rates in order that public funds can be better used to provide hospital, primary care and adult health services and protect jobs here in Peterborough.

2. Motion from Councillor Murphy

That this Council:

1. Notes that the current growth strategy is to build thousand of new homes noting the high number of privately rented dwellings that exist in some areas of Peterborough and the relatively high rent allowances paid for some of these dwellings;
2. Believes that more affordable homes are desirable and that the government is rightly concerned about the high level of costs of the current housing benefit framework;
3. Believes that an increase in affordable homes built by councils, co operatives and housing associations can contribute to a reduction in the overall cost of rent allowances (housing benefit) to the exchequer and the taxpayer; and
4. Calls on the government to consider Peterborough as a pilot for the implementation of a fair rents policy and provide for legislation enabling fair rents to be set within the area whereby supply and demand are considered to be equal in order to reduce the overall cost of rent to residents and the taxpayer.

3. Motion from Councillor Murphy

That this Council:

1. Notes the problems of obstruction and damage caused by inappropriate parking on pavements and verges as this not only causes damage that is expensive to put right but may obstruct pedestrians and the disabled;
2. Believes that the problems of inconsiderate parking should be mitigated by more vigorous action by the authorities and the council;
3. Should take action to improve the situation and reduce the level of obstruction and damage caused to pavements and verges; and
4. Commits to providing additional parking spaces where appropriate and taking enforcement action against offenders particularly where there is obstruction to pavements and cycle routes as a priority.

4. Motion from Councillor Murphy

That this Council:

1. Recognises the current challenging financial circumstances it is facing and notes the considerable amount of money spent on member's allowances and expenses, with a high number of cabinet members and special responsibility allowances being paid to councillors in what is a relatively small unitary authority;
2. Recognises that in view of the need for public services to be efficient and economic, bearing in mind the reduction and scope of responsibilities carried out by Peterborough City Council since the introduction of expenses and payments following local government reorganisation, it will seek an immediate reduction in the number of members of the administration receiving additional allowances and the amount being spent on these allowances;
3. Resolves to reduce expenditure this financial year by £80,000 by reducing payments to the council leader, cutting the number of cabinet members and special advisers and reducing the amount paid to these council members' allowances; and
4. Will seek a further reduction to achieve a budget saving of £170,000 next year.

5. Motion from Councillor Sandford

Waste Collections

That this Council:

1. Welcomes the Government's allocation of an additional £250 million of funds for waste collections and recycling but regrets that the funding is only available to councils who agree to have weekly collections of residual waste;
2. Notes that Peterborough City Council has one of the highest percentage recycling rates for domestic waste, that the Council's Waste 2020 strategy commits us to achieving a recycling rate of 65% and that failure to achieve this target is likely to be detrimental to the Council's finances by way of increased liability to landfill tax; and
3. Requests that the Cabinet do not agree to any changes in bin collection regimes without first carrying out a full assessment of the financial and environmental consequences of such a change and that this should be done in consultation with the Environment Capital Scrutiny Committee.

6. Motion from Councillor Sandford

Supporting Energy Conservation and Renewable Energy in Peterborough

That this Council:

1. Welcomes the Coalition Government's commitment to energy conservation through the Green Deal which is to be introduced in 2012 and will give every household in the country the opportunity to improve the energy efficiency of their home through a package of insulation measures with no up front cost for the resident;
2. Requests the Cabinet and senior council officers to engage positively with the Department for Energy and Climate Change on implementation of the Green Deal to ensure that residents in Peterborough gain maximum benefit from it at the earliest possible time;
3. Welcomes the Coalition Government's commitment to generating at least 15% of the UK's energy from renewable sources by 2020 and in particular incentives available for individual householders to install small scale renewables such as solar PV, wind and biomass, through feed in tariffs and the Renewable Heat Incentive; and
4. Requests that the cabinet and senior council officers work constructively with the Government, social landlords, private developers and others to bring about a rapid and sustained increase in renewable energy generation in Peterborough, subject to the usual planning processes, in order to further the city's aspiration to become the Environment Capital of the UK.

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| COUNCIL | AGENDA ITEM 7(iii)(a) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

HOUSING STRATEGY – AMENDMENT TO LOCAL ELIGIBILITY POLICY FOR THE LOCAL AUTHORITY MORTGAGE SCHEME

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| R E C O M M E N D A T I O N S |
| FROM : Executive Director Strategic Resources |
| That Council: <ul style="list-style-type: none"> 1. Approves the amendment to the local eligibility policy for the Local Authority Mortgage Scheme 2. Delegates authority to the Executive Director Strategic Resources, in consultation with the Cabinet Member for Resources, to amend the local eligibility policy if future lenders have additional requirements that the Council will need to be compliant with |

1. PURPOSE AND REASON FOR REPORT

- 1.1 The purpose of this report is to seek Council approval for an update to the local eligibility policy for the Local Authority Mortgage Scheme, to be incorporated into the Peterborough Housing Strategy.

2. LOCAL AUTHORITY MORTGAGE SCHEME

- 2.1 The turmoil in the financial and banking market has had a severe impact on both the local economy and on local housing. Current constraints in the mortgage market are a particular problem for first-time buyers, especially those unable to provide a substantial deposit. Many banks and building societies do not lend to those home buyers who cannot provide up a deposit of 20 to 25 per cent. The typical entry level price for two-bedroom property in Peterborough costs around £94k which would mean a deposit of around £24k is needed. With other costs on top of this, including stamp duty and other costs, this is effectively preventing most first time buyers from entering the property market.
- 2.2 The issue is adversely affecting the delivery of the Council’s priority of delivering substantial and sustainable growth.
- 2.3 At their meeting of 13th June, Cabinet approved participation in the Local Authority Mortgage Scheme. The scheme is aimed at first time buyers, providing help for potential buyers who can afford mortgage payments - but not the initial deposit – to get on to the property ladder.
- 2.4 Following discussions with Members, Full Council on July 13th approved a local policy outlining who should qualify for a mortgage under the scheme. This is included a maximum loan value, and the total level of support offered by the council.

- 2.5 The scheme would only apply to properties purchased within the Peterborough area. Members also expressed a desire that the scheme should only apply to individuals currently residing within the Peterborough area. As similar arrangements had been included in policies approved by other councils, it was considered that this was possible.
- 2.6 When the legal documentation was being concluded with Lloyds, their lawyers questioned whether this could in fact be included. In particular requirements from the Financial Services Authority (FSA), specifically the regulatory requirement of Treating Customers Fairly (TCF), mean that banks cannot restrict in this manner. Councils who had included this are now having to revisit their policy. The Council has checked whether other lenders in the scheme could meet this requirement, but all lenders are constrained by the FSA legislation.
- 2.7 Where councils have launched the scheme, take-up is positive. Mortgages have now been available for nearly two months in Blackpool and Warrington, and up to mid-September take-up was as follows:
- 18 approved mortgage applications
 - 12 mortgage offers
 - 3 mortgage completions
- Another eight councils are ready to launch in October.
- 2.8 Given the potential benefits for Peterborough, it is considered that the Council should continue to proceed with the scheme. As such the policy needs to be re-approved by Council with the local residency requirement removed. This amended policy is included in appendix A. The Council cannot proceed with the scheme without this amendment.
- 2.9 The Council will however look to ensure that the scheme is targeted towards Peterborough residents as follows:
- All advertising and promotion supported by the Council will be locally focussed
 - We will reinforce the Peterborough branches that offer the scheme, and work with the local managers only
- 2.10 The original Cabinet approval allows the Council to extend the scheme to other lenders. It is possible that new lenders may have specific issues that the Council can or cannot consider in their eligibility policy. In order to allow the Council to extend the scheme as intended, it is recommended that delegated authority is approved for Executive Director Strategic Resources, in consultation with the Cabinet Member for Resources, to amend the local eligibility policy if future lenders have additional requirements that the Council will need to be compliant with.

3. IMPLICATIONS

Financial

3.1 Full analysis of the financial implications are included in the original Cabinet and Council reports, but in summary:

- The council will receive interest on the deposit placed with the lender that will provide some financial coverage for any default
- Lloyds are included within the Councils Treasury Management Strategy as a bank that the Council can deposit money with

Legal

3.2 The legal powers enabling the Council to participate in the scheme are covered in the original Cabinet report

Equalities

3.3 A full equalities impact assessment has been undertaken on the Council's participation in the scheme, including the local eligibility policy.

4. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985).

None.

LOCAL ELIGIBILITY POLICY FOR THE LOCAL AUTHORITY MORTGAGE SCHEME

Cabinet at its meeting of 13th June 2011 considered how the Council can support first time buyers and the local housing market, to help deliver the Council's priority of delivering substantial and truly sustainable growth.

Cabinet approved the plans as follows:

1. participation in the Local Authority Mortgage Scheme (LAMS), initially in partnership with the Lloyds Banking Group, for £1m;
2. Plans to extend the scheme across other lenders as they enter the scheme, or with Lloyds, up to a total value of £10m;

In order to participate in the scheme on this basis, the Council has to adopt a local policy for scheme eligibility. This policy should then be incorporated into the local housing strategy, supporting the City Council's vision for housing in Peterborough:

'To be at the heart of growth and regeneration in Peterborough, creating sustainable homes for the future, raising housing standards and delivering high quality housing services'

The policy is outlined below:

- The scheme will be available for purchase of properties in all locations within the local authority boundary
- There will be a ceiling on the value of properties that the scheme will support. This will initially be £130,000 (based on the £117,000 entry level price for a 3 bedroom house identified in the Strategic Housing Market Assessment update in August 2010, plus some headroom to allow for local variation). With a loan value of 95%, this would mean a maximum loan amount of £123,500
- The property should be occupied by the mortgage applicant as their main home. The Scheme will not support buy to let arrangements
- The scheme will support all property types, including new builds, where the lenders policy enables this
- The Council will receive monthly monitoring reports, and will keep the scheme under review, including incorporating any updates following updates to the Housing Strategy
- Applicants will liaise directly with the lenders on all matters relating to the mortgage application, and subsequent mortgage issues
- The Council will not levy additional fees on applicants
- Applicants will need to seek independent financial advice to assess whether the scheme is suitable, and meets their financial needs

All aspects of the policy will be kept under review

This policy was approved by Full Council at its meeting of 12th October 2011.

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| COUNCIL | AGENDA ITEM 7(iii)(b) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

CONSOLIDATION OF COUNCIL ASSETS

| RECOMMENDATIONS |
|--|
| From: Councillor Cereste – Leader of the Council and Cabinet Member for Growth, Strategic Planning, Economic Development and Business Engagement |
| <ol style="list-style-type: none"> 1. Council agrees to vary its budget and policy framework by the figures within table A2.7 of this report following a review of its operational property assets that has demonstrated that the ‘whole life costs’ of its existing operational property portfolio are in excess of projected budgets 2. Council endorses the preferred option of leasing a single, new, BREEAM¹ Excellent operational building 3. Council authorises the Head of Growth and Regeneration, in consultation with the Leader, the Cabinet member for Resources, and the Executive Director of Strategic Resources, to execute such agreements including leases and agreement to leases as are necessary to deliver this option 4. Cabinet is briefed on a quarterly basis as to progress |

EXECUTIVE SUMMARY

The Council’s operational property portfolio is under increasing pressure from a variety of factors, including:

- rising energy costs
- outdated and inflexible internal layouts that limit the potential for implementing best working practices
- an increasing risk of failure in building plant and equipment.
- increased running costs (in the region of £71m over the next 25 years)

The core property assets no longer provide the best platform for service delivery, and do not meet Council ambitions for supporting our efficiency, sustainability and growth agendas.

Doing nothing to address these issues will be increasingly detrimental to service delivery and effectiveness. The Council has an opportunity to do more than simply address these problems, however: the right solution can not only provide a modern, flexible working environment but also one with leading environmental credentials, and that will support growth and development by triggering significant additional private investment in commercial buildings in the city. The recommended solution is to lease a new building, and a full rationale for this is provided in the main body of the report.

¹ BREEAM is the recognised best practice standard for sustainable building design, construction and operation, and is the most comprehensive and widely recognised measure of a building’s environmental performance. ‘Excellent’ is the second highest possible level.

It is recommended that the Council retains the central portion of the Town Hall for ceremonial purposes but disposes of its administrative assets, including the office areas of the Town Hall, Bayard Place, and other leased in assets such as Stuart House.

This solution is not without risk to the Council, but these risks can be mitigated by a variety of activities. Importantly, these are mainly 'known' risks, whereas continuing 'as is' increasingly exposes the Council to risks that are difficult to quantify and more costly to mitigate. Securing a suitable lease will deliver a solution that addresses the major issues the Council's key operational assets face, whilst delivering additional benefits to both the Council and Peterborough.

1. ORIGIN OF THE REPORT

- 1.1 This report follows a request from the Leader of the Council to review the Council's operational property assets and current Asset Management Plan to determine whether the existing portfolio meets current and future accommodation, budgetary, growth and environmental requirements.

2. PURPOSE OF THE REPORT

- 2.1 The purpose of the report is to make Council aware of the findings of the review. It highlights the current weaknesses and vulnerabilities that the Council has been found to be exposed to – often driven by factors outside of the Council's control – and identifies opportunities available, seeking endorsement of recommendations designed to provide the best long-term balanced solution that addresses these.

3. BACKGROUND: REVIEWING THE FINANCIAL AND ENVIRONMENTAL COSTS OF THE COUNCIL'S OPERATIONAL PROPERTIES

- 3.1 The Council owns or leases properties for three reasons:
- a) To use for its own operational purposes, such as Bayard Place, the Town Hall and Stuart House
 - b) To make them available to other organisations to use for operational purposes that the Council supports, such as Peters Court for use as the Eco-Innovation Centre
 - c) As investments, such as the retail units under the Town Hall
- 3.2 The operational portfolio should be configured affordably to meet the Council's operating requirements for the foreseeable future. Property takes a long time to acquire or divest, and the market reflects this through its pricing models – buyers achieve better unit prices for leases the longer the commitment they are prepared to make, but pay premium rents for shorter commitments. All organisations face difficulties in forecasting operational requirements, but arguably public sector organisations subject to continual waves of change such as the NHS and local government face particular difficulties in this regard. The Council's Asset Management Plan (AMP) is the document in which it sets out its plan for holding and adequately maintaining operational properties.
- 3.3 A number of well-known factors combined to prompt an early review of the AMP:
- Rapidly rising energy costs
 - The end dates of existing leases such as Stuart House and Midgate House.
 - Targets within the MTFs to reduce the Council's use of leased assets by consolidating into core assets when it is increasingly clear that the capacity of core assets is too limited to enable this to take place
 - Recognition of the unaffordability of maintaining inefficiently configured buildings when money is so tight

- An intent further to realise the financial and operational gains from agile working environments as provided on the first floor of Bayard Place
- An intent to support the city's Environment Capital ambitions by achieving high standards of environmental stewardship across the operational property portfolio
- Forecast spikes in cost associated with probable further failures of plant in core assets (Bayard Place and the Town Hall) and known maintenance requirements for lifts, roofs, heating and electrical systems in the coming years for which the current budgetary provision may not be adequate

3.4 A review of the AMP has shown that:

- The reducing size of the Council coupled with complex and inflexible internal layouts means that the portfolio is effectively more than twice the size it needs to be.
- For operational purposes our exposure to the impact of rapidly rising energy costs is unnecessarily multiplied due to the oversize of our asset base.
- Energy costs have increased at an unprecedented rate, and are forecast to increase further, way beyond the projected amounts for energy in the budget.
- A decision needs to be made now over investment into our property portfolio to secure its medium to long term future.
- Failure to invest now will lead to significant failures of plant and building fabric with increasing frequency.
- Existing building leases are at a point where a decision has to be made regarding extension or termination.
- The Council should tackle the environmental and financial waste associated with its energy-inefficient portfolio, particularly given its Environment Capital ambition.

3.5 The key facts about the existing portfolio and its projected costs over the next 25 years are provided in the first section of the annex 2 table A2.3. In summary, annual operational costs rise from approximately £3m now to £7.5m in 25 years time.

3.6 If this report's recommendations are not agreed (in favour of 'a stay as you are' option) the budget and policy framework can reasonably be anticipated to be breached during financial year 2012/13, mainly as a result of unavoidable investment needed then to maintain the current primary assets. The increasing unaffordability involved in maintaining and necessarily refurbishing existing buildings so that they are fit for purpose is clear, and can be seen from the table in the Annex (A2.3).

4. GROWTH AND REGENERATION

4.1 In conducting this review, officers have been acutely aware of the extent to which it might be possible to achieve breakthroughs in the delivery of the city's growth strategy if decisions are taken to consolidate the Council's operational portfolio in order to reduce its costs, improve its efficiency, facilitate agile working and minimise its use of limited energy resources.

4.2 Our work with private investors and developers has made it absolutely evident that the Council's operational property requirement is of sufficient size to be used as the trigger for very significant private sector investment in new commercial buildings in the city, with the consequential delivery of new jobs, additional demand for housing, goods and services and tax revenues that will flow from the creation of those new jobs. The Council's key commitment is to the city's growth agenda, and our appraisal of the existing portfolio and of alternatives to it therefore also considered the extent to which each option would facilitate private investment in infrastructure in the city.

5. OPTIONS FOR THE FUTURE

5.1 The four options that have been considered are:

- 1) Stay as you are

- 2) Retain and invest in the existing portfolio to address its inefficiencies
- 3) Build new premises ourselves
- 4) Lease new premises built by the private sector

5.2 Staying as we are is not practically an option; as time progresses and without investment the portfolio would degrade to a point where its role in service provision is increasingly ineffective, ultimately failing altogether. Due to this, the first option is not considered further within this report.

5.3 The evaluation of the remaining three options has been based around which represents the best overall 'value' to the Council, balancing direct costs, the risks avoided by an option, the risks increased by an option, and the extent an option delivers additional benefits to the Council's stated growth and environmental agendas. The table at A1.1 in Annex 1 compares the factors that are non-financial, with more detailed commentary following that. Broadly, however, the following statements can be made:

- a) The retention of our existing estate requires substantial investment in order to maintain it as fit for purpose over the coming twenty five years. This investment represents poor value, delivering little support for the Council environmental agenda and none for its growth agenda, whilst also still leaving the Council exposed to many of the risks associated with an aging estate.
- b) Building new premises ourselves removes the risks associated with an aging estate and could provide strong support for our environmental aspirations. However, it would fail to stimulate substantial growth at a time when growth is highly desirable and necessary, and it places the Council in the position of a developer, a role far from its professional expertise and therefore very vulnerable to unexpected cost escalations that such development can bring.
- c) Taking a lease from a third party means the Council avoids such development risk entirely. It also acts to positively stimulate growth, because a developer has a strong anchor tenant, which makes it commercially easier for them to regenerate a wider area than the Council would building for its own needs alone. An effect of this growth could be to introduce over £50m in additional disposal income to the city by 2021.

5.4 The delivery of the additional benefits from an advanced let, however, is not without some risk. The Council's operational requirement – which is about 100,000 square feet – is slightly too small for a developer to build in terms of commercial viability; 130,000 square feet is needed. The Council needs, therefore, to take somewhat more space than it strictly requires, and if it cannot sublet this space it has a financial risk. This risk is shown in the financial modelling of the options below, which include a financial range for 'optimistic' and 'pessimistic' scenarios for the advanced let option.

5.5 A whole life costs analysis has been undertaken on the remaining options and these are set out below. It should be noted that this is a tool to prioritise options and is based on assumptions that may or may not be true. However, key is that the same assumptions are made for each option so they are ranked consistently. The table below compares the costs of these options:

| Options | Costs |
|---|--------------|
| 1. Retain and invest in existing portfolio | £104m |
| 2. Build new premises ourselves (100k sq ft) | £111m |
| 3. Lease new premises from third party (130k sq ft) | £91m - £123m |

5.6 The space requirements for options 2 and 3 differ because they reflect what would actually be built if each option progressed; we would only ever construct a building ourselves of 100k square feet because this is all the Council requires, but a third party must build for commercial viability, and this requires a somewhat larger building. The costs therefore reflect these

different requirements, ensuring comparison can be made between what they are likely to cost for how they would most likely be taken forward in practice.

6 PREFERRED OPTION

- 6.1 The preferred option is the third, leasing new premises built by the private sector. This option delivers all the benefits required and capable of being delivered by the other options, but, crucially given the Council's growth ambitions, it is also expected to lever in to the city very significant additional private sector investment leading to new jobs and a series of economic and social benefits flowing from those new jobs, which will include additional local tax revenues. The risks associated with this option can also be more clearly mitigated than in the others, as is explored in 7.4 below.

7 METHOD OF PROGRESSING PREFERRED OPTION

- 7.1 In the current market, very little commercial space is being developed outside central London. Investors in commercial property look for stable yields over sustained periods of time, and the market in yields from investment properties contains a spread of prices at any time within which transactions can take place leading to the construction of new properties. The current market spread for commercial properties is around 5% to 8% in Peterborough.
- 7.2 However this is simplistic as it does not take into account the fact that any investor needs to generate a sufficient return from the investment. Therefore any investment in Peterborough will be competing with investments in London for a suitable return. Rentals in London are unsurprisingly by far the highest in the UK. A report compiled by Savills Research in winter 2010 forecast new lets in London ranging from £60 to £100psf, with other cities ranging from £21 to £30psf. In addition these are average values and do not take into account other factors such as whether or not the building is BREEAM excellent.
- 7.3 The Council's operational requirement, assuming that modern space requirements and agile working methods are adopted, is for circa 100,000 square feet of accommodation, which means that a consolidation project would reduce the current space utilised by around 60%. Soft market testing has shown that this is slightly smaller than is necessary to enable an investor to realise a yield sufficient to attract investment into the city; the investor's requirement is for 130,000 square feet.
- 7.4 In order to utilise the preferred option, therefore, the Council will need to commit to taking at least 130,000 square feet to enable the investment and construction to take place. This additional 30,000 square feet represents financial risk to the Council – enumerated in the table below – and this risk will be mitigated in the following ways:
- Sub-letting space to the firm which wins the Manor Drive Managed Service (MDMS) contract – discussions have taken place with both parties about their interest in sub-leasing space within any new premises, which would be in addition to the core MDMS requirement. We can take advantage of this to ensure that we maximise use of this BREEAM Excellent asset thereby promoting the establishment of the hub at one of the areas identified for growth.
 - Continuing to progress discussions with central government departments and executive agencies about relocation to an environmentally excellent public services campus in the city (we know from the discussions to date that having something concrete to offer will make the difference in some cases from having discussions to entering into specific negotiations)
 - Offering space to other local authorities and to our local public service partners, with whom discussions are also ongoing

- Offering space to others who have an aspiration to move into modern efficient space that contributes the Environment Capital aspirations of the city.
- Additional space requirements from the absorption of Adult Social Care into the Council. At present space requirements are unclear but where practicable they will be factored into the space requirement, and thereby reduce the risk associated with the requirement to lease the additional space

7.5 The new premises will provide the highest possible levels of flexibility, making it straightforward logistically for the Council to decrease (or, indeed, increase!) its floor space as requirements change in coming years.

7.6 The Council will only enter into an agreement with investors and developers regarding the delivery of new premises if those premises are part of a wider plan for regeneration that brings significant improvements to an important part of the city, and if the scheme itself is the first stage of a wider scheme which will bring significant further private investment into the city. Discussions with investors and developers have been taking place with a view to securing the inward investment required.

8 CENTRAL GOVERNMENT APPROACH TO GROWTH

8.1 Central government sees growth as the principle vehicle by which the financial outlook for the country will improve. This is being reflected in both current and emerging policy. GVA – a company with widespread experience in this area – reviewed some emerging options for encouraging growth.

8.2 To date schemes such as the New Homes Bonus have emerged, but GVA especially highlighted the proposed Tax Incremental Finance scheme as important. This allows the Council to borrow against future tax revenues, using the borrowing to invest in infrastructure that brings growth and regeneration forward, delivering the tax revenues that the initially borrowing was made against.

8.3 Historically, in the UK the TIF approach has been blocked by the current tax laws in place; at present all Business Rates are collected locally but pooled nationally, and as a result there is no way to ring-fence a local increment in value to retain over a long time period thus allowing funds to be raised by securitising this revenue. Currently, the Department for Communities and Local Government are looking at the way local authorities are funded with a view to providing more incentives to stimulate growth at a local level, including the possible local retention of business rates. This consultation was considered by Cabinet at their meeting of 26th September 2011.

8.4 This potential local retention of business rates may mean that TIF schemes could be considered in the future to support growth. The business rate consultation is scheduled to end in October 2011 with a further consultation on TIF specifically to follow shortly afterwards.

8.5 The proposals in this report are not predicated on TIF coming forward, but it could prove to be a useful tool in future.

9 LEGAL OFFICERS' COMMENTS

9.1 The Council has power to enter into leases under sections 122 & 123 Local Government Act 1972. The detail of the lease(s) will be finalised with the assistance of legal services, once a particular building is selected.

10. FINANCIAL IMPLICATIONS

- 10.1 A full financial analysis of the options is included in annex 2. In developing this analysis, it has been necessary to forecast many elements over nearly 30 years e.g. property costs, fuel costs, building condition and potential rental opportunities.
- 10.2 The costs of using and maintaining the existing property estate will soon exceed the available funding. This gap will continue to grow over time as further investment is necessary to maintain condition. This gives the Council the opportunity to consider how to best utilise its estate to support its objectives.
- 10.3 The exact cost of the preferred option will depend crucially on whether the Council can let the space vacated in Town Hall as well as the surplus space in the let property. If this can be achieved, then this option should provide savings over keeping the current estate, as well as contributing to growth objectives. There remains a risk, if this space cannot be let, that the preferred option could be more costly. A 'medium' scenario between these two extremes is broadly the same cost as the current estate.
- 10.4 The preferred option requires additional sums to be included in the medium term financial strategy (as per recommendation 1 of this report). This is based on the 'medium' scenario. The impact on the overall financial position of the Council will need to be considered as part of the refresh of the MTFS.

11. BACKGROUND PAPERS

- Asset Management Plan
- Medium Term Financial Strategy
- "UK Office Market Report – Winter 2010", Savills Research

Annex 1: Benefits Assessment

A1.1 The table below provides an assessment of the key pros and cons of the different options discussed in this report. Single ticks (✓) represent some benefit or risk; double ticks (✓✓) represent significant benefit or risk. More detailed explanation of the pros and cons within the table is provided after it.

| | Stay as you are | Retain and invest existing portfolio | Self-build of 100k new offices | Lease of 130k of new offices |
|---|-----------------|--------------------------------------|--------------------------------|------------------------------|
| Pros | | | | |
| a) Limits exposure to potential failures in existing estate | | ✓ | ✓✓ | ✓✓ |
| b) Provision of the first BREEAM excellent class building in the region, boosting environmental credentials | | | ✓✓ | ✓✓ |
| c) Kick-starts a regeneration area in the city, supporting growth | | | | ✓✓ |
| d) Regeneration boosts economy through jobs and increased consumer expenditure levels | | | | ✓✓ |
| e) Provides floor space layouts well-suited to modern, agile working practices | | | ✓✓ | ✓✓ |
| f) Significant reduction in energy costs compared to 'as is' position | | | ✓✓ | ✓✓ |
| g) Opportunities for existing assets to be put to alternative use | | | ✓✓ | ✓✓ |
| Cons | | | | |
| h) More space than Council currently requires, requiring mitigations to avoid financial exposure | ✓✓ | ✓✓ | | ✓✓ |
| i) Significant practical and financial exposure to potential building failures in next 25 years | ✓✓ | ✓ | ✓ | |
| j) Potential for cost escalation due to scope creep and other unanticipated factors and risks | | ✓ | ✓✓ | |

- a) Both of the new build options (the lease and self-build options) will have an infrastructure and building fabric that is guaranteed for a defined period. For the advanced let this will be for a period 25 years; for the self-build this will be dependent upon the initial specification. However, in both instances we will have certainty over future maintenance liabilities. The 'retain and invest option' will reduce exposure but only to an extent as it will still be dependent upon the interaction renewed components have with other, aging components in the building.
- b) As stated in the main body of the report, the provision of a BREEAM Excellent building of this scale will be a 'first' for the eastern region, showcasing the Council's commitment to the city being Home of Environment Capital. The achievement of BREEAM Excellent can be specified both for a self-build option and for an advance let, but the ability to achieve it by investing in our existing portfolio is more difficult; some elements (such as making best use of natural sunlight from building orientation) are clearly impossible to retrofit, limiting what improvements can be made.
- c) A long-term local authority lease provides surety of income for a developer. This means that wider development can be 'anchored' around the initial provision of a building leased only by the local authority. The scale of any development is obviously dependent upon the site and scale of buildings brought forward in subsequent phases, but it is entirely possible that 500,000 square feet could be provided on a single site. This anchoring is not possible in the 'retain and invest' or 'self-build' options.

- d) Analysis of economic modelling data provided by Experian reveals significant positive impacts to Peterborough's wider economy from such development as would be enabled from an advanced let. Housing around 5,000 jobs itself, the development would through multiplier effects generate in the region of 350 further jobs in the local economy, and raise the level of annual disposable income across Peterborough by £56m in real terms by 2021. Consumer expenditure throughout the city would be similarly enhanced, rising by roughly £78m as a result of this type of 'kick-started' development. These benefits can only be achieved through the impetus an advanced let delivers to the wider regeneration of an area.
- e) Existing floor layouts of the Town Hall and Bayard Place means that there is significant unusable space that is difficult to reconfigure to bring into use, of which a perfect example is the Bayard Place atrium. The corridor and small office layout of the Town Hall is far less efficient in terms of work station layout than is possible in new, open plan environments.
- f) As energy costs are predicted to continue to rise, it is increasingly costly to have inefficient buildings. Both the self-build and advanced let options would be constructed to far higher energy efficiency standards than the Council's existing core assets, reducing consumption – and the cost – of running these substantially.
- g) If existing assets are vacated they can be sold, leased, or otherwise redeveloped as part of the city centre regeneration. This is obviously not possible if they are current occupied and used as operational offices.
- h) The current core operational portfolio totals around 260,000 square feet. This is substantially more than the 100,000 square feet the Council needs if it is able to consolidate into space that offers efficient workstation layout and implements flexible, agile working practices. Over-provision beyond this smaller figure requires mitigation, or it will inevitably cost the Council more than is strictly necessary.
- i) As assets age the infrastructure becomes more susceptible to failure. We have already seen problems with this over the previous years at Bayard Place (air conditioning) and the Town Hall (standby generators). Without significant and major investment the rates of failure will increase. This is compounded by the obsolescence of equipment and infrastructure; whilst new parts can be manufactured there comes a point where this is no longer viable and without replacement the systems fail entirely. This unplanned failure leads to a direct disruption of Council services and increased long term costs.
- j) The Council is inexperienced at acting as a commercial developer, and such inexperience creates an inevitable risk of scope creep were we to undertake our own office development. Conversely, this risk can largely be transferred to a third party in the event of a lease.

Annex 2: Financial Models and Underpinning Assumptions

A2.1 A range of assumptions have necessarily been made in assessing options and developing the financial models within this report. These are detailed below.

- a) **Capital cost assumptions:** The capital costs associated with the refurbishment of existing assets have been derived from well-respected sources, including various pricing guides. These have been identified on a cost per square foot basis and included within the appraisal. Key to identifying cost within reasonable tolerances has been to consider the condition of the existing assets and future requirements. Whilst PCC as the owner carries full maintenance liabilities for Bayard Place and the Town Hall, we also carry liabilities for those assets we rent and these will be recovered through the service charge. The capital costs included within the financial appraisal have considered the condition of the assets and the potential for components to fail. Given this, the costs which have been developed from the sources outlined above are front loaded for Bayard and the Town Hall and profiled differently for those assets that we lease as they are in a better basic condition. It needs to be recognised that forward planning on assets of this age inevitably introduces a degree of uncertainty into estimated costs.

New Build proposals have been considerably easier to develop. Again a unit rate has been used as the basis of the cost, but in this instance additions have been made for factors such as Land Tax, and the termination of leases. The costs also reflect a premium for providing an asset that meets the standard required for BREEAM Excellent.

- b) **Capital receipt and rental assumptions:** In the current economic climate, the ability to dispose of property is highly uncertain. The figures within this report therefore do not make assumptions about the Council's ability to obtain a capital receipt from the sale of vacated assets, rather choosing a more pessimistic 'worst case' assessment. Rental income from leasing 50% of the Town Hall is shown in the 'optimistic' scenario for a advanced let as this is considered more likely to be realised than a disposal; the worst case assumes no rental. Where rental has been assumed, it has been assumed at a rate of £9 per square foot. In the event disposals were made, the capital receipt from these would only improve the positions within this report.
- c) **Assumptions behind requirements for 100k square feet of space:** The council has approximately 1,179 staff, which includes those staff that have the potential to move to the Manor Drive Management Services Contract. A 60% occupancy level requires approximately 707 Workstations, which at 110Sqft per workstation leads to a requirement of approximately 77,000 square feet. To this space must be added for breakout areas, meeting rooms, refreshment areas etc. Given that this building will require significant adoption of flexible working, a higher than average allowance need to be made to the provision of these areas. Generally an addition of 25% will cover this, which brings the total area required to approximately 97,000sqft. As the floor plates will dictate the final area and it is likely that this would be in multiples in the region of 25,000Sqft, a net requirement of 100,000Sqft emerges.

This figure makes certain assumptions regarding the way in which Councils will deliver services in the future, such as the increased focus on agile and flexible working. It does not, however, include any assumptions regarding the status of Adult Social Care. Whilst initial discussions have taken place the proposals are too immature at the moment to determine the longer-term space requirements, but when this is possible clear consideration will need to be given as to how this can be absorbed into the proposals whilst maintaining services to customers.

- d) **Inflationary pressures:** The financial models assume an average inflation of operational costs in options of 2.5% per annum, except for energy costs – known to be rising

substantially above inflation – for which a rate of 12% has been assumed for the first five years, reducing to increases of 5% per annum thereafter. Rents have been assumed to rise at 3% per annum on a compounded basis.

- e) In the optimistic scenario for an advanced let, the Council will have a tenant for the potentially surplus 30,000sqft; in the pessimistic scenario it is assumed the space is vacant.
- f) Infrastructure of the new build under an advanced let will be guaranteed by a third party.
- g) Under an advanced let there will be no dilapidations, and where dilapidations would apply in other options these are covered in finances.
- h) Negotiation will take place with existing landlords to extend leases to a suitable point where necessary.
- i) Where practicable existing furniture will be re-used to reduce costs.
- j) Agile working will be adopted, and working practices changed to facilitate a move to the government's recommended space of 8m² per workstation.

A2.2 Comparison of operations costs between the options. (Figures are in hundreds of thousands of pounds.)

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 - 15 | 16 - 20 | 21 - 25 | 26 - 29 | TOTAL | |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/27 | 2027/32 | 2032/37 | 2037/41 | | NPV |
| Retain & Refurbish existing | | | | | | | | | | | | | | | | |
| Total cost | 3,020 | 3,235 | 3,493 | 3,738 | 4,045 | 4,296 | 4,524 | 4,828 | 5,101 | 5,347 | 31,482 | 39,177 | 54,545 | 39,368 | 206,200 | 103,823 |
| Addition to MTFS | 136 | 351 | 608 | 854 | 1,161 | 1,411 | 1,640 | 1,944 | 2,217 | 2,463 | 17,060 | 24,756 | 40,124 | 27,830 | 122,555 | 55,480 |
| New Build | | | | | | | | | | | | | | | | |
| Total cost | 2,998 | 3,119 | 4,687 | 6,478 | 6,052 | 6,117 | 6,184 | 6,253 | 6,323 | 6,396 | 33,354 | 37,537 | 42,778 | 41,858 | 210,133 | 110,758 |
| Addition to MTFS | 113 | 235 | 1,803 | 3,593 | 3,168 | 3,233 | 3,300 | 3,368 | 3,439 | 3,512 | 18,932 | 23,115 | 28,356 | 30,321 | 126,488 | 62,415 |
| Advanced Let (pessimistic case) | | | | | | | | | | | | | | | | |
| Total cost | 2,998 | 3,119 | 3,843 | 6,637 | 6,419 | 6,586 | 6,742 | 6,903 | 7,069 | 7,240 | 38,943 | 44,310 | 50,563 | 44,926 | 236,300 | 123,341 |
| Addition to MTFS | 113 | 235 | 959 | 3,753 | 3,535 | 3,701 | 3,858 | 4,019 | 4,185 | 4,356 | 24,522 | 29,889 | 36,142 | 33,389 | 152,655 | 74,999 |
| Advanced Let (optimistic case) | | | | | | | | | | | | | | | | |
| Total cost | 2,998 | 3,119 | 3,843 | 5,824 | 4,590 | 4,706 | 4,810 | 4,918 | 5,028 | 5,144 | 27,599 | 31,333 | 35,638 | 31,478 | 171,029 | 91,076 |
| Addition to MTFS | 113 | 235 | 959 | 2,940 | 1,706 | 1,822 | 1,926 | 2,033 | 2,143 | 2,260 | 13,178 | 16,912 | 21,217 | 19,941 | 87,384 | 42,733 |
| Advanced Let (medium scenario) | | | | | | | | | | | | | | | | |
| Total cost | 2,998 | 3,119 | 3,843 | 6,231 | 5,094 | 5,224 | 5,344 | 5,468 | 5,595 | 5,727 | 30,765 | 34,986 | 39,893 | 35,335 | 189,622 | 100,297 |
| Addition to MTFS | 113 | 235 | 959 | 3,346 | 2,209 | 2,340 | 2,460 | 2,583 | 2,710 | 2,843 | 16,344 | 20,565 | 25,471 | 23,798 | 105,977 | 51,955 |

A2.3 Financial Model for Retain and Invest Option

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 - 15 | 16 - 20 | 21 - 25 | 26 - 29 | TOTAL | |
|------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/27 | 2027/32 | 2032/37 | 2037/41 | | |
| Town Hall | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 5,233 | 5,233 | 5,233 | 4,187 | 30,353 | |
| Bayard Place | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 5,502 | 5,502 | 5,502 | 4,401 | 31,910 | |
| Midgate House | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 1,192 | 1,192 | 1,192 | 954 | 6,913 | |
| Stuart House | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 2,495 | 2,495 | 2,495 | 1,996 | 14,468 | |
| Current operating costs | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 14,422 | 14,422 | 14,422 | 11,537 | 83,645 | |
| Increase in operating costs | 113 | 235 | 364 | 503 | 653 | 769 | 891 | 1,019 | 1,152 | 1,291 | 8,800 | 13,539 | 19,848 | 21,996 | 71,174 | |
| Revised operating costs | 2,998 | 3,119 | 3,249 | 3,388 | 3,537 | 3,654 | 3,776 | 3,903 | 4,036 | 4,175 | 23,221 | 27,961 | 34,270 | 33,533 | 154,819 | |
| Capital Investment required | 1,000 | 2,200 | 1,200 | 2,200 | 2,173 | 1,000 | 2,361 | 2,000 | 1,000 | 2,000 | 6,507 | 5,773 | 8,650 | 1,500 | 39,564 | |
| Revenue Impact | 22 | 116 | 244 | 351 | 508 | 642 | 748 | 926 | 1,065 | 1,172 | 8,260 | 11,216 | 20,276 | 5,835 | 51,381 | |
| Required Increase in MTFS | 136 | 351 | 608 | 854 | 1,161 | 1,411 | 1,640 | 1,944 | 2,217 | 2,463 | 17,060 | 24,756 | 40,124 | 27,830 | 122,555 | NPV £55m |
| Total Costs | | | | | | | | | | | | | | | | |
| Town Hall | 1,092 | 1,141 | 1,193 | 1,250 | 1,311 | 1,359 | 1,408 | 1,461 | 1,516 | 1,574 | 8,867 | 10,950 | 13,859 | 14,039 | 61,019 | |
| Bayard Place | 1,145 | 1,192 | 1,242 | 1,297 | 1,355 | 1,400 | 1,447 | 1,497 | 1,548 | 1,602 | 8,916 | 10,749 | 13,188 | 12,913 | 59,490 | |
| Midgate House | 247 | 257 | 267 | 278 | 290 | 299 | 308 | 317 | 327 | 337 | 1,844 | 2,148 | 2,509 | 2,312 | 11,741 | |
| Stuart House | 514 | 529 | 545 | 562 | 580 | 596 | 612 | 628 | 645 | 663 | 3,595 | 4,114 | 4,715 | 4,269 | 22,568 | |
| Sub-Total | 2,998 | 3,119 | 3,249 | 3,388 | 3,537 | 3,654 | 3,776 | 3,903 | 4,036 | 4,175 | 23,221 | 27,961 | 34,270 | 33,533 | 154,819 | |
| Revenue impact of investment | 22 | 116 | 244 | 351 | 508 | 642 | 748 | 926 | 1,065 | 1,172 | 8,260 | 11,216 | 20,276 | 5,835 | 51,381 | |
| Total cost | 3,020 | 3,235 | 3,493 | 3,738 | 4,045 | 4,296 | 4,524 | 4,828 | 5,101 | 5,347 | 31,482 | 39,177 | 54,545 | 39,368 | 206,200 | NPV £104m |

A2.4: Financial Model for Self-Build Option

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 - 15 | 16 - 20 | 21 - 25 | 26 - 29 | TOTAL | NPV |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|----------------|-----------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/27 | 2027/32 | 2032/37 | 2037/41 | | |
| Current operating costs (see A2.2) | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 14,422 | 14,422 | 14,422 | 11,537 | 83,645 | |
| New Build | | | | 1,738 | 1,797 | 1,847 | 1,898 | 1,950 | 2,005 | 2,060 | 11,198 | 12,868 | 14,812 | 13,466 | 65,641 | |
| Cost increase / decrease for existing buildings | 113 | 235 | 364 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -14,422 | -14,422 | -14,422 | -11,537 | -74,280 | |
| Relocation activity | | | 500 | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | |
| Retained costs | | | | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 4,000 | 4,000 | 4,000 | 3,200 | 20,800 | |
| Retained costs Bayard | | | | 366 | 376 | 385 | 395 | 405 | 415 | 425 | 2,290 | 2,591 | 2,931 | 2,620 | 13,197 | |
| Retained costs TH etc | | | | 277 | 284 | 291 | 298 | 306 | 313 | 321 | 1,731 | 1,959 | 2,216 | 10,931 | 18,927 | |
| Change in operating costs | 113 | 235 | 864 | 797 | 373 | 439 | 507 | 576 | 648 | 722 | 4,797 | 6,996 | 9,538 | 18,680 | 45,285 | |
| Revised operating costs | 2,998 | 3,119 | 3,749 | 3,682 | 3,257 | 3,323 | 3,391 | 3,461 | 3,533 | 3,607 | 19,219 | 21,417 | 23,959 | 30,217 | 128,930 | |
| Capital Investment | | | | | | | | | | | | | | | | |
| Acquisition & Build costs | | | 41,815 | | | | | | | | | | | | 41,815 | |
| Refurbishment | | | | | | | | | | | 1,000 | 6,525 | 1,000 | 0 | 8,525 | |
| Capital Investment required | 0 | 0 | 41,815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | 6,525 | 1,000 | 0 | 50,340 | |
| Revenue Impact of capital | | | 939 | 2,796 | 2,795 | 2,794 | 2,793 | 2,792 | 2,791 | 2,790 | 14,135 | 16,119 | 18,818 | 11,642 | 81,203 | |
| Required Increase in MTFS | 113 | 235 | 1,803 | 3,593 | 3,168 | 3,233 | 3,300 | 3,368 | 3,439 | 3,512 | 18,932 | 23,115 | 28,356 | 30,321 | 126,488 | NPV £62m |
| Operating costs | 2,998 | 3,119 | 3,749 | 3,682 | 3,257 | 3,323 | 3,391 | 3,461 | 3,533 | 3,607 | 19,219 | 21,417 | 23,959 | 30,217 | 128,930 | |
| Revenue impact of investment | 0 | 0 | 939 | 2,796 | 2,795 | 2,794 | 2,793 | 2,792 | 2,791 | 2,790 | 14,135 | 16,119 | 18,818 | 11,642 | 81,203 | |
| Total cost | 2,998 | 3,119 | 4,687 | 6,478 | 6,052 | 6,117 | 6,184 | 6,253 | 6,323 | 6,396 | 33,354 | 37,537 | 42,778 | 41,858 | 210,133 | NPV £110m |

A2.5: Financial Model for Advanced Let Option (Pessimistic Scenario)

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 - 15 | 16 - 20 | 21 - 25 | 26 - 29 | TOTAL | NPV |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|----------------|-------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/27 | 2027/32 | 2032/37 | 2037/41 | | |
| Town Hall | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 5,233 | 5,233 | 5,233 | 4,187 | 30,353 | |
| Bayard Place | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 5,502 | 5,502 | 5,502 | 4,401 | 31,910 | |
| Midgate House | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 1,192 | 1,192 | 1,192 | 954 | 6,913 | |
| Stuart House | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 2,495 | 2,495 | 2,495 | 1,996 | 14,468 | |
| Current operating costs | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 14,422 | 14,422 | 14,422 | 11,537 | 83,645 | |
| Advanced Let Rentals | | | | 2,455 | 2,529 | 2,605 | 2,683 | 2,763 | 2,846 | 2,932 | 16,032 | 18,585 | 21,545 | 19,682 | 94,657 | |
| Advanced Let other operating costs | | | | 2,187 | 2,260 | 2,336 | 2,401 | 2,467 | 2,536 | 2,606 | 14,161 | 16,268 | 18,719 | 17,012 | 82,953 | |
| Cost increase / decrease for existing buildings | 113 | 235 | 364 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -14,422 | -14,422 | -14,422 | -11,537 | -74,280 | |
| Relocation activity | | | 500 | 500 | | | | | | | | | | | 1,000 | |
| Retained costs | | | | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 4,000 | 4,000 | 4,000 | 3,200 | 20,800 | |
| Rates and other savings on empty portion | | | | -231 | -111 | -114 | -117 | -120 | -123 | -126 | -678 | -767 | -868 | -776 | -4,031 | |
| Retained costs Bayard | | | | 366 | 376 | 385 | 395 | 405 | 415 | 425 | 2,290 | 2,591 | 2,931 | 2,620 | 13,197 | |
| Retained costs TH etc | | | | 277 | 284 | 291 | 298 | 306 | 313 | 321 | 1,731 | 1,959 | 2,216 | 1,981 | 9,977 | |
| Change in operating costs | 113 | 235 | 864 | 3,470 | 3,253 | 3,419 | 3,576 | 3,737 | 3,903 | 4,074 | 23,114 | 28,213 | 34,122 | 32,181 | 144,273 | |
| Revised operating costs | 2,998 | 3,119 | 3,749 | 6,354 | 6,137 | 6,303 | 6,460 | 6,621 | 6,787 | 6,958 | 37,535 | 42,635 | 48,543 | 43,719 | 227,918 | |
| Capital Investment | | | | | | | | | | | | | | | | |
| Fit-Out (£20psf) - Cat B | | | 2,600 | | | | | | | | | | | | | 2,600 |
| Others | | | 75 | | | | | | | | | | | | | 75 |
| Fees | | | 325 | | | | | | | | | | | | | 325 |
| SDLT | | | 427 | | | | | | | | | | | | | 427 |
| Dilapidations | | | 300 | | | | | | | | | | | | | 300 |

| | | | | | | | | | | | | | | | | |
|------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|---------|-------------|
| Council Initiatives | 500 | | | | | | | | | | | | | | 500 | |
| Refurbishment | 1,000 | | | | | | | | | | | | | | 1,000 | |
| Capital Investment required | 0 | 0 | 4,227 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | 0 | 0 | 0 | 5,227 |
| Revenue Impact of capital | 95 | | 283 | 283 | 282 | 282 | 282 | 282 | 282 | 282 | 1,408 | 1,675 | 2,020 | 1,208 | 8,382 | |
| Required Increase in MTFS | 113 | 235 | 959 | 3,753 | 3,535 | 3,701 | 3,858 | 4,019 | 4,185 | 4,356 | 24,522 | 29,889 | 36,142 | 33,389 | 152,655 | NPV = £82m |
| Operating costs | 2,998 | 3,119 | 3,749 | 6,354 | 6,137 | 6,303 | 6,460 | 6,621 | 6,787 | 6,958 | 37,535 | 42,635 | 48,543 | 43,719 | 227,918 | |
| Revenue impact of investment | 0 | 0 | 95 | 283 | 283 | 282 | 282 | 282 | 282 | 282 | 1,408 | 1,675 | 2,020 | 1,208 | 8,382 | |
| Total cost | 2,998 | 3,119 | 3,843 | 6,637 | 6,419 | 6,586 | 6,742 | 6,903 | 7,069 | 7,240 | 38,943 | 44,310 | 50,563 | 44,926 | 236,300 | NPV = £130m |

A2.6: Financial Model for Advanced Let Option (Optimistic Scenario)

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 - 15 | 16 - 20 | 21 - 25 | 26 - 29 | TOTAL | NPV |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|----------------|-------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/27 | 2027/32 | 2032/37 | 2037/41 | | |
| Town Hall | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 1,047 | 5,233 | 5,233 | 5,233 | 4,187 | 30,353 | |
| Bayard Place | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 5,502 | 5,502 | 5,502 | 4,401 | 31,910 | |
| Midgate House | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | 1,192 | 1,192 | 1,192 | 954 | 6,913 | |
| Stuart House | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 499 | 2,495 | 2,495 | 2,495 | 1,996 | 14,468 | |
| Current operating costs | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 14,422 | 14,422 | 14,422 | 11,537 | 83,645 | |
| Advanced Let Rentals | | | | 2,455 | 2,529 | 2,605 | 2,683 | 2,763 | 2,846 | 2,932 | 16,032 | 18,585 | 21,545 | 19,682 | 94,657 | |
| Advanced Let other operating costs | | | | 2,187 | 2,260 | 2,336 | 2,401 | 2,467 | 2,536 | 2,606 | 14,161 | 16,268 | 18,719 | 17,012 | 82,953 | |
| Cost increase / decrease for existing buildings | 113 | 235 | 364 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -14,422 | -14,422 | -14,422 | -11,537 | -74,280 | |
| Relocation activity | | | 500 | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | |
| Retained costs (saving extraction) | | | | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 4,000 | 4,000 | 4,000 | 3,200 | 20,800 | |
| Income from 30,000 sq ft | | | | -1,044 | -1,119 | -1,151 | -1,185 | -1,220 | -1,257 | -1,291 | -7,010 | -8,074 | -9,377 | -8,490 | -41,218 | |
| Retained costs Bayard | | | | 366 | 376 | 385 | 395 | 405 | 415 | 425 | 2,290 | 2,591 | 2,931 | 2,620 | 13,197 | |
| Retained costs TH etc | | | | 277 | -538 | -552 | -565 | -580 | -594 | -609 | -3,281 | -3,712 | -4,200 | -3,754 | -18,107 | |
| Change in operating costs | 113 | 235 | 864 | 2,657 | 1,423 | 1,539 | 1,644 | 1,751 | 1,861 | 1,978 | 11,770 | 15,236 | 19,197 | 18,733 | 79,001 | |
| Revised operating costs | 2,998 | 3,119 | 3,749 | 5,541 | 4,307 | 4,423 | 4,528 | 4,635 | 4,745 | 4,862 | 26,191 | 29,658 | 33,619 | 30,270 | 162,646 | |
| Capital Investment | | | | | | | | | | | | | | | | |
| Fit-Out (£20psf) - Cat B | | | 2,600 | | | | | | | | | | | | | 2,600 |
| Others | | | 75 | | | | | | | | | | | | | 75 |
| Fees | | | 325 | | | | | | | | | | | | | 325 |
| SDLT | | | 427 | | | | | | | | | | | | | 427 |
| Dilapidations | | | 300 | | | | | | | | | | | | | 300 |
| Council Initiatives | | | 500 | | | | | | | | | | | | | 500 |

| | | | | | | | | | | | | | | | | |
|------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|---------|---------------|
| Refurbishment | | | | | | | | | | | 1,000 | | | | 1,000 | |
| Capital Investment required | 0 | 0 | 4,227 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | 0 | 0 | 0 | 5,227 | |
| Revenue Impact of capital | | | 95 | 283 | 283 | 282 | 282 | 282 | 282 | 282 | 1,408 | 1,675 | 2,020 | 1,208 | 8,382 | |
| Required Increase in MTFS | 113 | 235 | 959 | 2,940 | 1,706 | 1,822 | 1,926 | 2,033 | 2,143 | 2,260 | 13,178 | 16,912 | 21,217 | 19,941 | 87,384 | NPV = £43m |
| Operating costs | 2,998 | 3,119 | 3,749 | 5,541 | 4,307 | 4,423 | 4,528 | 4,635 | 4,745 | 4,862 | 26,191 | 29,658 | 33,619 | 30,270 | 162,646 | |
| Revenue impact of investment | 0 | 0 | 95 | 283 | 283 | 282 | 282 | 282 | 282 | 282 | 1,408 | 1,675 | 2,020 | 1,208 | 8,382 | |
| Total cost | 2,998 | 3,119 | 3,843 | 5,824 | 4,590 | 4,706 | 4,810 | 4,918 | 5,028 | 5,144 | 27,599 | 31,333 | 35,638 | 31,478 | 171,029 | NPV = £91m |

A2.7: Financial Model for Advanced Let Option (Balanced Case)

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 - 15 | 16 - 20 | 21 - 25 | 26 - 29 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|----------------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/27 | 2027/32 | 2032/37 | 2037/41 | |
| Current operating costs | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 2,884 | 14,422 | 14,422 | 14,422 | 11,537 | 83,645 |
| Advanced Let Rentals | | | | 2,455 | 2,529 | 2,605 | 2,683 | 2,763 | 2,846 | 2,932 | 16,032 | 18,585 | 21,545 | 19,682 | 94,657 |
| Advanced Let other operating costs | | | | 2,187 | 2,260 | 2,336 | 2,401 | 2,467 | 2,536 | 2,606 | 14,161 | 16,268 | 18,719 | 17,012 | 82,953 |
| Cost increase / decrease for existing buildings | 113 | 235 | 364 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -2,884 | -14,422 | -14,422 | -14,422 | -11,537 | -74,280 |
| Relocation activity | | | 500 | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 |
| Retained costs (saving extraction) | | | | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 4,000 | 4,000 | 4,000 | 3,200 | 20,800 |
| Income from 15,000 sq ft saving on op costs 15,000 sq ft | | | | -522 | -559 | -576 | -592 | -610 | -628 | -646 | -3,505 | -4,037 | -4,689 | -4,245 | -20,609 |
| Retained costs Bayard | | | | 366 | 376 | 385 | 395 | 405 | 415 | 425 | 2,290 | 2,591 | 2,931 | 2,620 | 13,197 |
| Retained costs TH etc | | | | 277 | -538 | -552 | -565 | -580 | -594 | -609 | -3,281 | -3,712 | -4,200 | -3,754 | -18,107 |
| Change in operating costs | 113 | 235 | 864 | 3,064 | 1,927 | 2,058 | 2,178 | 2,301 | 2,428 | 2,561 | 14,936 | 18,889 | 23,451 | 22,590 | 97,595 |
| Revised operating costs | 2,998 | 3,119 | 3,749 | 5,948 | 4,811 | 4,942 | 5,062 | 5,186 | 5,313 | 5,445 | 29,357 | 33,311 | 37,873 | 34,127 | 181,240 |
| Capital Investment | | | | | | | | | | | | | | | |
| Fit-Out (£20psf) - Cat B | | | 2,600 | | | | | | | | | | | | 2,600 |
| Others | | | 75 | | | | | | | | | | | | 75 |
| Fees | | | 325 | | | | | | | | | | | | 325 |
| SDLT | | | 427 | | | | | | | | | | | | 427 |
| Delapidations | | | 300 | | | | | | | | | | | | 300 |
| Council Initiatives | | | 500 | | | | | | | | | | | | 500 |
| Refurbishment | | | | | | | | | | | 1,000 | | | | 1,000 |
| Capital Investment required | 0 | 0 | 4,227 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | 0 | 0 | 0 | 5,227 |

| | | | | | | | | | | | | | | | | |
|------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|---------|----------------|
| Revenue Impact of capital | | | 95 | 283 | 283 | 282 | 282 | 282 | 282 | 282 | 1,408 | 1,675 | 2,020 | 1,208 | 8,382 | |
| Required Increase in MTFS | 113 | 235 | 959 | 3,346 | 2,209 | 2,340 | 2,460 | 2,583 | 2,710 | 2,843 | 16,344 | 20,565 | 25,471 | 23,798 | 105,977 | NPV = £52m |
| Operating costs | 2,998 | 3,119 | 3,749 | 5,948 | 4,811 | 4,942 | 5,062 | 5,186 | 5,313 | 5,445 | 29,357 | 33,311 | 37,873 | 34,127 | 181,240 | |
| Revenue impact of investment | 0 | 0 | 95 | 283 | 283 | 282 | 282 | 282 | 282 | 282 | 1,408 | 1,675 | 2,020 | 1,208 | 8,382 | |
| Total cost | 2,998 | 3,119 | 3,843 | 6,231 | 5,094 | 5,224 | 5,344 | 5,468 | 5,595 | 5,727 | 30,765 | 34,986 | 39,893 | 35,335 | 189,622 | NPV = £100m |

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|------------------------|-----------------------|
| COUNCIL | AGENDA ITEM 7(iii)(c) |
| 12 OCTOBER 2011 | PUBLIC REPORT |

RETIREMENT OF HM CORONER FOR PETERBOROUGH, MR GORDON RYALL, AND RECRUITMENT PROCESS FOR HIS REPLACEMENT

| |
|--|
| R E C O M M E N D A T I O N S |
| FROM : Solicitor to the Council |
| That Council: Delegates the appointment of HM Coroner for Peterborough to an appointment panel, following the recruitment process set out in this report. |

1. PURPOSE AND REASON FOR REPORT

The Coroner for Peterborough, Mr Gordon Ryall, has expressed a wish to retire with effect from 31 March 2012, after more than 40 years of service, firstly as Deputy Coroner from June 1971 and as Coroner for the Peterborough area from April 1975. Peterborough City Council is obliged to appoint a Coroner to replace Mr Ryall.

2. BACKGROUND

- 2.1 A Coroner is an independent judicial office holder, with jurisdiction in a specified geographical area. Coroners are appointed and paid for by the local authority. The Solicitor to the Council is the proper officer for the Coroner's service. Coroners inquire into violent or unnatural deaths, sudden deaths of unknown causes and deaths which have occurred in prison. It is the Coroner's duty to establish who the deceased was and how, when and where the deceased came by his or her death.
- 2.2 For the period since 2005, Peterborough has had between 950 and 1100 deaths (between 8% and 13% of total deaths) reported to the Coroner each year, with approximately 35% of those resulting in a post mortem. Both figures are slightly below the national averages of 13% and 44% respectively. These statistics result in the Coroner for the Peterborough area being a part-time appointment. To be eligible for a full-time Coroner an area must have in the region of 3000 deaths per year reported to the Coroner. The local authority has no discretion to appoint a full-time Coroner in these circumstances.
- 2.3 The process for recruiting a Coroner is complex and there is a requirement for the technical questions to be unique to each recruitment as candidates may have applied for other recently advertised posts. Expert technical advice is necessary to ensure the appointee is technically competent. It is poor practice to use a current Coroner in this role, as applications from his assistants and deputies are likely. Following consultation with the Ministry of Justice and Coroners' Society of England and Wales, officers have appointed Michael J.C. Burgess OBE, Coroner of the Queen's Household and former Coroner for Surrey until 31 March 2011, to provide expert and technical advice during the entire recruitment process.
- 2.4 The intended process to recruit HM Coroner for Peterborough is:
- Shortlisting process from application forms;
 - Interview day – this will consist of:

- 45 minute preparation on an unseen topic;
 - 15 minute presentation;
 - 45 minute technical interview; and
 - 30-40 minute non-technical interview.
- 2.5 Although Peterborough City Council appoints the Coroner, the successful applicant will not be a Council Officer, but will be an independent judicial office holder and therefore the Employment Committee does not have the authority to make the appointment.
- 2.6 Full Council has the authority to make the appointment and it is therefore recommended that Council delegates the appointment of HM Coroner to an appointment panel and following advice, the appointment panel is likely to include:
- Helen Edwards, Solicitor to the Council;
Mike Kealey, Acting Head of HR;
Mr Michael J.C Burgess, OBE, Technical Adviser; and
Gillian Beasley, Chief Executive.
- 2.7 Before making a final decision the appointment panel will consult Cllr Matthew Lee, Deputy Leader and portfolio holder for Coroner Services, but Cllr Lee will not be involved in the interviews.

3. IMPLICATIONS

Legal

The local authority is legally obliged to appoint a Coroner. Mr Ryall has given notice of intention to retire with effect from 31 March 2012.

Financial

There are no specific financial implications to recruiting a new Coroner save for the costs of the recruitment process themselves, which, aside from officer time, will be limited to the costs of the technical adviser, interview expenses, and refreshments during the interview day, and are not expected to exceed £5000.

4. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)