

COMMUNITY DEVELOPMENT SCRUTINY PANEL	Agenda Item No. 5
20 JANUARY 2009	Public Report

Report of the Director of Strategic Resources

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EXECUTIVE DECISIONS

1. PURPOSE

The purpose of this report is to notify the Panel of the Executive Decisions which have been taken and which relate to the Panel's remit.

2. EXECUTIVE DECISIONS MADE SINCE THE LAST MEETING

2.1 Peterborough Local Development Framework – Annual Monitoring Report 2008

Decision

To approve the City Council's Local Development Framework Annual Monitoring Report 2008, for submission to the Department of Communities and Local Government (DCLG) via Government Office for the East of England (GO-East) prior to 31st December 2008.

Reasons

The Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State, containing information on the implementation of the authority's local development scheme and the extent to which policies set out in local development documents are being achieved.

The Annual Monitoring Report (AMR) must be based on the period 1 April to 31 March each year. This requirement has been in place since 2004.

The document does not make or propose any policy; it reports on facts and figures relating to the area and progress on plan-making.

One of the issues identified in the AMR is the need to bring the Local Development Scheme up-to-date. Officers are preparing a revised Scheme and this will be the subject to a separate decision making process.

The document will be made available to the public via the City Council's website and will be available on request.

Alternative Options Considered

The alternative option is not to prepare an Annual Monitoring Report, and not to submit it to the DCLG.

This option was rejected, because preparation and submission of an Annual Monitoring report is a statutory requirement under the Planning and Compulsory Purchase Act 2004.

2.2 Peterborough Housing Register and Allocations Policy

Decision

Cabinet received a report following referral from Community Development Scrutiny Panel on 4th November 2008. The purpose of the report was to approve for submission to Council proposed additions to the Peterborough Housing Register and Allocations Policy.

Peterborough City Council and the Registered Social Landlords (RSLs) have worked in partnership with tenants and stakeholders to produce a common housing policy for allocating their properties in Peterborough. Instead of each organisation having its own housing register, the Council maintains a single housing register for Peterborough.

In general, the policy is considered fit for purpose and all proposed changes are of a minor nature to reflect the growth of the scheme. The proposed amendments to the policy were submitted to the Choice Based Lettings Operations Group in May 2008. and they approved the revised policy in July 2008. The policy was then presented to and approved by the Choice Based Lettings Board in August 2008.

CABINET RESOLVED TO:

Recommend to Council approval of the Peterborough Housing Register and Allocations Policy.

Reasons

The policy aims to:

- provide a single route of access to social housing in Peterborough by using a common housing register and a common allocation policy
- allocate social housing fairly and transparently, according to the applicant's priority need
- meet the Council's statutory duties in housing homeless persons
- prioritise nominations to RSLs and other Councils
- prevent the use of bed and breakfast accommodation for homeless families
- minimise the cost of homelessness to the Council and to Council tax payers
- maximise choice for applicants as far as possible, whilst acknowledging that housing is in short supply
- make effective use of the social housing stock in Peterborough
- maximise opportunities for mobility among tenants of social housing
- help build and sustain cohesive communities
- contribute to the speedy allocation of properties
- recognise and support individual needs where appropriate
- enable partner RSLs to meet their charitable objectives
- encourage and support sustainable communities
- encourage and support social and financial inclusion
- ensure applicants are treated fairly, individually and in accordance with the Partners commitment to Equality and Diversity
- provide timely feedback about homes let through the scheme

Alternative Options Considered

The Authority has a statutory duty to maintain a fit for purpose allocation policy, hence maintaining the status quo and periodically revising and updating the policy is considered to be the most suitable option.

2.3 Riverside Community Sports Pavilion

Decision

Authority to award the contract to construct the new Riverside Community Sports Pavilion to Kier Eastern for sum outlined in the exempt annex.

Reasons

Riverside is a development of 900 new homes on the old British Sugar site off Oundle Road, Woodston. Whilst the majority of construction phases are complete, some development is still to take place on the site. The existing Section 106 agreement between the Council and British Sugar (the land owner) was negotiated in 1999 and required that the developer provide a youth room, sports facilities and associated exterior lighting installations in respect of two senior football pitches, an all-weather floodlit multi-use games area and a building to provide youth, community and changing facilities. Since the time of negotiating the original Section 106 agreement, the needs of the community has changed and following consultation discussions with Children's Services and a review of the future community requirements for the development, the construction of a multi-purpose community and sports facility was proposed.

Barratt homes indicated that it was willing to provide a cash sum (received March 2008) to the Council for the equivalent of the original amount set out in the Section 106 agreement to build a Pavilion. As there are currently over 1000 families in this area, it would be beneficial to build a multi-use centre providing sports, community and early year's facilities.

This project aims to provide a valuable, sustainable, community facility, which will meet the sporting requirements, the community needs and early years provision of the local residents. Through providing this facility, a wide range of activities can be facilitated that impact upon a wide range of council objectives, such as safety, education and care.

This project arises out of need for a suitable community facility for the housing development, the opportunity to use capital funding that will arise from the sale of a neighbouring allotment site to fund an improved facility, and the threat that if the Pavilion was built under the terms of the original Section 106, there would be an increased capital burden placed upon the Council in terms of upgrading the facility than there would be in building it to the above recommended specifications now.

Agreement has been reached between the Council and the respective Legal representatives of the developer and British Sugar regarding a Deed of Variation under then original s106 Agreement. Under the present s106 Agreement British Sugar are obliged to grant the Council a 999 year lease upon the practical completion of the Youth and Sports Facilities which are to be built by British Sugar. The Council now requires such facilities to be of a higher standard than originally envisaged and is to build the facilities itself subject to a financial contribution by the developer, hence the need to vary the Section 106 Agreement. Upon the practical completion of the Pavilion it is proposed that the responsibility of managing and maintaining the Pavilion is given to the Riverside Management Committee.

The Riverside Community Sports Pavilion will meet Sport England specifications and be a sustainable multi-use centre of a size that the Council considers 'sustainable' – that is, the hall is large enough to be rented out to provide on-going income. The facilities will be adequate to be used by a pre-school group meeting OFSTED requirements. The multi-use centre will include the following facilities:

- sports changing facilities including showers and toilets
- Officials' changing rooms
- Male, female and disabled toilets
- Children's toilets and baby changing area
- A community hall area
- A kitchen/bar area

- A store room
- A plant room
- A first aid room
- General office space.
- An outdoor pre-school play area
- CCTV to both internal and external areas

The enabling works will be carried out by Barratts prior to the start of the construction of the Pavilion and the completion of the access road. This includes the supply of services up to the boundary of the Pavilion.

The building design has mitigated against consequences of a fire and incorporating and maintaining a sprinkler system. These include:

- Steel shutters are included over the mains entrance and other external doors as a preventative measure to reduce the risk of any arson damage;
- The Pavilion will be subject to a fire safety inspection upon completion;
- Full CCTV to both the internal and external areas linked to the Peterborough CCTV centre;
- There is no breach of a current statutory duty requirement if sprinklers are not included.

Six suppliers were invited to tender from the database held on Constructionline. Tender documents were issued via the e-tendering portal on 4th August 2008.

Suppliers were requested to submit bids based upon a 30 week construction period together with an alternative best price based on a lesser construction period.

Tender submissions were received by five suppliers on 5th September 2008. The lowest tender was based upon a 30 week construction period.

Alternative Options Considered

The Council could decide not to support the construction of an enlarged community multi-use centre. The original Section 106 obligation would be honoured and would provide changing rooms within a sports pavilion to the original specification. It would require no capital expenditure from the City Council and the developer would be responsible for construction. This facility, however, would not meet the expressed needs of the local community. To proceed with the sports pavilion alone, anticipating the provision of a community facility at a later date would be more costly and require separate servicing. Providing the sports pavilion and the community facility in one phase will lead to savings in services, construction costs and car parking and will enable the Council to have sole control over the project.

3. IMPLICATIONS

Implications are contained within each individual decision notice.

4. EXPECTED OUTCOMES

The Panel is asked to consider the Executive Decisions which are relevant to the remit of the Panel and which have been made since the last meeting and if felt appropriate, to identify any decisions they may wish to examine in more detail.

5. BACKGROUND DOCUMENTS

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

Executive Decision notices from 15 December 2008.