



EXECUTIVE

BURNLEY TOWN HALL

Wednesday, 23rd July 2008

PRESENT

MEMBERS

Councillor Gordon Birtwistle, in the Chair.

Councillors Charles Bullas, Charlie Briggs, Roger Frost, Martin Smith and Jeff Sumner.

OFFICERS

Steve Rumbelow	-	Chief Executive
Nick Aves	-	Director of Resources
David Brown	-	Director of Environment
Mike Cook	-	Director of Regeneration and Housing
Tom Forshaw	-	Head of Chief Executive's Office
David Wilcock	-	Head of People and Law
Gerard Vinton	-	Head of Leisure and Recreation
Paul Gatrell	-	Head of Housing
Kate Thorp	-	Development Manager
Kevin Keith	-	Communications Officer
Imelda Grady	-	Democracy Officer

34. Apologies

Apologies were received from Councillor Margaret Lishman

35. Minutes

The Minutes of the last meetings held on 24th June 2008 were agreed as a correct record and signed by the Chair.

36. Additional Items of Business

Purpose To seek approval to release project funds to complete the work on the design and tender documentation for the refurbishment of Padiham Leisure Centre.

Reason for Decision In order that the matter can be progressed as a matter of urgency to enable the programme of refurbishment to proceed on time.

Decision In accordance with the provisions of Section 100 (B) (4) (b) of the Local Government Act 1972, the Chair decided that this item of business should be considered in view of the special circumstances outlined.

37. Annual Update Of the Facelift Programme

Purpose To seek approval for the Council's updated two year Facelift programme. Appendix one details the proposed properties.

Reason for Decision To limit delays to the facelift schemes, ensuring spend and contractual outputs are met.

To continue work in the Area Action Plan areas to improve the external appearance of blocks, to assist in raising property values, to assist in stabilising the housing market; to assist in raising demand and so reducing the number of empty properties and to encourage complementary investment in the properties by their owners.

Decision (1) That approval be given to the facelift programme for 2008/09 and 2009/10 as detailed in Appendix 1 to the report.

(2) That the Head of Housing, in consultation with the Executive Member for Regeneration and Housing, be authorised to manage any variations within the face-lifting programme for 2008/09 and 2009/10 to:

- * ensure the criteria within the Facelift Policy is met
- * ensure there are minimal delays to the facelift scheme and
- * ensure spend and contractual outputs are met

38. Medium-Term Financial Strategy – 2008/12

Purpose To seek approval to the redrafted medium-term financial strategy.

Reason for Decision To ensure that the Council has a robust strategy in place.

Decision That Full Council be recommended to adopt the Medium-Term Financial Strategy - 2008/12.

39. Strategic Risk Register 2008 09

- Purpose To seek approval for the Council's Strategic Risk Register for 2008 09
- Reason for Decision The Executive has responsibility for approving the Strategic Risk Register as part of the Councils Risk Management Strategy.
- Management of the principal risks faced by the Council is essential to corporate governance.
- Decision That approval be given to the Strategic Risk Register for 2008-09 and that it be brought back for review in six months time.

40. Sustainability Action Plan

- Purpose To update Executive and seek approval on the Sustainability Action Plan and the associated Carbon Management Programme Project Plan.
- Reason for Decision The Sustainability Action Plan identifies key priorities for the Council in the Climate Change Agenda.
- The Carbon Management Programme delivered by the Carbon Trust provides a structured process to assist the Council to achieve both the Council's and National Strategic Objectives.
- Decision
- (1) That approval be given to the Sustainability Action Plan Summary Document and its incorporation into the Carbon Management Programme;
 - (2) That the Executive support and help raise the profile of the Carbon Management Programme and wider sustainability issues across the council. The Deputy Leader and Executive Member for Resources to act as Champion on behalf of the Executive; and
 - (3) The Full Council be recommended to adopt the Nottingham Declaration.

41. Sustainability Action Plan - 'Energy Efficiency Works'

- Purpose To seek authority from the Executive on expenditure from the Capital Programme budget on Energy Efficiency Works in 2008/9.

Reason for Decision These works will reduce energy consumption and carbon emissions inline with the Council's strategic objectives.

- Decision
- (1) That approval be given to release £100,000 from the Council's capital programme for energy efficiency works;
 - (2) That approval be given for these monies to be spent on replacement of the old conventional boilers with high efficiency condensing boilers and other energy efficiency works as outline in the report; and
 - (3) That the Head of Property Consultancy, in consultation with the Portfolio Holder for Resources, be authorised to tender the works in accordance with Standing Orders and accept the most advantageous tender for the works.

42. <u>Introduction of Apprenticeship Scheme (Sport & Recreation)</u>
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Purpose To inform Members about proposals to introduce an Apprenticeship Scheme in Sport and Recreation, to be operated by Leisure & Recreation Services.

To ask Members to accept the proposal and allow for up to eight new posts to be established.

Reason for Decision The scheme will increase staffing levels within the leisure centres, allowing improvements to be made in the level of service offered to customers. There are both short and longer-term benefits to the organisation around recruitment, skills, training and career development.

The scheme offers the opportunity to work in partnership with Connexions, Burnley College and local schools and provide careers to young people, in line with Government proposals for increasing apprenticeships.

Decision That the proposals be accepted and the eight apprenticeship posts be established within Leisure and Recreation Service to commence in October 2008.

43. <u>Exclusion of the Public</u>

Purpose To exclude the public from the meeting.

Reason for Decision Minute Nos. 44,45,46 and 47 contain exempt information relating to information relating to the financial or business affairs of any particular person (including the authority holding that information).

Decision That the public be excluded from the meeting before discussion takes place on the next items of business on the grounds that, in view of the nature of the business to be transacted, if the public were present there would be a disclosure to them of exempt information within the meaning of Part VA of the Local Government Act 1972.

44. Education and Enterprise Park, Princess Way

Purpose The purpose of this report is to outline the options for the development of an Enterprise Park at Princess Way, to request members to agree a preferred option and authorise officers to progress the preferred option.

Reason for Decision A rigorous options appraisal has been undertaken by the design team recommending Option 4 as the preferred option. This option would most effectively deliver the council's aspirations for an enterprise park. Option 1 to develop site 12a would not produce sufficient space or be an attractive proposition to the developer. Options 2 and 3 incorporating sites 1a, 12a,b and c would not be deliverable in the short to medium term and had other constraints which would make the approach unviable.

Decision

- (1) That Option 4, utilising the waste depot site and site 12a, as described in paragraph 17 of the report, be the preferred option;
- (2) That the Director of Regeneration and Housing be authorised to apply to the NWDA for grant funding for the acquisition and remediation of land at Princess Way and any necessary access works;
- (3) That the Director of Regeneration and Housing be authorised to accept the funding offer and to enter into a General Funding Agreement with the NWDA in consultation with the Head of People and Law;
- (4) That delegated authority be given to the Head of Property Consultancy to acquire by agreement properties detailed in option 4 for planning purposes, subject to confirmation of NWDA funding;
- (5) That delegated authority be given to the Head of Property Consultancy to acquire by agreement Lancashire County Council's Waste Transfer Site for planning purposes subject to confirmation of NWDA funding;
- (6) That the terms of acquisitions be agreed on the same basis as if a Compulsory Purchase Order were in place; and
- (7) That the council's land value be used as matched funding for the NWDA bid.

45. Former Gannow Pool Site, Sycamore Avenue, Burnley
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Purpose To seek authority to grant Landlord's consent to vary the User Clause in the long lease of the site of the former Gannow Pool and adjoining land, shown on the attached plan.

Reason for Decision Bearing in mind the current downturn in the housing market, the reduced number of new houses that the site can accommodate and poor ground conditions, £238,500 represents the highest monetary consideration that the Tenant is prepared to agree in exchange for the grant of consent.

The grant of Landlord's consent will generate a significant capital receipt, which can be used as part of the Council's Capital Programme. If an agreement cannot be reached, the capital sum will be lost and the Tenant will consider other less satisfactory options, such as the further refurbishment of the former Gannow Pool building for use as a combined Church and community building.

Decision

- (1) That the Head of Property Consultancy be authorised to grant Landlord's consent to vary the User Clause in the long lease of the former Gannow Pool and adjacent land to permit the development of 34 houses on part of the site, in exchange for a consideration of £238,500;
- (2) The Head of People and Law be authorised to complete a Deed of Variation in order to formalise the grant of consent and to extend the covenant requiring existing community groups to have use of facilities at the site for 10 years from the commencement date of the lease for a further 15 years.
- (3) That the Head of Property Consultancy be asked to seek by negotiation an agreement on overage to share any subsequent significant increase in the development value.

46. Bus Station Management Contract
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Purpose To obtain authority from Executive to extend the contract with JPC Services (Glossop) Ltd. for the management of the Bus Station until 31st March 2010.

Reason for Decision To enable the management of the Bus Station to continue in a seamless manner, ensuring continuity of service and employment.

To provide the Council with financial certainty until 31st March 2010.

Decision That Standing Order S.O. 17 be waived to allow the Council to extend the contract with JPC Services (Glossop) Ltd. for the management of the Bus Station in the sum of £129,904.01 per annum, index linked, subject to clarifying the EU procurement position.

47. Strategic Review of Leisure – Refurbishment of Padiham Leisure Centre
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Purpose To seek approval to release project funds to complete the work on the design and tender documentation for the refurbishment of Padiham Leisure Centre.

Reason for Decision To allow the final design and preparation of the tender documentation whilst the JCT design and build contract is completed ensuring that the project can then be kept to the agreed timetable.

Decision

- (1) That approval be given to the release of project funds for the design and preparation of the tender documentation for the refurbishment of Padiham Leisure Centre and to enable payment to Inspirit for work completed on the project up to RIBA stage E and then pay for work up to RIBA stage H, Tender action;
- (2) That the Head of Leisure and Recreation Services be authorised to search, apply for and receive, if successful, any grants that will reduce the Council's overall contribution to the scheme; and
- (3) That a further report be brought back to the Executive, after the tender for the building work is received, with a final construction cost, final contract details and the transactional programme to cover the closure of Padiham Leisure Centre.