

Cabinet

Tuesday 3 September 2013

PRESENT:

Councillor Evans, in the Chair.

Councillor Peter Smith, Vice Chair.

Councillors Coker, Lowry, McDonald, Penberthy, Vincent and Williams.

Also in attendance: Tracey Lee (Chief Executive), Carole Burgoyne (Director for People), Anthony Payne (Director for Place), Malcolm Coe (Assistant Director for Finance, Efficiencies, Technology and Assets) Les Allen (Transformation Programmes Manager), Louisa Blight (City Archivist), Debbie Butcher (Head of Safeguarding, Quality and Individual Placements), David James (Head of Strategic Development Projects), Nicola Moyle (Head of Arts and Heritage), Sheldon Ryan (Economic Development Officer), Alwyn Thomas (Civic Centre Project Director) and Nicola Kirby (Democratic Support Officer).

The meeting started at 2.00 pm and finished at 3.15 pm.

Note: At a future meeting, the Cabinet will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

35. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by councillors in accordance with the code of conduct in relation to items under consideration at this meeting.

36. **MINUTES**

Agreed the minutes of the meeting held on 6 August 2013.

37. **QUESTIONS FROM THE PUBLIC**

One question was submitted by a member of the public for this meeting, in accordance with Part B, paragraph 11 of the Constitution.

In the absence of Mr Sharpe, a written response would be sent to him as set out below.

Question No	Question By	Cabinet Member	Subject
2 (13/14)	Mr F E Sharpe	Councillor Vincent, Cabinet Member for Environment	Toilet block in Elburton Village

Please could Plymouth City Council look in to the possible refurbishment of the Toilet Block in Elburton Village and at the same time look into the fitting of a Disabled Toilet in the Block if possible.

Response:

Plymouth City Council currently provides 24 public toilets across the City. It is recognised that these toilets are in need of refurbishment and modernisation. A major review of toilets has been carried out including a full condition survey for each toilet location. The Council has refurbished Armada Way toilets and are now in the process of working on The Barbican and Phoenix Wharf locations. This is due to their high profile location, very popular tourist location and their high footfall. At Armada Way toilets disabled provision was provided.

We are also exploring with Commercial Companies the potential to improve the other toilet locations across the City. At the time of refurbishment disabled provision will be provided.

38.

REDEVELOPMENT OF THE CIVIC CENTRE AND FUTURE ACCOMMODATION REQUIREMENTS

Anthony Payne (Director for Place) and David Trussler (Interim Director for Corporate Services) submitted a report seeking authority to award the contract for the redevelopment of the Civic Centre and adjoining car park to the preferred bidder, to agree where services and staff will be relocated following an options appraisal, to agree the financial resources and to ask the City Council to agree capital resources.

Councillor Lowry (Cabinet Member for Finance) introduced the proposals and computer generated images of the proposals relating to the Civic Centre were shown to Cabinet. It was emphasised that the proposals were subject to further work and planning considerations and Councillor Lowry hoped that the public would be provided with an opportunity to express their views.

Cabinet Members welcomed –

- (a) the new jobs that would be created;
- (b) the improvements to the Civic Centre building;
- (c) the proposed new Arts Centre;
- (d) the improved working and IT facilities for staff; and
- (e) the improved environment for the city which would create a causeway from the City Centre to the Hoe.

Cabinet Members' attention was also drawn to the separate private report, referred to in minute 45 below, which included commercially sensitive information.

Alternative options considered and reasons for the decision –

As set out in the report.

Minute 53 of the Co-operative Scrutiny Board of 21 August 2013 was also submitted endorsing the recommendations in the written reports and seeking an update in three months' time with further information to be provided as set out in the minute.

The Chair expressed his gratitude to Les Allen (Transformation Programmes Manager) and Alwyn Thomas (Civic Centre Project Director) (who were in attendance at the meeting) for their work on this project.

Agreed –

- (1) to award the contract for the re-development of the Civic Centre to Resurgam (West End) Limited, being the party selected as preferred bidder following the public procurement exercise;
- (2) the preferred locations for services to be redeployed to and the assets for redevelopment / lease, to support services decanting from the Civic Centre identified in the private report referred to in minute 45 below;
- (3) the revenue budgets to achieve decant of the Civic Centre as identified within the private report referred to in minute 45 below;
- (4) to delegate authority to the Cabinet Member for Finance to award contracts and approve leases within the agreed budget to redevelop the facilities identified within the private report referred to in minute 45 below.

38a **Redevelopment of the Civic Centre and Future Accommodation Requirements - Recommendation to the City Council**

Further to minute 38 above, the City Council is Recommended to agree appropriate capital budgets to achieve decant of the Civic Centre, as identified within the private report referred to in minute 45 below.

39. **PLYMOUTH HISTORY CENTRE**

Anthony Payne (Director for Place) submitted a report on the development of a 'History Centre' project at North Hill / Tavistock Place and sought authority for officers to progress the vision and undertake a major Heritage Lottery Fund application.

The report indicated that there was a current commitment of £2m in the capital programme, of which £1.5m would be eligible as match funding with potential grant funding of £3m.

Subject to a further Cabinet report in 2014, the council would be committed to developing –

- an award winning visitor attraction, three times the size of the existing museum with three times the numbers of visitors;
- a facility incorporating cutting edge technologies to explore the past, present and future;
- the biggest facility in the south west, with access to 100 per cent of the heritage assets.

Councillor Peter Smith (Deputy Leader) introduced the proposals which would -

- (a) provide a significant attraction for visitors;
- (b) provide a facility for the Records Office; and
- (c) create local jobs.

Louisa Blight (City Archivist) and Nicola Moyle (Head of Arts and Heritage) attended the meeting and Nicola Moyle addressed Cabinet Members.

Alternative options considered and reasons for the decision –

As set out in the report.

Having considered the benefits set out in the written report, Agreed –

- (1) the proposals for a major cultural facility in the cultural quarter in North Hill and Tavistock Place and to authorise officers to submit a stage 1 Heritage Lottery bid application in November 2013 for this project, for up to £12.5m;
- (2) the allocation of up to £3.5m of the Investment Fund to provide match funding for the grant application, subject to an Heritage Lottery Fund stage 2 bid and subsequent Cabinet report in 2014.

40. **CONCESSION FOR A WIRELESS NETWORK IN PLYMOUTH**

Anthony Payne (Director for Place) submitted a report setting out the business justification and contracting strategy for a concession contract which would enable the delivery of a core wireless network in public spaces within Plymouth. The concession would enable Plymouth City Council to engage a commercial provider to roll out a wireless network across the city to realise wider social and economic benefits.

Councillor Evans (Council Leader) introduced the proposals which would provide a free wi-fi facility for visitor and residents in the City Centre and waterfront areas.

Sheldon Ryan (Economic Development Officer) attended the meeting and outlined the procurement process for the network.

Councillor Penberthy (Cabinet Member for Co-operatives and Community Development) indicated that as part of the contract, there would be no advertisements for pay day lenders and access would be blocked.

The Chair thanked Sheldon Ryan for his work on this project.

Alternative options considered and reasons for the decision –

As set out in the report.

Agreed –

- (1) the progression of a concession to utilise Plymouth City Council assets (street furniture) in order to deliver a wireless communications network;
- (2) that authority is given to the Portfolio Holder for Economic Development (Councillor Evans (Council Leader)) to make the key decision to award a contract to deliver the wireless communications network to the winner of the concession process.

41. **HOME PARK FOOTBALL STADIUM AND HIGHER HOME PARK**

Anthony Payne (Director for Place) submitted a written report on a request to assist the delivery of a major improvement to the Home Park Football Stadium, in a £57m commercial development centred on the adjoining privately-owned Higher Home Park. The proposal would also include improvements to sporting facilities and landscaping at Central Park in the immediate vicinity of the Home Park area. In order to enable commercial funding to be obtained, Cabinet was requested to authorise the surrender of the existing lease of the football stadium, re-grant the stadium lease over a reduced area, transfer the freehold interest of part of the existing leasehold area that was needed for the proposed commercial development, and agree associated estates' matters (mainly relating to site access).

Councillor Lowry (Cabinet Member for Finance) introduced the proposals and indicated that

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- the proposals would provide a new spectator grandstand, cinema, ice rink and hotel with no financial contributions being required from the local authority;
- 600 construction and 400 local jobs would be created;
- Kier Construction had been appointed by Akkeron as its preferred contractor to undertake the building works and they have a very good programme for employing local labour and supporting apprenticeships;

- the local authority would receive rent from the football stadium and commercial units, and business rates of £1.5m would be generated from the completed project with the City Council retaining 50 per cent of the rates income.

Cabinet Members referred to -

- (a) the generation of £1.1m for Central Park which would fund improvements to allotments, walkways etc;
- (b) the improvement of facilities for the football club;
- (c) the provision of an ice rink which could be used by the ice hockey team and for competitive events and training;
- (d) the provision of a medical centre with the cinema and alongside the Life Centre.

David James (Head of Strategic Development Projects) attended the meeting and the Chair thanked him for his work on the negotiations.

Alternative options considered and reasons for the decision –

As set out in the report.

Agreed –

- (1) to accept a surrender from Plymouth Argyle Football Club (PAFC) of the existing 30 year Home Park lease from October 2011, and to grant a new lease to PAFC on a reduced area including all the existing and proposed spectator stands, for 30 years from the original lease commencement date;
- (2) to grant to Higher Home Park Nominee, Akkeron or developer -
 - a lease for 125 years of four ground floor commercial units within the new grandstand;
 - a Building Lease for 125 years of approximately 1.22 acres of land to the north and east of Higher Home Park, all of which is within the existing stadium lease, and subsequently to transfer of the freehold interest of the above 1.22 acres of land to Higher Home Park Nominee, Akkeron or developer following completion of all development works on Higher Home Park and Home Park;
 - freehold easements to allow pedestrian and vehicle access over the City Council's adjoining land to the new commercial development;
- (3) all the arrangements in (1) and (2) above to be in accordance with the financial terms set out in the written report;

- (4) to authorise the Director for Place in consultation with the Cabinet Member for Finance to agree any additional or supplementary legal and estates' issues associated with this project that may arise prior to completion of the relevant legal documentation.

42. **THE BRILLIANT CO-OPERATIVE COUNCIL SUSTAINABLE THREE YEAR PLAN**

Tracey Lee (Chief Executive) submitted a report identifying some of the key financial challenges that the council would face over the coming three years and proposing a revised approach to financial planning over the medium term. The report also sought support for a council-wide transformation programme based on co-operative values to substantially reduce the operating costs of the council and ensure the maximum possible investment in achieving Corporate Plan objectives.

Councillor Evans (Council Leader) introduced the proposals and indicated that -

- (a) the council was taking a structured approach to dealing with an unprecedented reduction in funding by the government;
- (b) a three year strategy was being proposed which it was hoped would provide a balanced financial position;
- (c) the transformation programme would need to be driven both by management and politicians.

Councillor Lowry (Cabinet Member for Finance) referred to recent press statements by Oliver Colville MP, relating to requests for further spending proposals in the city and indicated that no such requests had been submitted to the local authority. Councillor Lowry indicated that he would welcome a meeting with Oliver Colville MP or representatives of any other local authorities should they wish to contact him.

Tracey Lee (Chief Executive) advised Cabinet Members that the council would await the local government settlement in December 2013/ January 2014 and would be working with partners across the city on the major transformation programme.

Alternative options considered and reasons for the decision –

As set out in the report.

Cabinet was advised that the proposals would be considered by the Co-operative Scrutiny Board on 4 September 2013 and that the recommendations would be submitted direct to the City Council meeting for consideration.

The City Council is Recommended to -

- (1) adopt a longer term approach to addressing the reduction in funding available to the council, planning for a balanced indicative budget in each of the coming three years;

- (2) support the implementation of a council-wide transformation programme, based on co-operative values, to substantially reduce the operating costs of the council and ensure the maximum possible investment in achieving the council's objectives;
- (3) agree that Cabinet reviews earmarked reserves and balances to ensure that the Transformation Programme reserve is adequate to cover cashflow requirements for the period of 2013/14 to 2016/17 (managing the overall costs incurred and savings achieved across each financial year).

43. **CONTRACT AWARD - REABLEMENT SERVICE**

Carole Burgoyne (Director for People) submitted a report summarising the recent competitive tender process for an externally provided reablement service which enabled people to re-gain their independence in areas such as personal care, daily living activities and other practical tasks following a period of illness, or an injury. The service would be commissioned in partnership with the Western Locality of NEW Devon Clinical Commissioning Group.

Councillor McDonald (Cabinet Member for Public Health and Adult Social Care) introduced the proposals and indicated that –

- (a) the new contract would start on 7 December 2013;
- (b) annual savings of £500k would be achieved with the provision of an enhanced service;
- (c) scrutiny would be welcomed throughout the process;
- (d) the contractor had undertaken to provide guaranteed hours for its employees with no zero hour contracts.

Debbie Butcher (Head of Safeguarding, Quality and Individual Placements) attended and addressed Cabinet Members.

Cabinet Members' attention was also drawn to the separate private report, referred to in minute 46 below, which included commercially sensitive information.

Alternative options considered and reasons for the decision –

As set out in the reports.

Agreed to award a three year contract, containing an option to extend the contract for a further two years in one year extensions, to the Human Support Group Ltd, any contract extension to be the subject of a future delegated authority decision.

44. **EXEMPT BUSINESS**

Agreed that under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

45. **REDEVELOPMENT OF THE CIVIC CENTRE AND FUTURE ACCOMMODATION REQUIREMENTS (E3)**

Further to minutes 38 and 38a above, Anthony Payne (Director for Place) and David Trussler (Interim Director for Corporate Services) submitted a private report relating to the contract for the redevelopment of the Civic Centre and adjoining car park and future accommodation requirements for the City Council, which contained commercially sensitive information.

46. **CONTRACT AWARD - REABLEMENT SERVICE (E3)**

Further to minute 43 above, Carole Burgoyne (Director for People) submitted a private report on the outcome of the recent competitive tender process for an externally provided reablement service, which contained commercially sensitive information.