

MEETING: CABINET
DATE: Thursday 28th October, 2010
TIME: 10.00 am
VENUE: Town Hall, Bootle

Member

Councillor

Robertson (Chair)
Booth
Brodie - Browne
P. Dowd
Fairclough
Maher
Moncur
Parry
Porter
Tattersall

COMMITTEE OFFICER: Steve Pearce
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The Cabinet is responsible for making what are known as Key Decisions, which will be notified on the Forward Plan. Items marked with an * on the agenda involve Key Decisions

A key decision, as defined in the Council's Constitution, is: -

- any Executive decision that is not in the Annual Revenue Budget and Capital Programme approved by the Council and which requires a gross budget expenditure, saving or virement of more than £100,000 or more than 2% of a Departmental budget, whichever is the greater
- any Executive decision where the outcome will have a significant impact on a significant number of people living or working in two or more Wards

If you have any special needs that may require arrangements to facilitate your attendance at this meeting, please contact the Committee Officer named above, who will endeavour to assist.

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A G E N D A

Items marked with an * involve key decisions

<u>Item No.</u>	<u>Subject/Author(s)</u>	<u>Wards Affected</u>	
1.	Apologies for Absence		
2.	Declarations of Interest Members and Officers are requested to give notice of any personal or prejudicial interest and the nature of that interest, relating to any item on the agenda in accordance with the relevant Code of Conduct.		
3.	Minutes of Previous Meeting Minutes of the meeting held on 30 September 2010		(Pages 7 - 14)
* 4.	Transformation Programme and Initial Budget Options Report of the Chief Executive to follow	All Wards;	
5.	Youth Capital Fund - Proposed Additional Scheme 2010/11 Report of the Strategic Director - Children, Schools and Families	All Wards;	(Pages 15 - 20)
6.	Basic Need 2010/11 - Additional Scheme Report of the Strategic Director - Children, Schools and Families	Ainsdale;	(Pages 21 - 24)
7.	Schools Access Initiative Funding 2010/11 Report of the Strategic Director - Children, Schools and Families	Ainsdale;	(Pages 25 - 28)
8.	Towards a Low Carbon and Renewable Energy Network for the Liverpool City Region Joint Report of the Strategic Director Communities and the Planning and Economic Development Director	All Wards;	(Pages 29 - 36)
9.	Asset Management Report 2010 Report of the Strategic Director - Communities	All Wards;	(Pages 37 - 58)

10.	Southport Pier - Proposed Structural Assessment and Maintenance Option Appraisal Report of the Environmental and Technical Services Director	Ainsdale; Birkdale; Cambridge; Dukes; Kew; Norwood;	(Pages 59 - 64)
11.	Regional Coastal Monitoring Programme for 2011-2015 Procurement Strategy Report of the Environmental and Technical Services Director	Ainsdale; Blundellsands; Cambridge; Church; Dukes; Harington; Linacre; Manor; Meols;	(Pages 65 - 70)
* 12.	Protocol for Lifting the Moratorium on the Siting of Mobile Phone Masts on Council Land Report of the Environmental and Technical Services Director	All Wards;	(Pages 71 - 82)
13.	Gas and Electricity Supply Contracts Report of the Environmental and Technical Services Director	All Wards;	(Pages 83 - 90)
14.	Proposals for Victoria Park, Crosby Report of the Leisure and Tourism Director	Victoria;	(Pages 91 - 96)
15.	Contract for the Supply of Frozen Prepared Meals for the Community Meals Service Report of the Operational Services Director	All Wards;	(Pages 97 - 100)
16.	Licence to Demolish Properties in the Klondyke Area between Sefton Council and Adactus Housing Association Report of the Neighbourhoods and Investment Programmes Director	Church; Derby; Linacre; Litherland; Netherton and Orrell;	(Pages 101 - 106)

17. Exclusion of Press and Public

To consider passing the following resolution:

That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item(s) of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A to the Act. The Public Interest Test has been applied and favours exclusion of the information from the Press and Public.

18. Communities Directorate - Departmental and Senior Management Restructure

All Wards;

(Pages 107 - 116)

Joint report of the Strategic Director – Communities and Interim Head of Corporate Personnel

19. Partial Restructure of the Schools Advisory Service

All Wards;

(Pages 117 - 128)

Joint report of the Strategic Director - Children, Schools and Families and the Interim Head of Corporate Personnel

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THE "CALL IN" PERIOD FOR THIS SET OF MINUTES ENDS AT 12 NOON ON WEDNESDAY 13 OCTOBER, 2010. MINUTE NO's 112 AND 118 ARE NOT SUBJECT TO CALL-IN.

CABINET

MEETING HELD AT THE TOWN HALL, SOUTHPORT ON THURSDAY 30TH SEPTEMBER, 2010

PRESENT: Councillor Robertson (in the Chair)
Councillors Booth, Brodie - Browne, Fairclough,
Maher, Moncur, Parry, Porter and Tattersall

105. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor P. Dowd.

106. URGENT BUSINESS

The Chair reported that he had agreed that the Cabinet would consider the item on the Dry Materials Recycling Contract (Minute No. 122) in view of the urgent need to extend the existing contract which expires on 30 September 2010 for a period of six months.

107. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Minute No.	Reason	Action
Councillor Fairclough	116 – Reduction in Housing Market Renewal Funding by the Homes and Communities Agency in the current financial year (2010/11)	Personal – his wife is the Chair of the Queens Road Community Centre which is referred to in the report	Took part in the consideration of the item and voted thereon

108. MINUTES

RESOLVED:

That the Minutes of the Cabinet Meeting held on 2 September 2010 be confirmed as a correct record.

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CABINET- THURSDAY 30TH SEPTEMBER, 2010

109. TRANSFORMATION PROGRAMME UPDATE, PRIORITISATION AND STRATEGIC BUDGET REVIEW

Further to Minute No. 96 of the meeting held on 2 September 2010, the Cabinet considered the report of the Chief Executive which provided an update on the Transformation Programme, the Prioritisation and Budget Review Process and proposed actions to be taken to reduce 2011/12 – 2013/14 budget gap.

This was a Key Decision and was included in the Council's Forward Plan of Key Decisions,

RESOLVED: That

1. the progress made on expressions of interest for Voluntary Early Retirement/Voluntary Redundancy as part of the Transformation Programme be noted;
2. the Prioritisation/Identification process related to external funding detailed in Annex B of the report be endorsed;
3. it be noted that due diligence is taking place with regard to reviewing fixed term and temporary employments contracts;
4. the commencement of negotiations with the independent nursing home and domiciliary care sectors with a view to reaching an agreement on the payment of inflation for 2011/2012 be endorsed;
5. approval be given to the Adult Social Care Director undertaking a review of the charging policy relating to the provision of Adult Social Care;
6. approval be given to the Adult Social Care Director undertaking a review of the thresholds associated with packages of care managed by the Community Care Panel;
7. approval be given to officers commencing a consultation process with employees and Trade Unions to secure an agreement on the Terms and Conditions issues outlined in paragraph 4.3 of the report including the issue of relevant statutory notifications, if appropriate; and
8. the intention to present further tactical/operations budget savings options to future meetings of Cabinet, as the prioritisation process develops, to work towards the closure of the 2011/12 – 2013/14 budget gap be noted.

110. CONSULTATION ON FORMULA GRANT DISTRIBUTION

The Cabinet considered the report of the Interim Head of Corporate Finance and ICT Strategy which provided an overview of the main potential implications of proposed changes to the Formula Grant Distribution set out in a Consultation Paper published by the Department for Communities and Local Government together with details of the proposed Council response to the Consultation Paper.

RESOLVED: That

- (1) approval be given to the submission of the response set out in Annex B of the report to the Department for Communities and Local Government; and
- (2) the report be circulated to all Members of Council for their information and for their use in lobbying on the Council's behalf against the proposals set out in the Consultation Paper at every opportunity.

111. BUDGET MONITORING REPORT 2010/11 - POSITION TO AUGUST 2010

The Cabinet considered the report of the Interim Head of Corporate Finance and ICT Strategy which provided an update on the Council's budgetary position as at the end of August 2010.

RESOLVED: That

- (1) the projected year-end position be noted; and
- (2) it be noted that further work is being undertaken by officers to ensure that all areas of identified overspend are monitored in order to manage the budget toward an overall year-end underspend position.

112. THE GREEN BELT STUDY

Further to Minute No. 77 of the meeting of the Planning Committee held on 15 September 2010, the Cabinet considered the report of the Planning and Economic Development Director on the findings of the draft Green Belt Study in relation to future development in Sefton which would be the subject of further consultation.

The report also indicated that the results of the draft Study would be incorporated into the Preferred Options Stage of the Emerging Core Strategy which would be the subject of a further report.

This was a Key Decision and was included in the Council's Forward Plan of Key Decisions.

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RESOLVED: That

- (1) the report be deferred for consideration at a future meeting to enable the report to be considered by each Area Committee and a presentation on the draft Green Belt Study to be given to Members of the Council prior to the Council meeting on 21 October 2010; and
- (2) a report on long term empty homes in the Borough be submitted to a future Cabinet Meeting

(In accordance with Rule 18.5 of the Council and Committee Procedure Rules, the following Councillors requested that their vote in support of the resolutions above be recorded, namely:

Councillors Fairclough, Maher, Moncur, Parry and Porter)

113. FURTHER FORDHAM RESEARCH ADVICE ABOUT HOUSING MATTERS IN SEFTON

Further to Minute No. 47 of the meeting of the Cabinet Member – Regeneration held on 29 September 2010, the Cabinet considered the report of the Planning and Economic Development Director on the findings of further studies undertaken by Fordham Research to clarify and expand on the affordable housing statistics contained in the previously completed Sefton Strategic Housing Market Assessment 2008 published in 2009 and provide an analysis of housing search and expectations in Sefton.

This was a Key Decision and was included in the Council's Forward Plan of Key Decisions.

RESOLVED: That

- (1) approval be given to the key findings of the Strategic Housing Market Assessment Technical Note and the Housing Search and Expectations Study to inform the emerging Core Strategy Process; and
- (2) approval be given to the relaxation of any Section 106 affordable housing requirement for Bootle with immediate effect.

114. SAFEGUARDING EMPLOYMENT LAND SUPPLEMENTARY PLANNING DOCUMENT - DRAFT FOR PUBLIC AND STAKEHOLDER CONSULTATION

Further to Minute No. 78 of the meeting of the Planning Committee held on 15 September 2010, the Cabinet considered the report of the Planning and Economic Development Director on the draft 'Safeguarding Employment Land' Supplementary Planning Document.

CABINET- THURSDAY 30TH SEPTEMBER, 2010

RESOLVED: That

- (1) the draft document be approved for public and stakeholder consultation; and
- (2) officers submit a further report on the outcome of the public and stakeholder consultation and the suggested way forward to secure its adoption as a Supplementary Planning Document.

115. PROPOSED AMENDMENT TO THE OVERARCHING DEVELOPMENT AGREEMENTS WITH BELLWAY HOMES LIMITED AND KEEPMOAT LIMITED.

Further to Minute No. 48 of the meeting of the Cabinet Member – Regeneration held on 29 September 2010, the Cabinet considered the report of the Neighbourhoods and Investment Programmes Director seeking approval to make a minor amendment to the Overarching Development Agreements with Bellway Homes Limited and Keepmoat Limited.

RESOLVED:

That approval be given to the amendment of Paragraph 6.3 of Schedule 2 to the Overarching Development Agreements between the Council and Bellway Homes Limited and between the Council and Keepmoat Limited as set out in paragraph 4 of the report.

116. REDUCTION IN HOUSING MARKET RENEWAL FUNDING BY THE HOMES AND COMMUNITIES AGENCY IN THE CURRENT FINANCIAL YEAR (2010-11)

Further to Minute No. 49 of the meeting of the Cabinet Member – Regeneration held on 29 September 2010, the Cabinet considered the report of the Neighbourhoods and Investment Programmes which set out the reductions and other changes made in Housing Market Renewal funding from the Home and Communities Agency for Sefton in the current financial year, and the proposed changes to the South Sefton Housing Market Renewal programme and budget to account for these reductions.

RESOLVED:

That approval be given to the proposed reductions in expenditure and revised budget and programme for the South Sefton Housing Market Renewal Programme detailed in the report and set out in Table 1 of the report.

117. PLUGGED-IN-PLACES PROGRAMME - UPDATE

Further to Minute No. 46 of the meeting of the Cabinet Member – Regeneration held on 29 September 2010, the Cabinet considered the joint report of the Planning and Economic Development Director and

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Environmental and Technical Service Directors which provided an update on the Sub-Regional Plugged-In Places Programme to introduce electric car charging points and sought approval for the Council to be the Accountable Body for the Sub-Regional bid.

RESOLVED: That

- (1) approval be given in principle to Sefton Council being the Accountable Body for the Sub-Regional project to facilitate the submission of the bid in October 2010; and
- (2) it be noted that a further report would be presented detailing all financial, legal and operational implications prior to accepting the Offer letter should the bid be successful.

118. PROTOCOL FOR LIFTING THE MORATORIUM ON THE SITING OF MOBILE PHONE MASTS ON COUNCIL LAND

Further to Minute No. 305 of the meeting of the Cabinet held on 4 March 2010, the Cabinet considered the report of the Environment and Technical Services Director which provided details of the comments made by the Overview and Scrutiny Committee (Regeneration and Environmental Services) and all Area Committees on the draft protocol to govern the lifting of the current moratorium on the siting of telephone transmission masts on Council owned land.

This was a Key Decision and was included in the Council's Forward Plan of Key Decisions.

RESOLVED:

That the report be deferred for consideration at the next meeting and the report be supplemented with details of the implications of delegating the decision-making process to Area Committees.

119. CAPITAL INVESTMENT FOR CHILDREN SUBJECT TO SPECIAL GUARDIANSHIP ARRANGEMENTS

Further to Minute No. 39 of the meeting of the Cabinet Member – Children's Services held on 14 September 2010, the Cabinet considered the report of the Strategic Director of Children, Schools and Families which sought approval to an investment to extend a domestic property in order to allow two children under 5 years old currently in the Interim Care of the Local Authority to be placed in the permanent care of extended family members under Special Guardianship Regulations.

RESOLVED:

That approval be given to agree to the inclusion of a sum of £26,750 for the scheme within the capital programme, with funding provided entirely from the Children's Services Fostering Revenue budget.

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120. REPRESENTATION ON THE NORTH WESTERN SHADOW INSHORE FISHERIES AND CONSERVATION AUTHORITY

The Cabinet considered the report of the Assistant Chief Executive which sought the appointment of the Council's representatives to serve on the new North Western Shadow Inshore Fisheries and Conservation Authority with effect from 1 October 2010.

RESOLVED: That

- (1) Councillor Glover be appointed as the Council's Member representative on the Shadow North Western Inshore and Fisheries and Conservation Authority (IFCA) from 1 October 2010 to 31 March 2011 and the new IFCA from 1 April 2011 to 31 May 2011;
- (2) the Head of Coast and Countryside Services be appointed as the Council's officer contact for the Authority and to be an observer and substitute representative, if necessary at meetings of the Authority.

121. CABINET MEMBER REPORTS

The Cabinet received reports from the Cabinet Members for Children's Services, Communities, Corporate Services, Environmental, Health and Social Care, Leisure and Tourism, Performance and Governance, Regeneration and Technical Services.

RESOLVED:

That the Cabinet Member reports be noted.

122. DRY MATERIALS RECYCLING CONTRACT - INTERIM AGREEMENT AND PROCUREMENT ARRANGEMENTS FOR FUTURE

Further to Minute No. 50 of the meeting of the Cabinet Member – Environmental held on 29 September 2010. The Cabinet considered the report of the Operational Services Director which provided an update on the interim agreement established with Palm Recycling Limited as a result of AbtibiBowater Recycling Europe entering into administration on 11 February 2010 and the progress on the procurement of a new service.

The report indicated that approval was being sought to extend the interim agreement for an additional six month period until 31 March 2011 to ensure the continuity of service whilst procurement of a new service provider was established.

RESOLVED:

That approval be given to an extension of the Interim Agreement with Palm Recycling Limited for an additional six month period from 1 October

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2010 until 31 March 2011, pending the implementation of longer term formal arrangements for future recycling collection service provision.

Agenda Item 5

REPORT TO: CABINET MEMBER, CHILDREN, SCHOOLS & FAMILIES
CABINET

DATE: 5 OCTOBER 2010
28 OCTOBER 2010

SUBJECT: YOUTH CAPITAL FUND: PROPOSED ADDITIONAL
SCHEME 2010/11

**WARDS
AFFECTED:** ALL WARDS

REPORT OF: PETER MORGAN
STRATEGIC DIRECTOR - CHILDREN, SCHOOLS &
FAMILIES

**CONTACT
OFFICER:** CHRIS DALZIEL (0151 934 3337)

**EXEMPT/
CONFIDENTIAL:** NO

PURPOSE/SUMMARY:

The purpose of this report is to seek approval for the proposed scheme.

REASON WHY DECISION REQUIRED:

The Cabinet Member, Children, Schools & Families, has delegated powers to approve the proposed scheme and to refer the funding to Cabinet for inclusion in the Children, Schools & Families Capital Programme 2010/11.

RECOMMENDATION(S):

The Cabinet Member, Children, Schools & Families, is recommended to:-

- (i) approve the proposed scheme detailed in this report;
- (ii) refer the funding to Cabinet for inclusion in the Children, Schools & Families Capital Programme 2010/11.

KEY DECISION: No.

FORWARD PLAN: Not appropriate.

IMPLEMENTATION DATE: Following the expiry of the "call-in" period for the Minutes of the Cabinet meeting.

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ALTERNATIVE OPTIONS:

Not appropriate.

IMPLICATIONS:

Budget/Policy Framework: Not appropriate.

Financial: There are no financial implications for the Council's general resources as all funding is from specific resources (Youth Capital Fund 2010/11). The Department for Education has confirmed that authorities will receive only half of their original allocation.

<u>CAPITAL EXPENDITURE</u>	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton Funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal: Not appropriate.

Risk Assessment: There are no risks associated with this report as all funding is from specific resources.

Asset Management: In line with Asset Management Planning.

CONSULTATION UNDERTAKEN/VIEWS

FD 466 - The Head of Corporate Finance & Information Services has been consulted and his comments have been incorporated into this report

Officers from the Sefton Youth Service carry out full consultation with Young People in line with the guidance provided.

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CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities	✓		
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

LINKS TO ENSURING INTEGRATION:

The proposals will encourage integration between all members of the relevant youth provision, staff and outside agencies as appropriate and maximise opportunities for young people in Sefton and support transition into adult life. All five Every Child Matters outcomes will be supported by the proposals.

IMPACT UPON CHILDREN, SCHOOLS & FAMILIES TARGETS AND PRIORITIES:

The proposed schemes will have a positive impact on the following LAA targets:-

- ❖ Making a positive contribution.
- ❖ Changing perceptions.
- ❖ Crime.

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Report to Cabinet Member, Children, Schools & Families and Cabinet – 13 July/5 August 2010: Youth Capital Fund.

YOUTH CAPITAL FUND: PROPOSED ADDITIONAL SCHEME 2010/11

1. Background

- 1.1 The Department for Education (DfE) has confirmed that authorities will receive only half of their original allocation of Youth Capital Funding to be paid in two instalments. Sefton will therefore receive a total of £74,850 in Youth Capital Grant for 2010/11.
- 1.2 Members will recall that approval was given on 5 August for schemes totalling £39,391, for works at Crosby Youth Club, leaving a balance of £35,459 to address further schemes.

2. Proposals

- 2.1 It is proposed to relay the floor of the hall at Crosby Youth Club at an estimated cost of £35,000. This would leave a balance of £459 from the available allocation as detailed in 1.2 of this report.

3. Recommendation(s)

- 3.1 The Cabinet Member, Children, Schools & Families, is recommended to:
 - (i) approve the proposed schemes detailed in this report;
 - (ii) refer the funding to Cabinet for inclusion in the Children, Schools & Families Capital Programme 2010/11.

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Agenda Item 6

REPORT TO: CABINET MEMBER, CHILDREN, SCHOOLS & FAMILIES
CABINET

DATE: 26 OCTOBER 2010
28 OCTOBER 2010

SUBJECT: BASIC NEED 2010/2011: ADDITIONAL SCHEME

**WARDS
AFFECTED:** AINSDALE WARD

REPORT OF: PETER MORGAN
STRATEGIC DIRECTOR - CHILDREN, SCHOOLS &
FAMILIES

**CONTACT
OFFICER:** CHRIS DALZIEL (0151 934 3337)

**EXEMPT/
CONFIDENTIAL:** NO

PURPOSE/SUMMARY:

The purpose of this report is to seek approval for the scheme detailed in this report.

REASON WHY DECISION REQUIRED:

The Cabinet Member, Children, Schools & Families, has delegated powers to approve the proposed scheme and to refer the funding to Cabinet for inclusion in the Children, Schools & Families Capital Programme 2010/11.

RECOMMENDATION(S):

The Cabinet Member, Children, Schools & Families, is recommended to:

- (i) approve the proposed scheme;
- (ii) refer the funding to Cabinet for inclusion in the Children, Schools & Families Capital Programme 2010/11.

KEY DECISION: No.

FORWARD PLAN: Not appropriate.

IMPLEMENTATION DATE: Following the expiry of the "call-in" period for the Minutes of the Cabinet meeting.

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ALTERNATIVE OPTIONS:

Not appropriate.

IMPLICATIONS:

Budget/Policy Framework: Not appropriate.

Financial: There are no financial implications for the Council's general resources as all funding is from specific resources i.e. Basic Need (New Pupil Places) Funding.

<u>CAPITAL EXPENDITURE</u>	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton Funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal: Not applicable.

Risk Assessment: There are no financial risks associated with this report as all funding is from specific resources.

Asset Management: The proposal is in line with the Schools Asset Management Plan and will make significant improvements to the school building.

CONSULTATION UNDERTAKEN/VIEWS

The Headteacher and Governors of Shoreside Primary School have been fully consulted.

FD474 - The Head of Corporate Finance and Information Services has been consulted and has no comments on the report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities	✓		
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability		✓	
6	Creating Inclusive Communities		✓	
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

LINKS TO ENSURING INTEGRATION:

Not applicable.

IMPACT UPON CHILDREN, SCHOOLS & FAMILIES TARGETS AND PRIORITIES

The proposal will have a positive impact on the Children, Schools & Families priority of 'Think Family' by improving security at the school and providing a multi purpose room for multi agency/confidential meetings.

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Report to Cabinet – 2 September 2010 – Capital Programme Review.

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BASIC NEED 2010/2011: ADDITIONAL SCHEME

1. Background

- 1.1 Sefton MBC has received a Basic Need (New Pupil Places) allocation for 2010/11 of £654,613 to support schemes in 2010/11.
- 1.2 The majority of the funding is supporting approved schemes in 2010/11 and the funding for the proposed scheme can be contained within the overall programme.
- 1.3 Cabinet confirmed, on 2 September 2010, that schemes funded from the uncommitted Basic Need allocation could be progressed.

2. Proposed Scheme

- 2.1 The proposal is to carry out some remodelling and new build at Shoreside Primary School in Southport to provide a new secure entrance lobby, administration office and staffroom. The library will be relocated to the existing staffroom and a multi-agency/confidential meeting room will be provided. This will enable the school to function and to be managed more efficiently and to comply with current safeguarding legislation.
- 2.2 The estimated cost of the scheme is £252,740 which can be contained within the overall budget.

3. Recommendations

- 3.1 The Cabinet Member, Children, Schools & Families, is recommended to:
 - (i) approve the proposed scheme;
 - (ii) refer the funding to Cabinet for inclusion in the Children, Schools & Families Capital Programme 2010/11.

Agenda Item 7

REPORT TO: CABINET MEMBER, CHILDREN, SCHOOLS & FAMILIES
CABINET

DATE: 26 OCTOBER 2010
28 OCTOBER 2010

SUBJECT: SCHOOLS ACCESS INITIATIVE FUNDING 2010/11

**WARDS
AFFECTED:** AINSDALE WARD

REPORT OF: PETER MORGAN
STRATEGIC DIRECTOR - CHILDREN, SCHOOLS &
FAMILIES

**CONTACT
OFFICER:** CHRIS DALZIEL (0151 934 3337)

**EXEMPT/
CONFIDENTIAL:** NO

PURPOSE/SUMMARY:

The purpose of this report is to seek approval for the proposed scheme to be funded from the Schools Access Initiative funding.

REASON WHY DECISION REQUIRED:

The Cabinet Member has delegated powers to approve the proposed scheme and to refer the funding to Cabinet for inclusion in the 2010/11 Children, Schools & Families Capital Programme.

RECOMMENDATION(S):

The Cabinet Member is recommended to:-

- i) approve the proposed allocation of Schools Access Initiative funding as detailed in this report;
- ii) refer the allocation to Cabinet for inclusion in the 2010/11 Children, Schools & Families Capital Programme.

KEY DECISION: No.

FORWARD PLAN: Not appropriate.

IMPLEMENTATION DATE: Following the expiry of the "call-in" period for the Minutes of the Cabinet meeting.

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ALTERNATIVE OPTIONS:

Not appropriate.

IMPLICATIONS:

Budget/Policy Framework: None.

Financial: There are no financial implications for the Council's general resources as all funding is from specific resources (Schools Access Initiative allocation 2010/11). The total cost of the scheme detailed in the report is estimated to be £80,000 and if the scheme is approved then a balance of £90,277 will remain to support further schemes.

<u>CAPITAL EXPENDITURE</u>	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton Funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal: Not appropriate.

Risk Assessment: There are no financial risks associated with this report as all funding is from specific resources.

Asset Management: The proposed allocation of funding is in line with the Children, Schools & Families Asset Management Plan.

CONSULTATION UNDERTAKEN/VIEWS

FD 467 - The Interim Head of Corporate Finance & Information Services has been consulted and has no comments on this report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities	✓		
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

LINKS TO ENSURING INTEGRATION:

The proposed scheme detailed in this report will link to ensuring integration by contributing towards the following priorities of the CYPP.

- ❖ Create and maintain an environment where people feel safe.
- ❖ Create highly effective, inclusive learning environments for all age groups where learners can enjoy and achieve.

IMPACT UPON CHILDREN, SCHOOLS & FAMILIES TARGETS AND PRIORITIES:

The proposed scheme will have a positive impact on the CYPP targets detailed above and the following LAA targets:-

- ❖ Educational achievement and training.
- ❖ The health of children and young people.
- ❖ Changing perceptions.
- ❖ Statutory Education Targets.

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Report to Cabinet Member, Children, Schools & Families – 19 January/4 February 2010 – Schools Access Initiative: Proposed Scheme.
 Report to Cabinet Member, Children, Schools & Families – 13/15 April 2010 – Modernisation Funding: Proposed Scheme at Kew Woods Primary School.
 Report to Cabinet Member, Children, Schools & Families – 22 June/8 July 2010 – Schools Access Initiative Funding 2010/11.
 Report to Cabinet – 2 September 2010 – Capital Programme Review.

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SCHOOLS ACCESS INITIATIVE FUNDING 2010/11

1. Background

- 1.1 Sefton MBC has received a Schools Access Initiative capital allocation of £400,790 in 2010/11. Taking into account schemes already approved there remains a balance of £170,277 to support new projects.
- 1.2 The Schools Access Initiative funding provides support for capital projects to improve access to education in schools for pupils with disabilities and special educational needs.
- 1.3 Cabinet confirmed, on 2 September 2010, that schemes funded from uncommitted Schools Access Initiative capital could be progressed.

2. Proposed Scheme

- 2.1 Merefield Special School, Southport, has 60 children on roll, all of whom have severe learning difficulties and complex needs. The majority of pupils are transported to and from school by minibus with a small proportion travelling by car.
- 2.2 The current arrangements, within the school grounds, to drop off and pick up children at the beginning and end of the school day have become increasingly congested particularly since the larger, Sefton owned buses have been used rather than the smaller commercial vehicles. Some of the vehicles reverse onto the roadway which forms part of the entrance to the adjacent Shoreside Primary School which jeopardises the safety of pupils. In spite of improvements to the existing arrangements a safer system can only be developed by creating an additional entrance/exit to the car park so that a one-way system can be introduced. Officers from Highways are assisting in the design of the scheme which will improve safety for pupils at both Merefield Special and Shoreside Primary School.

3. Finance

- 3.1 The total estimated cost of the scheme detailed in this report is £80,000. If this scheme is approved then a balance of £90,277 will remain to support further schemes.

4. Recommendations

- 4.1 The Cabinet Member is recommended to:-
 - i) approve the proposed allocation of Schools Access Initiative funding as detailed in this report;
 - ii) refer the allocation to Cabinet for inclusion in the 2010/11 Children, Schools & Families Capital Programme.

CD – September 2010

G:\Capital\2010 2011\CM Reports\CM Report - Sch Acc Initiative Funding (26.10.10&28.10.10).DOC

Agenda Item 8

REPORT TO: Cabinet Member – Technical
Cabinet Member – Environmental
Cabinet Member – Regeneration
Cabinet -

DATE: 20th Oct 2010
20th Oct 2010
27th Oct 2010
28th Oct 2010

SUBJECT: Towards a Low Carbon and Renewable Energy Network for the
Liverpool City Region

WARDS AFFECTED: All Wards

REPORT OF: Bill Milburn – Strategic Director Communities
Andy Wallis – Planning and Economic Development Director

CONTACT OFFICER: Andrew Hall - 3604

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To provide Members with details for developing a Low Carbon and Renewable Energy Network for the Liverpool City Region and to seek Members consent for Sefton Council to be the accountable body for the sub-regional bid.

Funding had been offered through the Department of Communities and local Government to support the Climate Change Local Area Support Programme (CLASP), inviting sub-regional bids by the 30th September 2010. The programme will conclude June 2011 so all necessary outputs and outcomes will need to be delivered within than period. Agreement has been reached across the Liverpool City Region (LCR) that there should be a single co-ordinated bid.

The project will build community, member and officer ability in/ support for renewables installations/ climate adaptation through co-learning and shared services that allows LCR to do more with less through joint action to reduce costs whilst improving performance. This concept behind this work is to build the LCR ability to make progress on the substantial opportunities the low carbon economy offers but to do it in a way that develops an efficient approach and use of the capacity available.

It is proposed Sefton Council act as the accountable body, given that the LCR Board for Environment & Waste would like the Merseyside Environmental Advisory Service (MEAS) (who are hosted by Sefton) to be the project manager. The project would simply be added to the existing partnership arrangements between MEAS/Sefton and the other 5 Districts by identifying this specific project as a priority within the work programmes.

REASON WHY DECISION REQUIRED:

To comply with reporting procedures

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RECOMMENDATION(S):

It is recommended that:-

Cabinet Member for Regeneration, Environment and Technical Services:-

1. Support the proposal to begin to develop a Low Carbon and Renewable Energy Network for the Liverpool City Region funded through the DCLG
2. Continue to receive updates on this proposal as it develops through the Climate Change Co-ordination Group (CCCG)

Cabinet:-

3. Support the proposal to begin to develop a Low Carbon and Renewable Energy Network for the Liverpool City Region funded through the DCLG
4. Agree to Sefton Council being the accountable body for this sub-regional approach, to be hosted and project managed by MEAS

KEY DECISION:

No

FORWARD PLAN:

No

IMPLEMENTATION DATE:

Immediately after the call in period

ALTERNATIVE OPTIONS:

- 1) Not to proceed with the LCR bid for funding
- 2) Another Council within the LCR is requested to come forward to act as the accountable body

IMPLICATIONS:

Budget/Policy Framework:

Financial:

Financial management would be undertaken by MEAS in the same way that MEAS already manages several other projects on behalf of the LCR. Acting as the accountable body for this funding is considered low risk and at would no cost to the Council.

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<u>CAPITAL EXPENDITURE</u>	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2014/ 2015 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal:

Legal have been consulted and this project will be added to the existing partnership agreements between MEAS (Sefton Council) and the other 5 Districts. It will form part of the MEAS work programme and is viewed as an operational decision to be made with the Directing Group.

Risk Assessment:

Yes - The Risk associated with Sefton acting as the accountable body is advised as low given the nature of the proposal and deliverables expected from this funding (This is set out in section 3.0 of the report).

Asset Management:

No

CONSULTATION UNDERTAKEN/VIEWS

FINANCE FD 527 - The Interim Head of Corporate Finance & Information Services has been consulted and his comments have been incorporated into this report.

LEGAL

ENVIRONMENTAL AND TECHNICAL SERVICES DEPARTMENT

NEIGHBOURHOODS INVESTMENT PROGRAMMES DEPARTMENT

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	/		
2	Creating Safe Communities		/	
3	Jobs and Prosperity	/		
4	Improving Health and Well-Being	/		
5	Environmental Sustainability	/		
6	Creating Inclusive Communities	/		
7	Improving the Quality of Council Services and Strengthening local Democracy	/		
8	Children and Young People		/	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

1.0 BACKGROUND:

Funding through the Department for Communities and Local Government (DCLG) is available to support the Climate Change Local Area Support Programme (CLASP). Its purpose is to increase local authority capacity to tackle the causes and effects of climate change in the North West of England.

The requirements of this funding stream are to build skills and capacity across the range of local authority responsibilities to:

- Help local authorities understand and undertake their role in tackling climate change;
- Facilitate the delivery of increased renewable energy supply through supporting the local planning process
- Allowing planning departments to promote better community engagement in climate change and the planning process, including on renewable technologies

Funding of £100,000 had been offered to each of the five sub-regions to submit proposals by the 30th September 2010. The programme will conclude June 2011 so all necessary outputs and outcomes will need to be delivered within that period. Agreement has been reached across the Liverpool City Region (LCR) that there should be a single co-ordinated bid.

Given the tight deadline, an outline bid was presented to and approved by the LCR Waste & Environment on 20th September 2010, in conjunction with a paper drafted by Knowsley (as Board lead on Low Carbon Energy) on options for delivering low carbon services in the future. The Board endorsed the concept of exploring the potential for a LCR Low Carbon Hub and this will be added to the Board's forward work plan (administered by MEAS). TMP and the NWDA were both in attendance and supported this approach. Discussions are ongoing with Liverpool City Council to ensure that their needs are accommodated as far as possible within the bid given that Liverpool was considering a separate bid to CLASP.

The application has been drafted by Knowsley MBC (as CLASP Advisory Group rep for the city region), with informal inputs from peers in the city region (environment, planning, regen).

2.0 Current Position

The submission will – build community, member and officer ability in/ support for renewables installations/ climate adaptation through co-learning and shared services that allows LCR to do more with less by joint action to reduce costs whilst improving performance. This concept behind this work is to build the LCR ability to make progress on the substantial opportunities the low carbon economy offers but to do it in a way that develops and makes more efficient use of existing capacity.

It is proposed Sefton Council act as the accountable body, given that the Board would like MEAS (who are hosted by Sefton) to be the project manager. The Board are aware that there is due process required by Sefton Council and that this would have to be completed (Approved by Sefton's Cabinet) after the submission date. This position is reflected in the funding bid of 30th September.

The project will be added to the existing partnership arrangements between MEAS/Sefton and the other 5 Districts by identifying this specific project as a priority within the work programmes. Financial management would be undertaken by MEAS in the same way that MEAS already manages several other projects on behalf of the LCR.

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The proposal includes a budget option for £0.100m (Scenario 1). In the event of under spend elsewhere, additional works are proposed too £0.200m (Scenario 2). No other sub-regional bids are expected, and therefore chances of success are considered to be good.

Project work streams will be based around 'Community Awareness', 'Planning Department Engagement' and options for how a LCR Low Carbon Hub might develop. Given the gap in external expertise and the short timeline, delivery will be through a combination of external advisors and nominated Council staff. A sub-group of the LCR Waste & Environment Board will be convened to 'task and finish' this programme for LCR.

The project will complement and build on existing capacity and ongoing activity in the City Region, the LCR Renewable Energy Capacity Study, and the emerging LEP, to map capacity and skills gaps and suggest a future framework for delivering low carbon services more efficiently across the City Region, with a core principle being to find ways to do more with less. Deliverables are expected to include:

- 'How to' training and guide for community groups
- Toolkit & handbook for planners to assist work with developers and others
- NVQ qualification for business advisors and RSLs (options and issues study)
- Skeleton business plan for a public-led ESCO and Low Carbon Hub (including investor brochure for district heating projects or mechanism for carbon compensation levy).

The project will be overseen by a small, but senior, steering group with overall reporting of progress to the LCR Environment and Waste Board. A lean and efficient project management approach will be adopted.

3.0 Risk Assessment

The Risk associated with Sefton acting as the accountable body is advised as low given the nature of the proposal and deliverables expected from this funding.

Risk	Managed
Timeline to meet deliverables by 2011	<p>Deliverables are revenue based around building capacity and awareness within communities and planning departments and developing longer term options for a LCR Low Carbon Hub.</p> <p>Early agreement of the detailed work plan on award of funding.</p> <p>Deliverables will be supported by external advisors, who are experts in this field 40%</p>
Financial	As this is 100% funded, there is no direct additional cost to Sefton Council or any of the project partners.
Impact on MEAS core service	<p>MEAS will receive a management fee of 10%</p> <p>The work area is an existing priority for MEAS and the Districts via the work</p>

	programme. Through more effective co-ordination duplicated effort will be avoided.
Impact on Council Staff	Part-time staff secondments (Open to MEAS and Councils) are included in the budget 40% to support deliverables
	Allowance made for expenses 10%

4.0 Conclusion

The project offers an excellent opportunity for the wider City Region and synergy with on-going work such as those being led by the Low Carbon Economy Panel chaired by TMP. It will also help deliver Sefton Council's ongoing commitment to climate change and the low carbon economy (reported to Cabinet 25th November 2009, 5th August 2010) and supported by the Council's 'Climate Change Champions', Cabinet Members for Technical Services, Regeneration and the Environment.

5.0 Recommendations:

It is recommended that:-

Cabinet Member for Regeneration, Environment and Technical Services:-

5. Support the proposal to begin to develop a Low Carbon and Renewable Energy Network for the Liverpool City Region funded through the DCLG
6. Continue to receive updates on this proposal as it develops through the Climate Change Co-ordination Group (CCCG)

Cabinet:-

7. Support the proposal to begin to develop a Low Carbon and Renewable Energy Network for the Liverpool City Region funded through the DCLG
8. Agree to Sefton Council being the accountable body for this sub-regional approach, to be hosted and project managed by MEAS

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Agenda Item 9

REPORT TO: Cabinet

DATE: 28th October 2010

SUBJECT: Asset Management Report 2010

WARDS AFFECTED: All

REPORT OF: Bill Milburn
Strategic Director Communities
Tel: 0151 934 4190

CONTACT OFFICER: David Street
Asset & Property Manager, Technical Services
Tel: 0151 934 2751

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To provide Cabinet with a summary update on asset management issues and initiatives in Sefton.

REASON WHY DECISION REQUIRED:

The Corporate Property Officer is required to report on Asset Management issues to Cabinet on an annual basis.

RECOMMENDATION(S):

Cabinet are requested to:

1. Approve the attached Asset Management Report
2. Receive a further report on the review of asset management arrangements in Sefton
3. Note that a new Corporate Asset Management Plan will be produced in the current municipal year and will be reported to Cabinet in due course.

KEY DECISION: No

FORWARD PLAN: No

IMPLEMENTATION DATE: After the call-in period

ALTERNATIVE OPTIONS: under the Comprehensive Area Assessment the Council was expected to maintain an up to date Asset Management Plan and report on outcomes to the auditors as part of the inspection regime. Although the CAA regime has been decommissioned there is still an imperative to manage the Council's property assets strategically and transparently.

IMPLICATIONS:

Budget/Policy Framework: None for this report

Financial: As detailed in the report

Legal: None

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Risk Assessment: Specific risk assessments are carried out on individual elements and programmes within the Asset Management Plan

Asset Management: The reporting of outcomes linked to the Asset Management Plan is in accordance with good asset management practice.

CONSULTATION UNDERTAKEN/VIEWS

THE ATTACHED REPORT HAS BEEN APPROVED BY THE STRATEGIC ASSET MANAGEMENT GROUP AND HAS BEEN CONSIDERED BY OVERVIEW & SCRUTINY COMMITTEE (PERFORMANCE & CORPORATE SERVICES)

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People		✓	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT
None

1.0 Background

- 1.1 The attached Asset management Report has been produced by the Council's Corporate Property Officer and provides a summary position regarding asset management in Sefton. The report outlines the management arrangements, provides a statement of property assets (value and condition) and a summary of activity and outcomes delivered in the preceding year.
- 1.2 The Asset Management Plan is a key strategic document for the Council which provides the framework for linking asset management at strategic and operational levels with the Council's Corporate Objective, (Aims and Priorities) and other strategies.
- 1.3 The Asset Management Plan was a key component in the Use of Resources assessment in the CAA; however a good plan remains an essential tool in ensuring that the Council's property assets (Operational & Investment) are aligned with and enable delivery of essential Services.

2.0 Key Issues in the 2010 Report

2.1 Repair & Maintenance

The level of outstanding repair and maintenance liability remains substantial and represents a significant and increasing challenge given the pressure on the Council's finances and the likely withdrawal of external funding for capital schemes that might have addressed some of the backlog.

The cancellation of the BSF Programme is clearly a major blow and the proposed investment would have had a significant positive impact on the condition of the nominated schools, however there remains the prospect of further capital funding for schools after Government has concluded its current review.

2.2 Asset Disposal

The economic downturn continues to have an adverse impact on land values and has restricted the market for larger sites that need significant up-front investment to facilitate redevelopment. The Z Blocks site has been marketed again, but attracted no formal bids however discussions continue with a number of house builders who expressed an informal interest.

The market is still generating interest in small redevelopment sites and refurbishment opportunities and the Crossen's Nursery site (5 housing units) has gone under offer after a competitive bid process and Vine House, Seaforth is under offer and the conveyance is at an advanced stage.

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2.3 Asset Management Review

The review of the Council's asset management arrangements is progressing and a briefing and update report was submitted to Overview & Scrutiny Committee (Performance & Corporate Services) on 5th October. The subsequent report on the findings of the review and recommendations will be reported to that Committee and Cabinet in due course.

2.4 Sustainability

The new asset management arrangements are being developed to take account of sustainability issues both environmental and financial and specific proposals will be developed for inclusion in the new Corporate Asset Management Plan.

2.5 Corporate Asset Management Plan

On conclusion of the asset management review a new Asset Management Plan will be produced with the intention of creating a forward looking plan linked to the Council's aims and priorities and other key corporate plans, in particular the Medium Term Financial Plan.

A new Accommodation Strategy will be a key component of the new plan and substantial work has already been undertaken to map the existing accommodation provision to inform decision making to deliver a revised, cost-effective estate.



Sefton Council
Asset Management Report 2010

Capita Symonds
Sefton Business Centre
Magdalen House
30 Trinity Road
Bootle L20 3NJ

Contents

1. Introduction
2. Management Arrangements
3. Tables of Assets and Condition
4. Asset Disposals
5. Asset Management Review
6. Sefton Integrated Investment Strategy
7. Housing Market Renewal Initiative
8. Building Schools for the Future
9. Major Regeneration Projects
10. Contract with Capita Symonds
11. Carbon Management and Sustainability
12. Accommodation Strategy

1. Introduction

Sefton is a highly diverse Borough, with a coastline on the Irish Sea, a regional coastal resort at Southport, the northern sector of the Merseyside urban conurbation in Bootle and the operational estates of the Port of Liverpool on the east bank of the Mersey. Sefton has major rail and road links for freight, a large office quarter in Bootle, extensive areas of high grade agricultural land and dormitory suburbs. The Council owns a varied and substantial portfolio of land and property assets, comprising operational and non operational property. The estimated total current value of the Council's land and property assets is £641 million.

The Council's Asset Management Report details the key initiatives that have been put in place by the Council to achieve improvements in asset management, by way of cultural and organisational change. The Council is committed to continued improvement in its asset management and recognises the significant role that property assets have to play in the delivery of quality services to meet its corporate objectives.

As Corporate Property Officer, I chair the Strategic Asset Management Group and am required to report to Cabinet on an annual basis to provide an update for Members on asset management issues.

The Council's immediate priorities are outlined in the report along with the detail of current levels of performance. The Council has undergone significant change over the last couple of years with more to come and faces considerable challenges over the coming years. The use of Council assets will play an important role in meeting these challenges in the anticipated financially constrained times.

The Asset Management Report is a key strategic document for the Council and provides a framework for linking asset management at strategic and operational levels with the Council's corporate objectives and other strategies. This and the efficiency of support systems, processes and practices will continue to be important issues.

Considerable work has been undertaken in the past twelve months to put elements of the Asset Management Report into practice through the Accommodation Strategy and regeneration initiatives. The coming year will see further progress in delivering the strategy, monitoring and reviewing the progress made over the last couple of years and with the proposed renewal of the Council's corporate Asset Management Report.

Bill Milburn
Corporate Property Officer
Strategic Director for Communities

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2. Management Arrangements

- 2.1 The Council's appointed Corporate Property Officer (CPO) provides the direction and authority in the implementation of the Government's requirements in respect of asset management.
- 2.2 The roles and responsibilities of the CPO are set out in the Good Practice Guidelines for Asset Management of Local Authority Land and Buildings published in March 2000, Public Sector Asset Management Guidelines January 2005 and a Framework for Local Authority Asset Management. These and the other management and operational issues relating to asset management in Sefton have been reported and approved by Cabinet through the political process.
- 2.3 The CPO reports to and is accountable to the Chief Executive as well as Elected Members and chairs the Council's Strategic Asset Management Group. This is the main strategic, decision making group for senior officers within the Council tasked with dealing with asset management in Sefton. Figure 1 below shows the procedure for accountability and reporting for the Strategic Asset Management Group into the political process, which ensures compliance with the Council's Procedural Rules.

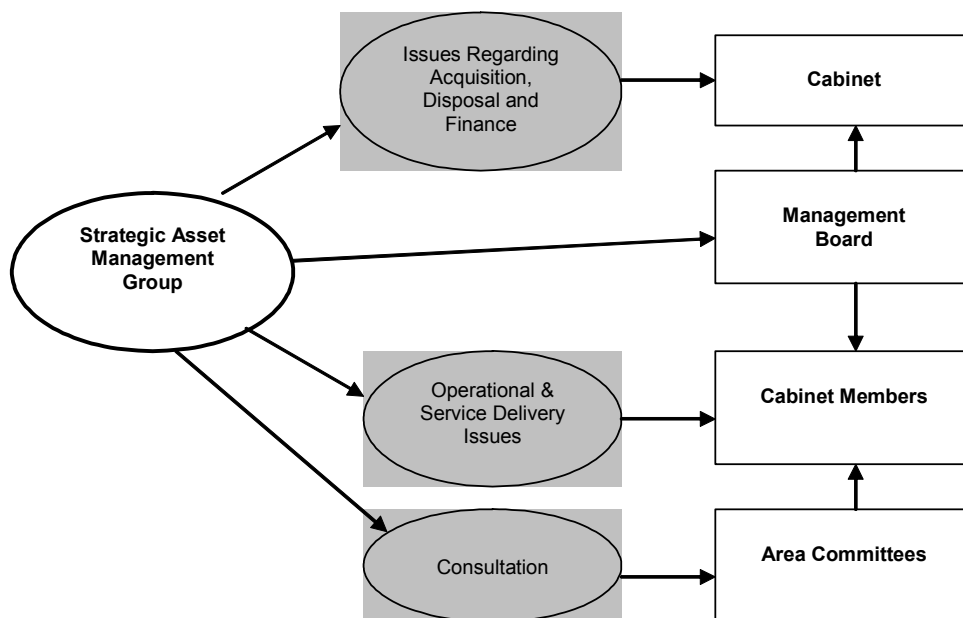


Figure 1 – Strategic Asset Management Group - Accountability

- 2.4 As a consequence of the number of individual Departments with operational control over properties, within Sefton the overall political management and accountability rests with the Cabinet and the Leader of the Council who is the Cabinet Chair.
- 2.5 Figure 2 shows the Strategic Asset Management Group and the various sub groups which support the main group. The Accommodation Working Group meets monthly to consider the issues and implications for the Council arising out of office accommodation rationalisation and relocation proposals across the Borough whilst the Asset Disposals Working Group meets quarterly. The functions of the Capital Programme and AMP Group shown on the diagram in the 2009 Report have been subsumed into SAMG for efficiency purposes.

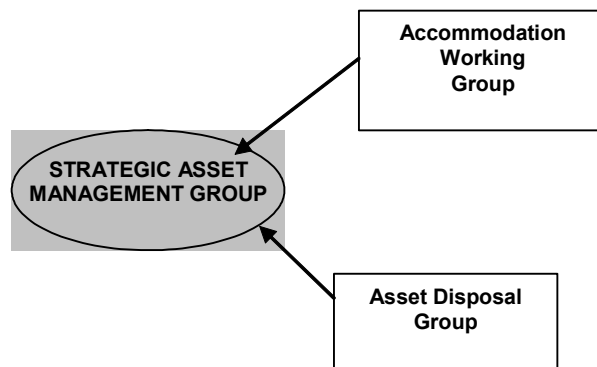


Figure 2 – Strategic Asset Management Group and Sub Groups

- 2.6 Following Major Service Review, the Asset Disposals and Accommodation Working Groups were led by the Assistant Director with responsibility for Asset Management with assistance from the Asset and Property Manager. However as each of these areas has taken on more significance within the Transformation Agenda the Corporate Property Officer has recently taken the chair. The meetings are attended by representatives from Capita Symonds when necessary.

3. Tables of Assets and Condition

- 3.1 The Council's rent roll as at 1 April 2010 was £2,508,570 per annum.

Table 1 Statement of Property Assets

Property Category	Number of Properties	Value (£)
Operational (Other land and Buildings)	570	569,576,100
Non-operational - Investment	171	28,376,179
Non-operational – Surplus/Vacant	401	42,995,091
Totals	1142	640,947,370

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Table 2 Number and Value of Assets across the Main Service Areas

Service	Operational Properties	Value (£)	Non-operational Properties	Value (£)
Childrens Services ¹	151	410,118,400	8	3,636,500
Corporate Resources	71	22,522,650	165	34,512,954
Economic Regeneration	1	17,000	2	100
Environmental Protection	16	3,521,100	2	41,000
Health & Social Care	26	18,993,200	3	445,000
Housing Market Renewal	8	360,000	380	25,145,716
Leisure & Tourism	273	107,683,750	12	7,590,000
Technical Services	24	6,360,000	0	0
Totals	570	569,576,100	572	71,371,270

1 Values relate only to property owned by Sefton MBC and not to areas owned by Church Authorities

Table 3 Condition Surveys (£)

Service	Priority 1	Priority 2	Priority 3	Priority 4	Totals
Childrens Services	719,315	43,984,172	56,178,341	1,255,856	102,137,684
Corporate Resources	264,212	7,976,469	4,259,109	255,090	12,754,880
Environmental Protection	24,149	1,372,051	1,359,805	65,691	2,821,696
Health & Social Care	81,947	2,194,858	3,670,397	67,792	6,014,994
Leisure & Tourism	798,819	6,520,960	6,675,525	655,631	14,650,935
Totals	1,888,442	62,048,510	72,143,177	2,300,060	138,380,189

Priority 1 Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

Priority 2 Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.

Priority 3 Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

Priority 4 Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

4. Asset Disposals

- 4.1 The Council has had an active disposal regime for its surplus and underused assets and over the last four financial years, expiring 31st March 2009, has raised over £33 million.
- 4.2 Capital receipts go into the Single Capital Pot and every disposal is considered on the basis of its potential to fund alternative programmes such as the Accommodation Strategy and Housing Market Renewal Initiative.
- 4.3 The total raised from asset disposals in the financial year 2009/2010 was £507,500.02 as set out in the attached table.

Table 4 Capital Receipts 2009/2010 (£)

<u>Disposals</u>	<u>Receipts in Year</u>
General Capital Receipts	
33 Sefton Street	122,125.00
River Alt Flood Defence Area	278,500.02
Land at Oriel Drive Aintree	50,000.00
63 Browns Lane	55,000.00
Total General Capital Receipts	505,625.02
Housing Market Renewal Capital Receipts	
Trinity Road – Sale of Land	1,875.00
Total Housing Market Renewal Capital Receipts	1,875.00
Total Capital Receipts	507,500.02

- 4.4 This figure compares with the £1.60 million raised in financial year 2008/2009.
- 4.5 The properties shown in the list numbered 33 Sefton Street, Southport and 63 Browns Lane, Bootle were both vacant caretakers' houses which sold at Auction.
- 4.6 Land at Oriel Drive Aintree, concerned the disposal by way of a long Lease of part of an unused car park to the PCT, to enable the redevelopment of a general practice surgery in Aintree.
- 4.7 The sale of part of the Council's agricultural estate in Lunt to facilitate the Environment Agency's scheme for a managed flood plain alongside the River Alt was completed on 6th August 2009.

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- 4.8 It involved the disposal of some 184 acres of land, occupied by three tenant farmers under Agricultural Tenancies. This has enabled the Council to rationalise its remaining estate on modern Farm Business Tenancies with two of the farmers, the other has retired, leaving a farmhouse and barns for the Council to dispose of with vacant possession.
- 4.9 Both Homer Green farmhouse and the adjoining barn were offered at Auction on 25th February 2010 and met their reserve prices.
- 4.10 The recent sale of these two properties, completed respectively on 25 March 2010 and 8 April 2010, has generated a gross capital receipt in the region of £416,000. These figures are not included in the list of receipts at Table 4.
- 4.11 The Council's target for asset disposals in 2009/2010 was set at £500,000, so its partner, Capita Symonds, has exceeded the target for the financial year.
- 4.12 It should be recognised that in this difficult economic climate, the management and delivery of the asset disposal programme has held up well.
- 4.13 Hopefully in the future, developers will regain the confidence to consider new redevelopment projects, provided that suitable funding opportunities are afforded to them for these types of project. The Planning Director is looking at the supply of land for housing purposes together with "Greenspace" issue. The Council is well placed with its land bank of development sites to bring these sites to market, if some of the previous restraints are relaxed.
- 4.14 Projected receipts for the future include the sale of Vine House in Seaforth for refurbished residential flats. The disposal of this property is well advanced. The Legal Director has instructions to complete the Lease documentation.

5. Asset Management Review

- 5.1 A Review is to be instigated in the near future to take account of currently of the Council's needs arising from its Strategic Budget Review, management restructure and Transforming Sefton Programme.
- 5.2 The recent Comprehensive Area Assessment concluded that the Council's Asset Management arrangements remain satisfactory but matters requiring improvement have been identified. These will be addressed under the revised arrangements and new Plan.
- 5.3 The review of Asset Management arrangements will be finalised once there is clarity from the points arising in 5.1 and a new Corporate Asset Management Plan will be produced.

6. Sefton Integrated Investment Strategy

- 6.1 The documentation was submitted to the Homes and Communities Agency (HCA) in May 2009. However, the HCA have moved on from the “single conversation” at a local authority level to sub regional level. Discussions are ongoing with colleagues in Liverpool City Council to devise a North Liverpool/South Sefton investment framework that aims to meet the aspirations of the relevant stakeholders.
- 6.2 The principle of matching the Council’s asset bases with HCA funding is likely to remain relevant as Housing Market Renewal Funding ends in March 2011.
- 6.3 The strategy offers links with the Building Schools for the Future Programme and other whole place projects.

7. Housing Market Renewal Initiative

- 7.1 During 2008/2009 the Council acquired two former industrial sites (Penpoll and the Tannery) which are heavily contaminated. Both these sites are earmarked for residential development.
- 7.2 Site investigations have been completed, remediation strategies put in place and contractors procured to undertake the remediation works. It is anticipated that these works will be completed on the Tannery site by the end of the 2009/2010 financial year and on Penpoll by June 2010.
- 7.3 The Council’s development partner, Bellway Homes, is seeking to obtain a revised planning approval for the Tannery site, with a start on site programmed for Spring 2011.
- 7.4 The Council obtained specific HCA funding of £2.9m towards the costs of the remediation.
- 7.5 One of the key activities is to acquire properties and then arrange for their demolition in the priority intervention areas of the Klondyke and Bedford/Queens. The target is to have acquired 180 properties over two years, ending this financial year and to subsequently demolish 250 houses.
- 7.6 By the end of the second quarter in financial year 2009/2010, 174 properties had been acquired (97% of target) and 332 had been demolished, which is ahead of target.
- 7.7 The vast majority of acquisitions in the two target areas have been achieved by agreement with priority owners and their Agents. This work has been undertaken by Capita Symonds. Whilst most of these acquisitions have been voluntary, there may be a requirement to use compulsory purchase powers in some instances.

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- 7.8 The Council's aim is to deliver new build dwellings providing a mix of property types and tenure. These houses are delivered in conjunction with the Council's preferred developer partners and partner RSL's.
- 7.9 Development appraisals were recently completed on the Tannery and Bedford/Queens sites. These comprised 56 semi detached and detached units on the Tannery site, of which 29 are RSL units for rent and shared ownership. The remainder are for outright sale.
- 7.10 On the Bedford/Queens site, the proposal is for 69 units, split between apartments, semi detached and detached properties. Of these, 38 units are earmarked for RSL use for shared ownership and rent, the remainder are for outright sale.
- 7.11 The Audit Commission's annual performance assessment for New Heartlands in 2009 specified that it had improved from performing well in 2008 to performing strongly, the highest category.

8. Building Schools For The Future

- 8.1 Sefton's BSF Programme comprised three phases of approximately £80m each. As a precursor to BSF, the Council have commenced work on Litherland High School rebuild as a one school Pathfinder project.
- 8.2 There were nine schools involved in the first phase of the BSF Programme which makes up five separate schemes as detailed below:
 - a) South Sefton
 - i) Hillside High/St George of England High – proposal to close St George of England with pupils transferring to Hillside which will undergo major refurbishment with some new build.
 - ii) St Wilfrids/Savio Catholic High Schools – proposal to create a new build/Academy on the St Wilfrids site.
 - iii) Impact Dale Acre Drive – proposal to rebuild the Referral Unit.
 - b) Central Sefton
 - i) Crosby High School and Chesterfield High – proposals to co-locate Crosby High School with the Chesterfield site. Major refurbishment with some new build at Chesterfield and 100% new build for Crosby High School.
 - c) North Sefton
 - i) Meols Cop High/Presfield Special Schools – proposal to co-locate Presfield Special School onto the Meols Cop site. 100% new build for both schools.

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- 8.3 Relocation of schools and single siting would have offered scope for disposal of vacant sites for redevelopment.
- 8.4 Subsequent phases, involving a further seventeen community, voluntary aided and special schools, will no longer be progressed. These were programmed in two follow up phases as follows:

Phase 2

Deyes High
Maghull High
Maricourt Catholic High
St Michael's C E High
Holy Family
St Ambrose Barlow
Sacred Heart
Formby High
Range High

Phase 3

Birkdale
Greenbank
Stanley
Christ the King
Merefield
Oakfield KS3 PRU
Newfield
Rowan Park

- 8.5 As part of a complete overhaul of capital investment in England's schools, Government announced on 5th July that the BSF Programme would be brought to an end with immediate effect. The impact on Sefton is that all schemes are stopped, with the exception of Litherland High, which has reached contractual commitment and will continue.
- 8.6 The Department for Education is launching a comprehensive review of all capital investment in schools, early years, colleges and sixth forms – to guide future spending decision over the next Spending Review period (2011/2012 to 2014-2015). It will look at how best to meet parental demand, make current design and procurement cost effective and efficient and overhaul how capital is allocated and targeted.
- 8.7 Until this Review is completed it is not known what will replace BSF and how any funding will be targeted. It is likely, however, that the focus will be on building condition and how to better use resources and assets to improve efficiency and effective delivery.

9. Major Regeneration Projects

- 9.1 There are a number of major projects that have either been completed in the last financial year or are underway at the moment, these are detailed in the following paragraphs.
- 9.2 Practical completion was achieved on the Crosby Lakeside Adventure Centre in April 2009. Following the decision to operate the Centre "in house", in the short term, a further scheme to initiate the fit out of the Centre has been undertaken.

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- 9.3 The engineering works aimed at providing a long term solution to the improvement of the water quality at Crosby Marine Lake was completed in December 2009. The bio-filtration system, involving the introduction of mussels into the water, was undertaken in November 2009. The efficiency of the system is currently being monitored.
- 9.4 Detailed design for the proposals to refurbish/redevelop the Cultural Centre at Southport is currently progressing with a view to work commencing on site in May 2010. A contractor has been selected and the target cost is being developed and agreed. Offers of investment have been received from North West Development Agency and Sea Change as contributions to a scheme budget of £15.3m. The contractor has programmed to hand over the building in early 2012.
- 9.5 The scheme to refurbish Southport Market is progressing with a view to works commencing on a £2.4m contract in June 2010. The timescale is dependent on traders signing up to new Licences for re-located stalls. The works will be carried out in a phased approach with traders remaining on site. Improvements to the public realm are also being designed as part of the scheme.
- 9.6 At Kew in Southport, the preferred developer for the residential and business sites, David Wilson Homes, is undertaking an extensive programme of site investigations. Provided these investigations reveal no untoward site conditions, the developer then has the opportunity to progress to a Legal Agreement allowing them to purchase the sites outright. It is anticipated that remediation works will commence later in 2010.
- 9.7 Maghull Leisure Centre, comprising a new leisure centre, multi use rooms and library, connecting into Maghull Town Hall by way of a two storey link corridor, was completed in November 2009, at a value of £8.35m including fees and fit out costs. The site of the leisure centre is located on land which the Council acquired on a Development Agreement and Lease from Maghull Town Council.
- 9.8 Relocation of the library into the new Leisure Centre will free up a development site in Maghull town centre, comprising the old library and adjoining land in Council ownership.
- 9.9 South Sefton Sixth Form Centre commenced on site on 25th February 2008 with a project budget of £12m. The facility, totalling 5100 square metres, was completed and handed over to Children's Services on 2nd July 2009.
- 9.10 The accommodation includes a sports hall facility, available for community use. All of the reading rooms and ICT suite are centred around and accessed from a glazed central atrium which, with a surrounding open balcony, can be used not only for communal meeting space but also for display and performance.

- 9.11 The £25m design and build scheme for Litherland High School commenced on site in July 2009 with partial demolition of the existing school. Completion of the replacement school element is scheduled for early 2011. The remaining school buildings are set to be demolished soon thereafter enabling further external works to take place.

10. Contract with Capita Symonds

- 10.1 The Council's five main objectives from its partnership with Capita Symonds are to make significant revenue savings, capital investment, improve performance, work to stay in Sefton and job security. Capita's performance against these objectives are regularly reported to the monthly Operations Board meetings and are detailed in the following paragraphs.
- 10.2 Capita have made savings on the provision of services of £627,485 for the period October 2008 to March 2010.
- 10.3 In excess of £384,000 has been invested in the SWORD accounting system benefiting all users and the Council.
- 10.4 Key performance indicators for the first year of the Contract show performance to be above the required standard across all services.
- 10.5 Detailed negotiations are already underway with local landlords for new office accommodation within the Borough to relocate Capita from Magdalen House.
- 10.6 To date seventeen new appointments have been made across the Sefton Business Centre with interviews programmed for more vacancies that have been identified.

11. Carbon Management and Sustainability

- 11.1 Sefton Council expects to spend circa £9 million on energy and water in the financial year 2009/2010. Effective energy management will reduce consumption and lower emissions, importantly delivering revenue savings for the benefit of our stakeholders and residents. The Council's Carbon Management Plan seeks to promote the use of energy and water in a way that positively assists the Council to deliver the priorities from the Corporate Plan and meet increasing statutory obligations from UK and EU. Including:

- *National Indicator 185 - CO₂ reduction from Local Authority operations*
- *National Indicator 194 - Air quality – % reduction in NO_x and primary PM₁₀ emissions through local authority's estate and operations.*
- *National Indicator 186: Per capita reduction in CO₂ emissions in the LA area*
- *Climate Change Act 2008*

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- *EU Buildings Directive inc. Display Energy Certificates of Assets annually.*
 - *CRC Energy Efficiency Scheme*
 - *UK Low Carbon Transition Plan*
- 11.2 A significant amount of work is being done by the Council to reduce energy costs and improve energy efficiency in its buildings including:
- Monitoring energy prices weekly and purchasing when costs are lowest
 - Commissioning a review of policy and strategy in respect of energy issues
 - Securing pilot funding from United Utilities to install a range of water saving technology in schools
 - Running award winning energy efficiency campaigns
 - Delivering renewables advice for Council developments
 - Developing a robust database of usage and efficiency to begin a programme of improvement
 - Working directly with government and with other local authorities in the area to collectively look at issues and share best practice.
- 11.3 From April 2010 the 'CRC Energy Efficiency Scheme' applies a relative financial cost and risk to each tonne of carbon emitted from all the Council's operational activity, the most significant the proportion of which is from the Council's property estate. Taken from our 2008 consumption baseline, the Council is required to declare how much carbon it will use for the year ahead and purchase carbon allowances for that year. Therein, at year end, actual emissions are declared to DECC. If the Council use less than forecast, the Council will receive reward, or if the Council use more, it will incur a 10% penalty of the £500,000 trading costs in Year 1, rising to 50% penalty by the third year of CRC in 2013.
- 11.4 Against this statutory backdrop, the Council must take a robust approach to carbon mitigation to avoid the serious financial risks from CRC and at the same time seek to gain benefit from it.
- 11.5 The principles of carbon forecasting and budgeting will now have a significant direct affect on future asset management. The costs of carbon for each property has to be established and the information used to determine where investment is prudently targeted. Decisions on retention or disposal of assets will need to take account of where it may be uneconomically viable to invest against the burden of carbon emissions cost and risk.

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- 11.6 The Council needs to set short, medium and long term plans for its estate to reduce consumption and therefore, carbon emissions, using a well scoped “prudent invest to save” programme for energy, water and integrated renewables measures. In 2009/10 the programme of SALIX rotating spend to save investment in energy saving measures for Civic Buildings has continued, augmented by a one-off pot of capital investment towards the remainder of the estate, investing in the most efficient technologies.
- 11.7 This work has now helped to establish a standard range of measures that can be applied to Council buildings, prioritised in terms of cost and payback for the full cross section of Council asset types going forward. From this, options for continuation of capital funding will be proposed.
- 11.8 Looking forward to the coming twelve months in relation to the Asset Management Plan the Council will:
- Roll out a programme of installing Automated Metering (AMR) in all Council buildings at site level and where possible, departmental/floor level, to enable accurate monitoring and allocation of utility and related carbon costs/risks to each department lead. This will give ownership and drive down consumption locally.
 - Develop standard Council specifications of energy and water saving technologies to be consistently enforced on all building maintenance, refurbishment and new build to ensure the highest practical performance of assets within investments available, affording value in savings and reduction of carbon trading and consumption cost.
 - Seek to expand the previous programmes of invest to save within all Council Assets
 - Obtain a ten year view on asset retention/disposal to inform income opportunities from renewables and feed-in tariffs.
 - Re-align and integrate Council strategies as part of the forthcoming strategic review recommendations to harmonise approach and achieve greatest combined impacts upon carbon mitigation.
 - Review the procurement process for Council Utility supplies centrally.

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11.9 For the future, whilst energy prices have levelled during the current economic downturn, in tracking market intelligence (including the new report of the UK Industry Taskforce on Peak Oil and Energy Security (ITPOES) released in February 2010) it is found that oil shortages, will impact upon the security of supply and return to severe increased price volatility by 2015. Alignment of our Asset Management Planning processes to achieve a low carbon asset base will help protect the Council from future financial and legal risk.

12. Accommodation Strategy

12.1 The Asset Management Report 2009 detailed future plans for the Accommodation Strategy including the decanting of staff from Balliol House into locations such as St Peters House, the co location of the PCT with Council staff in Merton House and relocation of staff to the third floor of Magdalen House once Capita Symonds move to an alternative location.

12.2 Initiatives in Southport include the relocation of Tourism staff and partner agencies and the eventual vacation of Crown Buildings. With the onset of the Cultural Centre proposals there is a requirement to relocate staff from Bank Buildings, together with Leisure Services staff from the Arts Centre and find a temporary alternative location for the library.

12.3 The Council acquired the Lease of St Peters House from the Health and Safety Executive and approved the acquisition of the freehold, once the Lease assignment had been completed, at a figure of £3,150,000.

12.4 In its Agreement with Arvato Government Services (Sefton) Ltd, the Council were under an obligation to provide premises for Arvato during the term of the contract.

12.5 Cabinet at its meeting on 14th May 2009 approved the option appraisal for the acquisition of St Peters House.

12.6 Since January 2010, some 450 Arvato staff have been relocated from office accommodation in Balliol House and Merton House into St Peters House.

12.7 Balliol House is now vacant following significant moves of staff during 2009 and 2010. The Council has allocated funding for the demolition of Balliol House and this will be progressed during the latter months of 2010. The data centre operating from Balliol House has been relocated to St Peter's House so that demolition can take place.

12.8 After demolition, the Council will be left with a prominent town centre development site available for a variety of uses.

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- 12.9 During the financial year 2009/2010, approximately 1220 staff have been relocated in planned moves by the Council's Agent, Capita Symonds.
- 12.10 The revised Accommodation Strategy is to be produced and will encompass the following programmed moves for 2010/2011. These have included relocation of Children's Services staff from Balliol House to Merton House, relocation of Leisure Services staff from the Arts Centre in Southport to Waterloo Town Hall and the reorganisation of Environmental Protection's office accommodation in Crown/Bank Buildings and Magdalen House.
- 12.11 Capita Symonds' proposed relocation to alternative premises will leave a floor of Magdalen House available for Council staff.
- 12.12 A Small Moves Protocol has been introduced to govern minor accommodation changes that do not require significant technical input or space planning expertise.

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Agenda Item 10

REPORT TO: Cabinet

DATE: 28th October 2010

SUBJECT: Southport Pier - Proposed Structural Assessment and Maintenance Option Appraisal

WARDS AFFECTED: Ainsdale, Birkdale, Dukes, Kew, Norwood and Cambridge

REPORT OF: Peter Moore
Environmental and Technical Services Director

CONTACT OFFICER: David Kay
Client Manager
Tel: 0151 934 4527

EXEMPT/ CONFIDENTIAL: No

PURPOSE/SUMMARY:

The report is to request a scheme for £20,000 be included in the capital programme in order to undertake the required structural assessment and maintenance option appraisal of the Southport Pier. This will be funded from the Southport Pier Maintenance Sinking Fund.

REASON WHY DECISION REQUIRED:

To enable the Environmental and Technical Services Director to commission Capita Symonds to undertake the required works.

RECOMMENDATION(S):

It is recommended that:

Cabinet approves the inclusion in the Leisure and Tourism Capital Programme of £20,000 for a new scheme to carry out Structural Assessment and Maintenance Option Appraisal works at Southport Pier. The funding for this work is to be provided entirely from the Southport Pier Maintenance Sinking Fund.

KEY DECISION: No

FORWARD PLAN: No

IMPLEMENTATION DATE: Immediately following expiry of call in.

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ALTERNATIVE OPTIONS:

The proposed works will identify the options in order to ensure the ongoing maintenance of the Southport Pier.

In the event that the exercise is not undertaken, or ultimately not acted upon, then this will jeopardise the long-term viability of the pier.

IMPLICATIONS:

Budget/Policy Framework: The Pier sinking fund currently contains £517,295 comprising £117,295 as the remaining balance of the payment in settlement of the claims and £400,000 accumulated through the annual £50,000 contributions.

This funding cannot be expended without Cabinet approval.

Financial

It is recommended that the sum of £20,000 be made available from the Southport Pier Sinking Fund in order to undertake the structural assessment, option appraisal and any further investigative works necessary.

<u>CAPITAL EXPENDITURE</u>	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure	£20,000			
Funded by:				
Sefton Capital Resources	£20,000			
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	N/A			
How will the service be funded post expiry?	N/A			

Legal: Not appropriate

Risk Assessment: Not appropriate

Asset Management: Not Applicable

CONSULTATION UNDERTAKEN/VIEWS

The Leisure Services and Tourism Department have been consulted and any comments have been taken into account in preparing this report.

FD 534 The Interim Head of Corporate Finance & Information Services has been consulted and has no comments on this report

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities	√		
3	Jobs and Prosperity		√	
4	Improving Health and Well-Being		√	
5	Environmental Sustainability	√		
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy		√	
8	Children and Young People		√	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

None

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1.0 Background

- 1.1 Southport Pier was reopened in 2002 following a programme of restoration, in which the Authority were aided with funding provided through the Heritage Lottery Fund and by an ERDF grant.
- 1.2 The completion of the scheme was severely delayed due to the initial contractor entering administration and protracted contractual disputes with the replacement contractor. The Authority ultimately agreed a full and final settlement of its disputes with the replacement contractor and was in receipt of a payment in settlement of its claims totalling £773,472.
- 1.3 The settlement was placed in a sinking fund, together with an additional contribution of £50,000 per year, in order to be able to address the ongoing maintenance requirements of the pier.

2.0 Proposals for Consideration

- 2.1 A set of maintenance proposals for the pier was developed, as part of the requirements for Heritage Lottery funding. These requirements have not been fully complied with, as the Authority has sought to enjoy a period of amnesty from significant maintenance costs following the restoration works.
- 2.2 The pier superstructure has been maintained in good decorative order so as to ensure ongoing commercial appeal and minor repair works, including works to the deck boarding, have been carried out to address general wear and tear.
- 2.3 It is now necessary to consider the condition of the pier structure and develop a revised set of maintenance proposals to safeguard the condition of the facility for the future.
- 2.4 The Authorities Technical Services partner Capita Symonds have been asked to identify a cost to undertake a structural assessment and option appraisal exercise comprising:
 - Structural assessment to consider the condition and integrity of the structure
 - Statutory Bridge survey of portion of the pier extending over Marine Drive.
 - Identification of any issues arising as a result of environmental corrosion, vibration from trams and other vehicles, collision, etc and provision of costed proposals for any necessary remedial action.
 - Identification of protective coatings to safeguard the structure from environmental corrosion going forward, including provision of a fully costed full life option appraisal.
- 2.5 The cost of the works by Capita Symonds has been identified at £16,000. This is considered to reasonable given the extensive task requirements.

- 2.6 It is proposed that a further £4,000 should also be made available but held in reserve in order to address any further investigative works if this should prove to be necessary during the course of the currently identified exercise.

3.0 Financial Implications

- 3.1 The Pier sinking fund currently contains £517,295 comprising £117,295 as the remaining balance of the payment in settlement of the claims and £400,000 accumulated through the annual £50,000 contributions. This funding cannot be expended without Cabinet approval.

- 3.2 The financial implications of the works necessary to ensure the long-term viability of the pier will be reported following completion of the option appraisal exercise.

4.0 Recommendation

Cabinet approves the inclusion in the Leisure and Tourism Capital Programme of £20,000 for a new scheme to carry out Structural Assessment and Maintenance Option Appraisal works at Southport Pier. The funding for this work is to be provided entirely from the Southport Pier Maintenance Sinking Fund.

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Agenda Item 11

REPORT TO: Cabinet Member - Environmental
Cabinet

DATE: 20th October 2010
28th October 2010

SUBJECT: Regional Coastal Monitoring Programme 2011-2015 Procurement Strategy

WARDS AFFECTED: Meols, Cambridge, Dukes, Ainsdale, Harrington, Manor, Blundellsands,
Church, Linacre

REPORT OF: Peter Moore
Environmental & Technical Services Director

CONTACT OFFICER: Graham Lymbery – Project Leader - Coastal Defence
0151 934 2959

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

Report detailing the proposed procurement strategy for the Regional Coastal Monitoring Programme for 2011-2015.

REASON WHY DECISION REQUIRED:

Sefton Council's Constitution requires Cabinet approval for the establishment of a framework which will incur expenditure over £500k through the duration of the programme

RECOMMENDATION(S):

It is recommended that the:

1. Cabinet Member – Environmental notes the report
2. Cabinet approve the establishment of a framework for regional coastal monitoring activities.

KEY DECISION: No

FORWARD PLAN: No

IMPLEMENTATION DATE: Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

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ALTERNATIVE OPTIONS:

Every element of work will have to undergo appropriate procurement methodologies as defined in the constitution; this will involve repeating quality assurance tasks on a number of occasions resulting in significantly more work.

IMPLICATIONS:**Budget/Policy Framework:**

Financial: None arising directly from this report

<u>CAPITAL EXPENDITURE</u>	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N				
How will the service be funded post expiry?				

Legal: None

Risk Assessment:

Asset Management: Coastal asset inspections, evidence for risk based analysis

CONSULTATION UNDERTAKEN/VIEWS

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability		✓	
6	Creating Inclusive Communities		✓	
7	Improving the Quality of Council Services and Strengthening local Democracy		✓	
8	Children and Young People		✓	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Previous Committee Report to Cabinet Member, Environmental on 10th February 2010, 'Regional Coastal Monitoring Programme'.

National Network of Strategic Regional Coastal Monitoring Programmes (2011-2016) Strategic Appraisal Report v1.0 30th March 2010

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Background

1. Sefton Council has been the lead Authority for the North West Regional Coastal Monitoring Programme since 2007.
2. Regional coastal monitoring programmes need to collect core essential data that is subsequently used to continuously improve understanding of coastal processes and shoreline change, in order to inform decisions relating to management issues, including the assessment of coastal erosion and sea flooding risk and the selection of relevant long-term management policies or options to manage such risk, including providing advice essential for future adaptation in response to climate change.
3. A National Network of Regional Coastal Monitoring Programmes, including representatives from all programmes from around England and Wales, was established in 2009 to further develop the programmes, enhance knowledge and expertise and support grant applications.
4. A co-ordinated grant application was made to the Environment Agency in May 2010 on behalf of each region for the period 2011-2016, with £5.3million allocated to the North West. This submission received a recommendation for approval by the Environment Agency National Review Group. This group also recommended a co-ordinated procurement strategy.

Proposal

5. Separate regional frameworks will be established in a coordinated programme through the National Network to ensure the criteria are applied equally across the country. All Sefton Council procurement regulations will be followed throughout this procedure. This process will include a Pre-Qualification Questionnaire to ensure companies are able to deliver the services to the required specifications.
6. The framework will include work packages for:
 - a. Bathymetric surveys
 - b. Topographic surveys
 - c. Aerial surveys
 - d. Lidar surveys
 - e. Ecological mapping
 - f. Hydrodynamic data collection
 - g. Analytical services

Benefits

7. The framework does not form any sort of contract between the Council and any of the contractors on the framework; if preferred, the Council doesn't have to use the framework.
8. The framework will have quality assessed contractors ensuring their ability to fulfil the contracts.
9. The framework will give the Council maximum flexibility for procurement for coastal monitoring requirements for the next five years.
10. The Council reserves the right to use in-house teams, where preferred.

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Agenda Item 12

REPORT TO: Cabinet

DATE: 28th October 2010

SUBJECT: Protocol for Lifting the Moratorium on the Siting of Mobile Phone Masts on Council Land

WARDS AFFECTED: All

REPORT OF: Peter Moore
Environment and Technical Services Director
Tel: 0151 934 4018

CONTACT OFFICER: David Street – Asset & Property Manager, Technical Services
Tel: 0151 934 2751

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To advise on the implications of amending the masts protocol by including the Area Committees in the site selection and consultation process and of delegating to the relevant Area Committee the decision to authorise the use of Council land for the siting of telephone transmission masts.

REASON WHY DECISION REQUIRED:

On 30th September, Cabinet requested that the subject report be deferred pending the receipt of further advice. In practical terms the protocol can be readily amended to substitute the Area Committees in the site selection and consultation process and the Council's constitution also amended to permit the Area Committees to take the decision to authorise the use of Council land for the siting of telephone transmission masts.

RECOMMENDATION(S):

That Cabinet: -

1. Consider the implications of revising the Protocol and the Constitution and if agreeable endorse the revised protocol document appended to this report and;
2. Agree to delegate decision making on the use of Council land for the siting of telephone transmission masts to the relevant Area Committee.
3. Agree that the proposed amendment to the Council's constitution be submitted to Council for ratification.

KEY DECISION: Yes

FORWARD PLAN: Yes

IMPLEMENTATION DATE: After the call-in period

ALTERNATIVE OPTIONS: There are options to apply different parameters to the protocol, for example, to expand the consultation process and delegate decision making to a more local level. However, it is reiterated that to extend and complicate the process significantly will deter applications because the requirements could become too onerous or the process becomes too time consuming. This would defeat the original intention of the protocol which is to provide sites that are more suitable and acceptable than those which are available by right, i.e. on the highway.

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IMPLICATIONS:

Budget/Policy Framework:

Financial: There are no direct financial implications arising out of this report. There will be some costs associated with evaluating proposals to site masts on Council owned land, but it is anticipated that these will be covered by any licence fees which will be charged to the mobile phone operators. The fees received will be used to cover the costs of implementing the protocol and evaluating specific requests therefore there should be no net cost to the Council.

Legal: The protocol as outlined in the report complies with legal requirements and recommended best practice.

Risk Assessment: The protocol incorporates risk assessments based on industry best practice

Asset Management: The proposals have been developed in accordance with good asset management practice.

CONSULTATION UNDERTAKEN/VIEWS

FD 536 - The Interim Head of Corporate Finance & Information Services has been consulted and has no comments on this report.

The views of the Head Of Corporate Legal Services have been taken into account in drafting this report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability		✓	
6	Creating Inclusive Communities		✓	
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People		✓	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Revised Protocol for the Evaluation of Requests to lift the Moratorium on the Siting of Mobile Phone Masts on Council Land; Cabinet report dated 30th September 2010

1.0 Background

1. Full Council on 22 October 2009 in considering the moratorium on the siting of telephone masts on Council land:

RESOLVED: That:

- (1) the moratorium be revised so that it can be lifted by the Cabinet on a case by case basis; and
- (2) Officers develop a protocol for evaluating requests to lift the moratorium and site mobile phone masts on Council land and report this back to the Cabinet for approval.

2. Cabinet on 4th March 2010, in consideration of a draft protocol

RESOLVED: That:

- (1) the Protocol be submitted to the Overview and Scrutiny Committee (Regeneration and Environmental Services) and each Area Committee for consideration prior to approval at a future meeting of the Cabinet.

3. Cabinet on 30th September 2010 after consideration of the comments provided by the Overview & Scrutiny Committee (Regeneration and Environmental Services) and all Area Committees on the draft protocol to govern the lifting of the current moratorium on the siting of telephone transmission masts on Council owned land:

RESOLVED:

That the report be deferred for consideration at the next meeting and the report be supplemented with details of the implications of delegating the decision-making process to the Area Committees.

2.0 Implications Arising from Delegation of Decision Making to the Area Committees

- 2.1 Although it is difficult to anticipate the precise reaction of the telephone mast operators it has been consistently advised and reported that any changes to the original protocol that appeared to or effectively made the process appear onerous and unwieldy was likely to deter use of the protocol.
- 2.2 If a revised protocol is adopted only time will tell if the operators are willing to utilise it rather than rely on their statutory rights on the Highway, however the operators will be encouraged to utilise the Protocol to derive mutual benefit.
- 2.3 Given the likelihood of each Area committee having a different stance on the siting of masts on Council owned land there is the

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possibility of an inconsistent utilisation of the protocol which may undermine the confidence of the operators in the process.

3.0 Proposed Revisions to the Masts Protocol

- 3.1 The protocol document has been revised to show the specific changes required to enable the Area Committees to participate at an early stage in the site selection and consultation procedure
- 3.2 The proposed revisions should enable the Area Committees to consider any proposals to utilise Council owned land and involve their constituents in the site selection process.

4.0 Changes to Council Constitution

- 4.1 Members are requested to consider and approve a specific revision to the Council's constitution to enable the Area Committees to take the decision to permit telephone transmission masts to be sited on Council owned land as follows:

“AREA COMMITTEES – Specific Delegations

Environmental and Technical Services

1. Determination of applications for permission to site mobile phone masts on Council owned land within the Wards covered by the Area Committee, in accordance with the Council's protocol”.

5.0 Conclusion

- 5.1 If Cabinet agrees to the proposed revisions to Protocol and amendment to the Constitution then the latter should be reported to the next meeting of Council for ratification. Thereafter the protocol can be implemented.

Protocol for the evaluation of requests to lift the Moratorium on the siting of Mobile Phone Masts on Council Land (Area Committee Revision)

Overview

There are now nearly 74 million mobile connections in the UK. In the past decade, mobile phones have transformed the way that people communicate - both in their business and in their personal lives.

However, mobile phones cannot work without a network of base stations in places where people want to use them. The majority of people in the UK live and work in towns and cities, and this is why the operators need to ensure that there is an efficient network service in those areas to allow people to use their phones when and where they want. To get a good signal you need to be near a base station. Base stations can only carry a maximum of around 120 calls at the same time.

Mobile phone users in the UK area are increasingly demanding better coverage, more capacity in the networks to stop calls from being lost, and more services to be available on their phones. Mobile operators are responding to that customer demand.

The Government has given telecommunications operators' legal rights to use public highway land for telecommunications development. On other Council land, the Council can decide, as landowner, whether or not to allow telecommunications development. The Council has decided to consider whether to allow telecommunications development on its land, where it may be better for local people and the environment than alternative locations not owned by the Council, This is especially important if the alternatives include undesirable permitted development, over which the Council would have no control. ***Decisions to allow development on Council land will be considered on a site-by-site basis, and will involve consultation locally by the mobile phone operators and be approved by the Area Committee in which a relevant site is located [Cabinet].***

Health risks

Health risks, and even the fear of health risks, are proper considerations for the Council. But the Government's advice on Telecommunications, Revised Planning Policy Guidance Note 8 (PPG8, 22 August 2001), states:

"However, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed development meets the ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them."

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Therefore, where mobile phone mast developments meet the ICNIRP guidelines, the Council has no sustainable health reason to refuse planning permission. Unreasonable refusal decisions can be overturned on appeal.

The Stewart Report, published in 2000, remains the key piece of research in relation to health issues. This study had concluded that on the basis of current evidence, there was no risk to health from mobile phone technology but that in the absence of more detailed research that a precautionary principle should be adopted to the siting of mobile phone masts.

It is understood that an update of the Stewart Report was published in 2005 with the same conclusions and that some 25 other studies have also been published since 2000 which support the conclusions of the original Stewart Report.

The precautionary principle will be adopted for the siting of mobile phone masts on Council land and all equipment must have a 'Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")' [copy attached] and not be allowed within 100m of homes, schools, leisure centres, offices or other sensitive locations.

Planning Considerations

The relaxation or lifting of the Council's moratorium on the use of Council-owned land for the siting of telecommunications masts would not, in any way, fetter or otherwise influence the Council's powers as Local Planning Authority to determine planning applications or applications for prior approval.

National planning policy issued by the former Office of the Deputy Prime Minister (now Communities and Local Government) sets the context for the consideration of all telecommunications proposals in England and is presently contained in Planning Policy Guidance note 8 (PPG 8) which was issued in its current form in August 2001

PPG8 gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires

The mobile phone operator's annual rollout programme is available on the Council's website via the following link:

<http://seftonmaps.sefton.gov.uk/SeftonMaps/html/SeftonMaps.html?theme=Telecoms Rollout>

Mast or site sharing and co-location can help reduce the impact on the environment and often provides the most cost effective solution for the operators. Under all of the UK Governments' planning guidance operators are encouraged to explore the possibility of using an existing mast or structure before seeking to put up a new one, wherever it represents the best environmental option. They have all developed prescriptive planning policy in this area.

Siting and appearance are key considerations for planning and even when planning approval is not required Planning Officers will be consulted on all proposals to locate masts on Council land.

Requirements of the Mobile Phone Operators

The mobile phone operators - 3, O2, Orange, T Mobile and Vodafone - are implementing the 'Ten Commitments' to improve transparency of the process of building mobile phone networks, provide more information to the public and local authorities, and increase the role of the public in the siting of radio base stations. The Ten Commitments to best siting practice were launched by the operators in 2001 to supplement Government planning regulations, in an effort to strengthen links with the community through open dialogue. They were developed in consultation with other stakeholders and have received support from the Local Government Association and activist groups such as Mast Action UK. The Ten Commitments now form part of the English and Welsh Governments' Codes of Best Practice for mobile telecoms developments.

The operators are implementing ten best siting practice commitments to:

- 1 develop, with other stakeholders, clear standards and procedures to deliver significantly improved consultation with local communities
- 2 participate in obligatory pre-rollout and pre-application consultation with local planning authorities
- 3 publish clear, transparent and accountable criteria and cross-industry agreement on site sharing, against which progress will be published regularly
- 4 establish professional development workshops on technological developments within telecommunications for local authority officers and elected members
- 5 deliver, with the Government, a database of information available to the public on radio base stations
- 6 assess all radio base stations for international (ICNIRP) compliance for public exposure, and produce a programme for ICNIRP compliance for all radio base stations as recommended by the Independent Expert Group on Mobile Phones
- 7 provide, as part of planning applications for radio base stations, a certification of compliance with ICNIRP public exposure guidelines
- 8 provide specific staff resources to respond to complaints and enquiries about radio base stations, within ten working days
- 9 begin financially supporting the Government's independent scientific research programme on mobile communications health issues
- 10 develop standard supporting documentation for all planning submissions whether full planning or prior approval

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Procedure for Evaluating Requests to site Mobile Phone Masts on Council Land

- A **Mobile Phone Operators to Identify Annual Requirements** – annual review letter to Planning Director
- B **Operators to Identify Sites on Council Land** – which comply with the 100m exclusion zone requirement.
- C **Meeting with Council Officers** - to identify annual schedule of sites which will include sites on and off Council land. Operators will be encouraged to share sites, and to select locations and equipment which minimise the number of masts required.
- D **Report to relevant Area Committee [Cabinet] for approval of Sites on Council Land** – subject to consultation showing general public support, and planning approval if required.
- E **Operators to Develop Consultation Strategy** – to be agreed by the Planning Director together with technical details of requirements and rationale for site selection. Again officers will encourage shared sites and minimising the number of sites required. See Site Selection and Planning Model Flow Chart attached.
- F **Operators to undertake Community Consultation** – which as a minimum will comprise letters to Ward Councillors, Area Committees and Parish Councils (if appropriate); consultation letter to residents and site notices.
- G **Operators to evaluate consultation responses** – using the ‘traffic light’ model attached.
- H **Refer back to Area Committee [Cabinet]** – all sites scoring red on the traffic light model and amber sites where there is significant public concern arising out of the consultation. Also provide for referring back to **Area Committee [Cabinet]** alternative sites which may be proposed as part of the consultation process.
- I **Operator to submit Planning Application-** planning applications to be considered in the usual manner.
- J **Council to enter into agreement with Operator** – for the location of mobile phone mast on standard terms subject to **Area Committee [Cabinet]** approval as above, planning approval as required and ICNIRP Declaration for the equipment.

ICNIRP DECLARATION

ENGLAND

(Operator logo)

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")

(Operator name)
(Operator address)

Declares that the proposed equipment and installation as detailed in the attached planning / GPDO application at:

(Address).....
.....
.....

is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), as expressed in EU Council Recommendation of 12 July 1999 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date:

Signed:

Name:

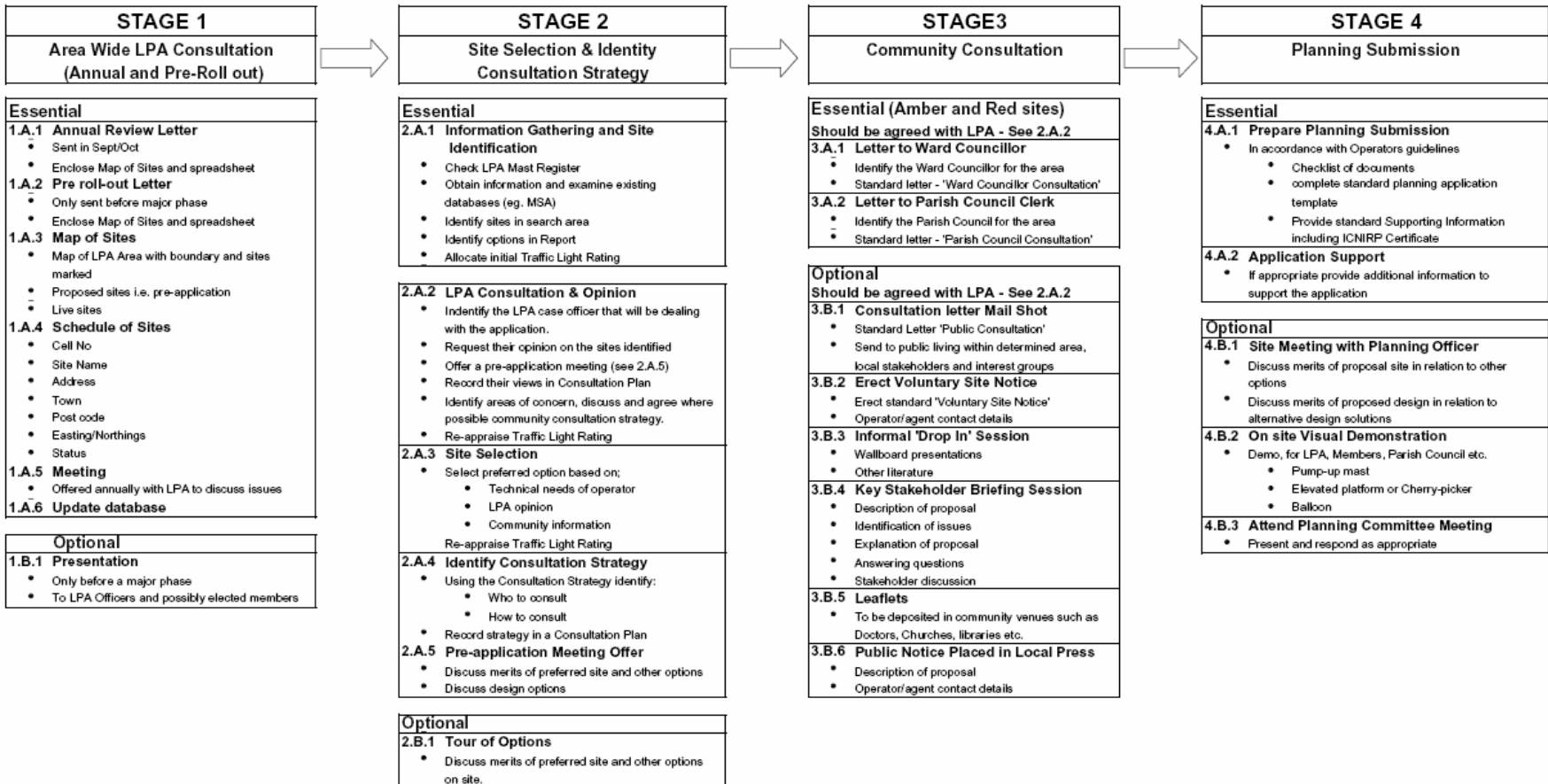
Position:

(Footer - operator name and registered number / office)

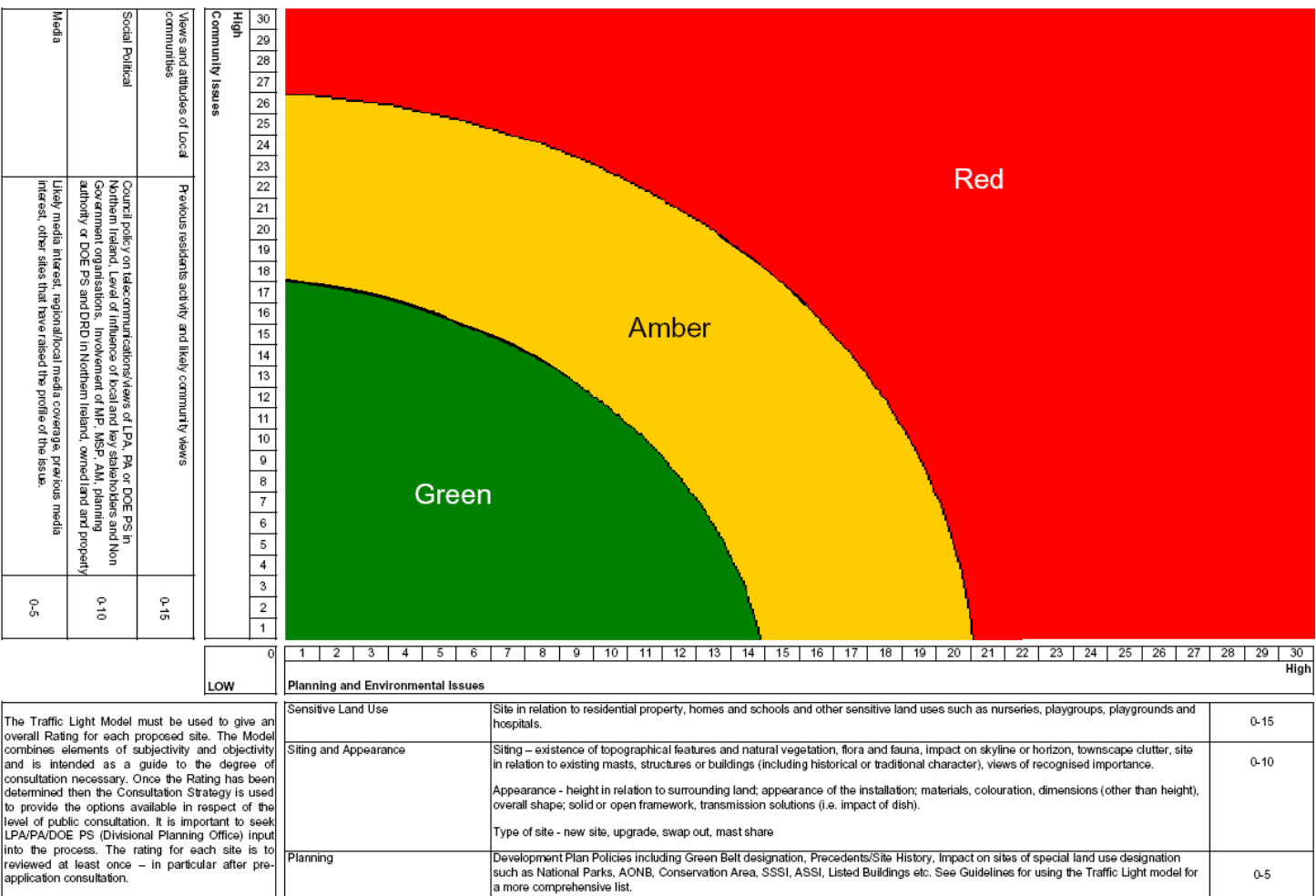
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UK

SITE SELECTION & PLANNING MODEL



TRAFFIC LIGHT RATING MODEL FOR PUBLIC CONSULTATION



UK

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REPORT TO: CABINET

DATE: 28 October 2010

SUBJECT: Gas and Electricity Supply Contracts

WARDS AFFECTED: All

REPORT OF: Peter Moore
Environmental and Technical Services Director

CONTACT OFFICER: Ian Weller
Energy Division Manager
0151 934 4221 ian.weller@sefton.gov.uk

EXEMPT/CONFIDENTIAL: No

PURPOSE/SUMMARY:

To report on the option to implement an extension current energy supply contracts for gas and electricity to take advantage of market prices and enable sufficient transition time to implement the review Councils energy procurement which is currently underway and realign delegated authority for this function.

REASON WHY DECISION REQUIRED:

The Council is evaluating the potential use of existing public sector framework contracts for future energy procurement, in order to maintain the best possible unit price. However, given the potential timeframe of this exercise and the volatility of energy prices, an alternative course of action, as contingency, is considered prudent. Delegated authority to accept the best and final prices offered within energy market 2 hour price validity has previously rested with the former Head of Regeneration and Technical Services. This report is to assign the delegated authority to the Environmental and Technical Services Director.

RECOMMENDATION(S):

That cabinet:

1. Agree that Council Constitutional Contract Procedure Rules be waived in relation to seeking price offers from incumbent suppliers to extend the contract under renewed tariffs.
2. That delegated powers be awarded to the Environmental and Technical Services Director to accept the price offer which is economically the most advantageous for the Council and to award the contract extension accordingly for 6 or 12 months.
3. That the Environmental and Technical Services Director reports the results of the contract price renewal exercise and his actions to a future meeting of the Cabinet.

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4. Notes the potential energy market price increases forecast over the next 12-24 months giving context to the option to extend if rates are currently more favourable.

KEY DECISION: No

FORWARD PLAN: Not appropriate.

IMPLEMENTATION DATE: Upon the expiry of the call in period for the minutes of the meeting.

ALTERNATIVE OPTIONS:

The potential use of existing public sector framework contracts is being investigated. However, to renew contract rates in a timely manner in light of energy market trends and therefore avoid exposing the Council to default penalty rates, which are significantly higher than contract rates and open to market volatility this contingency option is considered prudent.

IMPLICATIONS: Market price forecasts are illustrated in section 2.0 of this report. Actual revenue budget impacts will be reported should extension to contract be secured.

Budget/Policy Framework: Not appropriate

FINANCIAL:

	2009/10 £	2010/11 £	2011/12 £	2012/13 £
<u>CAPITAL EXPENDITURE</u>				
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton Funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date?				
How will the service be funded post expiry?				

Legal:

Risk Assessment: Failure to secure new contracts in advance of the renewal date will incur expensive non-contract penalty tariff rates. Due to the volatility in the utilities markets this issue has been put on the Corporate Risk register

Asset Management: There are no direct implications arising from this report.

CONSULTATION UNDERTAKEN/VIEWS

FD531: The Finance Director has been consulted and appropriate financial comments have been incorporated into the report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities		✓	
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

None

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1.0 BACKGROUND

1.1 A report was submitted to Cabinet on 11 June 2009 detailing the results of the contract price renewal exercise for the supply of gas and electricity to multiple properties and Street Lighting within the boundaries of Sefton Council for the period 1 September 2009 to 31 August 2011.

1.2 The percentage differences on 08/09 to 09/11 contracts were:

Gas (Scottish and Southern): - 32.37% (average price decrease against 08/09 contract)

Electricity (ScottishPower): - 28.92% (average price decrease against 08/09 contract)

[Note: This reduction is spread over financial years as the contract runs from 01 September to 31 August each year. These figures refer to the energy contracts totals only and do not relate to financial budgets, forecasts or actual payments. It should also be noted that each directorate within this will have a proportionately different percentage change due to make up of portfolio and other factors including extremes of weather.]

1.3 Consequently, current contract prices are due to expire on 31 August 2011 and need to be renewed ahead of that date. In respect of this expiration deadline two issues are relevant:

1.4 Firstly, in conjunction with the Head of Procurement (CPU) the Energy Manager is appraising options to use existing public sector frameworks for future energy procurement. This is in line with best practice guidance from central government, where relevant frameworks can drive value through using the extensive collaborative buying power of the public sector within the UK. Adoption of such frameworks will also mean that the Council does not have to undertake the lengthy and costly OJEU procurement process. Within these frameworks further added benefits are available via services such as metering and renewables provisions.

1.5 Secondly, the complex timeframe to transfer to procurement via a Framework may compromise the renewal date. Therefore, it is prudent to grant the Environmental and Technical Services Director delegated authority to extend contract under renewed tariffs for 6 or 12 months, if advantageous to the Council to allow sufficient time for transfer to a Framework.

1.6 Accordingly the contract allows for the ongoing negotiation of price up to Year 5 of contract up to 31 August 2013.

2.0 ENERGY MARKET PRICES AND FORECAST

2.1 The officers of the Energy Team have tracked the trading markets daily during the last 12 months seeking the optimum period to purchase if required. During this period the general trend of the energy markets has been steady

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except for fluctuations against global events e.g. Gulf BP Oil incident and trans EU supply issues.

- 2.2 The global economic downturn and its subsequent effect on lower anticipated energy requirements has been a major contributing factor to a stabilisation in energy prices.
- 2.3 However, going forward there are many factors that are likely to lead to price increases in the energy markets, such as an up turn in the world economy, tightening on Carbon Trading, issues in nuclear production and weather uncertainty.
- 2.4 **A consensus of expert market opinion predicts an increase in energy market prices of 20-25% by December 2011 and continuing to rise to the end of the current decade. Officers of the Energy Team have been issuing market guidance to Finance on this view in the last 6 months.**
- 2.5 At the time of writing we remain in a relatively stable market position. Table's 1 and 2 have market price scenarios illustrated against the complete council portfolio of how different market positions would impact.
- 2.6 Table 1 'Gas Price Scenarios' also includes a possible decrease scenario due to fluctuations on that market which may afford a decrease point to Council contract.

**TABLE 1:
GAS PRICE FORECAST SCENARIOS**

	EXISTING CONTRACT	
	Actual	Estimate
	2009/10	2010/11
Leisure Services	£743,516	£743,516
EPD	£5,381	£5,381
Tech Services (Highways)	£7,361	£7,361
Misc	£13,133	£13,133
Health & Social Care	£7,725	£7,725
Civic Buildings	£185,223	£185,223
CSF Non Schools	£27,582	£27,582
Net Expenditure (Non-Schools)	£989,921	£989,921
* CSF ~ Schools, Children Centres & Nurseries	£1,456,250	£1,456,250
	£2,912,499	£2,912,499
* Not all school figures available		

NEW CONTRACT SCENARIO	
Assume 5% Increase	
2011/12	Increase pa
£762,104	£18,588
£5,516	£135
£7,545	£184
£13,461	£328
£7,918	£193
£189,854	£4,631
£28,272	£690
£1,014,669	£24,748
£1,492,656	£36,406
£2,985,312	£72,812
Assume 5% increase but current contract price runs until 31 Aug 2011 therefore 2.5% increase applied only March 2012	

NEW CONTRACT SCENARIO	
Assume 5% Decrease	
2011/12	Increase pa
£724,928	-£18,588
£5,247	-£135
£7,177	-£184
£12,804	-£328
£7,532	-£193
£180,593	-£4,631
£26,892	-£690
£965,173	-£24,748
£1,419,843	-£36,406
£2,839,687	-£72,812
Assume 5% decrease but current contract price runs until 31 Aug 2011 therefore 2.5% decrease applied only March 2012	

**TABLE 2:
ELEC PRICE FORECAST SCENARIOS**

	EXISTING CONTRACT	
	Actual	Estimate
	2009/10	2010/11
Leisure	539,776	539,776
Misc	64,084	64,084
EPD	43,809	43,809
Tech Services (Highways)	57,971	57,971
Health & Social Care	36,375	36,375
Civic Buildings	493,960	493,960
CSF Non Schools	34,487	34,487
Net Expenditure (Non-Schools)	1,270,463	1,270,463
* CSF Schools, Children Centres & Nurseries	2,051,514	2,051,514
Street Lights	1,377,482	1,234,346
	3,321,977	3,321,977

NEW CONTRACT SCENARIO	
<i>Assume 5% Contract Cost Increase</i>	
2011/12	Increase pa
£553,271	£13,494
£65,687	£1,602
£44,904	£1,095
£59,421	£1,449
£37,285	£909
£506,309	£12,349
£35,349	£862
£1,302,225	£31,762
£2,102,802	£51,288
£1,411,919	£34,437
£3,405,027	£83,049
Assume 5% increase but current contract price runs until 31 Aug 2011 therefore 2.5% increase applied only March 2012	

These figures refer to the energy contracts totals only and do not relate to individual Department financial budgets. It should also be noted that each directorate within this will have a proportionately different percentage change due to make up of portfolio and other factors including extremes of weather.

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3.0 EXTENSION OPTIONS

- 3.1 In relation to energy contracts, there is a very short timescale available to make a decision to select a supplier, as suppliers purchase energy on the trading stock market and will only guarantee a price for two hour window.
- 3.2 As a consequence Members approved the procurement process and delegation to the then Head of Regeneration and Technical Services in 2008 to accept the most advantageous price for renewal in contract and subsequent extensions. Following Corporate re-organisation the above post is no longer in existence and the delegated authority for this purpose should be aligned to the Environmental and Technical Services Director.
- 3.3 If required, officers will request price renewal offers for both 6 and 12 months periods for a 01 Sept 2011 commencement. This will enable most advantageous offer in terms of planning to transfer to framework, budget planning certainty and initial protection against market trends to be considered.
- 3.4 That the Environmental and Technical Services Director reports the results of any contract price renewal exercise and his actions to a future meeting of the Cabinet.

Agenda Item 14

REPORT TO: Cabinet Member for Leisure and Tourism
Cabinet

DATE: 6th October 2010
28th October 2010

SUBJECT: Proposals for Victoria Park, Crosby

WARDS AFFECTED: Victoria

REPORT OF: Graham Bayliss. Leisure and Tourism Director

CONTACT OFFICER: Phil Esseen. Head of Landscape Development and Management x 2392

EXEMPT/CONFIDENTIAL: No

PURPOSE/SUMMARY:

To inform the Cabinet Member for Leisure and Tourism of proposals to make improvements to Victoria Park, Crosby and to seek approval for the proposed layout.

REASON WHY DECISION REQUIRED:

To allow progress of the scheme and implementation of the works on site.

RECOMMENDATION(S):

The Cabinet Member for Leisure and Tourism: -

- 1) Adopts the masterplan for the park and approves the proposed improvements to Victoria Park in Crosby.
- 2) Request Cabinet to include the sum of £116,218 for Victoria Park, Crosby in the Leisure and Tourism 2010/11 Capital Programme.

Cabinet:

- 1) Approve the inclusion of Improvements to Victoria Park in the 2010/11 Leisure and Tourism Capital Programme up to the value of £116,218 only.

KEY DECISION: No
FORWARD PLAN: No
IMPLEMENTATION DATE: Following expiry of the call-in period

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ALTERNATIVE OPTIONS:

Do nothing or implement a significantly reduced scheme: this would be unacceptable as it is in the main park in the area.

IMPLICATIONS:

Budget/Policy Framework: Within existing policy framework to spend S106 funding on designated sites

Financial:

<u>CAPITAL EXPENDITURE</u>	2009/ 2010 £	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £
Gross Increase in Capital Expenditure		116,218		
Funded by:				
Sefton Capital Resources				
Specific Capital Resources (S106)		116,218		
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal:

Risk Assessment:

Asset Management: The department is already managing the play area in line within existing parks and open space policy.

CONSULTATION UNDERTAKEN/VIEWS

FD 518 - ... The Interim Head of Corporate Finance & Information Services has been consulted and has no comments on this report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities	√		
3	Jobs and Prosperity		√	
4	Improving Health and Well-Being	√		
5	Environmental Sustainability	√		
6	Creating Inclusive Communities	√		
7	Improving the Quality of Council Services and Strengthening local Democracy	√		
8	Children and Young People	√		

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Crosby Area committee 7 July 2010

Parks and Greenspace Asset Management Strategy

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1.0 Background

- 1.1 Victoria Park is a District scale park in the Crosby area, and is classified as a Priority 1* site in the Parks and Greenspace Asset Management Strategy. This classification requires that the park should be a focus for improvement and so has been prioritised for the allocation of Section 106 monies arising from nearby housing developments.
- 1.2 A Masterplan for the park has been produced in consultation with the Friends of Victoria Park Group and the Victoria Park Steering Group. This indicates a number of landscape improvements which would be implemented as finances become available.
- 1.3 Funding has now become available for the second phase of landscape improvements. (Phase 1 being the recent playbuilder scheme which was implemented in March 2010). A design has been drawn-up to improve the area around the pavilion and the site of the new play area.

2.0 Consultation

- 2.1. As described above a masterplan has been developed for the park. This has been the product of extensive consultation.
- 2.2. Specifically the masterplan proposals have been tabled at “Friends of “ meetings, at meetings of the Victoria Park Steering Group and also at public meetings and open days. There was a summer event day which included a range of fun activities, centred around the pavilion. This event was well attended and the masterplan proposals were on view and useful feedback was gathered. The rangers who have responsibility for the park have displayed the proposals in the pavilion and discussed the proposals regularly with park users and interested parties.
- 2.3. The views of the community have been considered and incorporated into the proposals.
- 2.4. By far the majority of people consulted are in favour of the improvements proposed and there were no major objections. Further, the Crosby Area Committee received a report and supported the scheme on 7th July 2010.
- 2.5. Consultation with the community will continue over the years ahead to implement the masterplan as finances become available.

3.0 Proposals

- 3.1. The masterplan will be available at the meeting for Cabinet Member’s comments, but in outline the long-term proposals will provide a new circulation system around the park enabling a circular route linking all eight zones namely:

1. Historic landscape.
2. Wetland/bog area.
3. Pavilion/play area.
4. MUGA, tennis courts.
5. Arboretum
6. Activity space.
7. Oval sitting area.
8. Open space for larger scale activities.

3.2 One of the main intentions of the masterplan is to encourage better access from the pavilion to the open spaces to the rear of the building. It is hoped that better access and circulation around the building will encourage more community use of the building and the spaces around it.

3.3 The first part of the masterplan to be developed is zone 3, "pavilion/play area". This will include a new play area for younger children, a new path to allow better access into the play area and a paving layout that allows disabled access into the pavilion.

3.4 The development of the remaining zones will take place after further consultations with the community and as finances become available.

4.0 Financial Considerations

4.1. It is estimated that approximately £800,000 would be required to undertake all the proposed works.

4.2. There is currently £116,218 Section 106 funding allocated for improvements to Victoria Park. These monies are specifically for Green space improvements and have been allocated to the park by the Planning Committee and this decision was supported by the Crosby Area Committee.

4.3. The scheme and financial consideration have been approved by the Strategic Asset Management Group (August 2010).

5.0 Procurement of phase 1 Section 106 works.

5.1. Detailed drawings and specifications are being drawn up and will be sent out to tender to firms on the Council's select list and accepted in accordance with the Council's Contract Procedure Rules

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6.0 Timescales

- 6.1. It is envisaged the design and tendering process for the phase 2 works will be complete by late Autumn 2010 and the works be completed on site by Spring 2011.

7.0 Revenue Implications

- 7.1. There are no significant additional revenue implications from the phase 2 design proposals, as the works entail the upgrading of existing features and infrastructure.

Agenda Item 15

REPORT TO: Cabinet Member – Environmental
Cabinet

DATE: 20 October 2010
28 October 2010

SUBJECT: Contract for the Supply of Frozen Prepared Meals for the Community
Meals Service

WARDS AFFECTED: All Wards

REPORT OF: Jim Black
Operational Services Director

CONTACT OFFICER: Colin Upton
School Meals & Catering Services Manager
0151 934 3420

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To seek approval for the acceptance of a Tender for the supply of frozen prepared meals for the Community Meals Service.

REASON WHY DECISION REQUIRED:

A contract with a value greater than £500,000 requires Cabinet approval.

RECOMMENDATION(S):

1. Cabinet Member - Environmental is recommended to refer the report to Cabinet.
2. Cabinet is recommended to award the contract to the following supplier for the period from 1st November 2010 to 31st October 2013, with two further option periods of one year –
Tender No. 1

KEY DECISION: No

FORWARD PLAN: Not appropriate

IMPLEMENTATION DATE: Following expiry of the call in period.

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ALTERNATIVE OPTIONS:

A number of alternative suppliers were considered as part of the tender process, however, the proposed tenderer offers the best value to the Council.

IMPLICATIONS:

Budget/Policy Framework: The proposals are fully in line with the Council's Procurement Strategy and the National Procurement Strategy for Local Government.

Financial:

	2010 2011 £	2011 2012 £	2012 2013 £	2013 2014 £
<u>CAPITAL EXPENDITURE</u>				
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure	£3,080	£7,620	£7,850	£8,080
Funded by:				
Sefton funded Resources				
Funded from External Resources	£3,080	£7,620	£7,850	£8,080
Does the External Funding have an expiry date? No	When?			
How will the service be funded post expiry?				

Legal: None

Risk Assessment: In achieving the most financially advantageous contract for the Council, Officers have also taken steps to ensure that risks have been minimised.

Asset Management: Not appropriate

CONSULTATION UNDERTAKEN/VIEWS

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities		√	
3	Jobs and Prosperity		√	
4	Improving Health and Well-Being	√		
5	Environmental Sustainability	√		
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy	√		
8	Children and Young People		√	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Tender No.1 supplied the following documents:

- Grade A Food Safety Certification
- Company Profile
- Environmental Policy
- ISO 14001 Certificate of Registration in relation to operation of an Environmental Management System
- Health & Safety Policy
- Sustainable Procurement Policy - Sourcing
- A 2010 report on the company's progress on sustainability issues
- Product Brochure
- Risk Assessment clarification
- Integrating Equality and Diversity into Procurement & Commissioning Activity: Guidance for Suppliers & Contractors

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Background

1. The School Meals & Catering Services Section currently provides the meals for the Community Meals Service via a Service Level Agreement (SLA) with Sefton New Directions.
2. The current contract for the supply of prepared frozen meals is due to expire on 31st October 2010.

Tender Process

3. Following a collaborative pattern of work already established within the Merseyside Group of Authorities, Sefton's Central Purchasing Unit took the lead role on the renewal of this contract working with officers at St Helens Council.
4. An OJEU compliant procurement process was undertaken. This was advertised and managed via The Chest North West opportunities portal.
5. It has proved difficult in previous years to encourage competition for the supply of this product, as the incumbent provider is dominant in the market. In the run up to this current tender exercise, a number of potential suppliers were identified and encouraged to access the tender documentation via The Chest.
6. This pre-tender work initially appeared successful, as some seventeen suppliers accessed the documents. However, only three tender bids were received.
7. On closer inspection, two of the three bids were found to be non-compliant, leaving one remaining bid. That bid is of the incumbent supplier, and reflects an increase in annual spend of 4.36% (£7,400).
8. On a positive note, the incumbent supplier's product quality is of a high standard and therefore the level of satisfaction within the service users of the Community Meals Service should be maintained.

Financial Impact

9. Whilst this financial increase is not welcome in the current climate, it was not unexpected. Although Officers attempted to create a competitive arena within the exercise, to maximise the financial benefit to the Council, the successful bidder's continued dominance of the market has dictated a percentage on-cost outcome.
10. There will be no financial impact on the Council due to this increase as Officers from the School Meals Section anticipated such an increase and made provision for it when costing the SLA with Sefton New Directions for 2010/11.

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REPORT TO: Cabinet Member Regeneration
Cabinet

DATE: 27th October 2010
28th October 2010

SUBJECT: Licence to demolish properties in the Klondyke area
between Sefton Council and Adactus Housing Association

**WARDS
AFFECTED:** Linacre, Derby, Litherland, Church, Netherpton & Orrell

REPORT OF: Alan Lunt - Neighbourhoods and Investment Programmes
Director

**CONTACT
OFFICER:** Tom Clay, HMR Programme Manager
0151-934 4849

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To describe the reasons for entering into a licence to allow the Council to demolish vacant properties in the Klondyke area in the ownership of Adactus Housing Association, and to seek approval of Cabinet to enter into the Licence.

REASON WHY DECISION REQUIRED:

The Neighbourhoods and Investment Programmes Director does not have delegated authority to make decisions relating to such matters.

RECOMMENDATION(S):

That Cabinet approves the Council entering into a Licence to allow the Council to demolish vacant properties owned by Adactus Housing Association in the Klondyke area, subject to the financial resources being available to do so.

KEY DECISION: No

FORWARD PLAN: No

IMPLEMENTATION DATE: Upon the expiry of the call in period for the minutes of the meeting

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ALTERNATIVE OPTIONS: The Council could choose not to enter into such a licence. This would mean that the vacant terraces of property in the Klondyke would remain a target for crime and antisocial behaviour.

The Council could choose to buy the properties from Adactus Housing Association and then demolish them. However, this would mean finding substantial resources (£2-3 million) to do so.

IMPLICATIONS:

Budget/Policy Framework: None

Financial: Funding for these demolitions will either use slippage in the current year's HMR funded programme and/or HMR funding in 2011/12 and beyond. This will be subject to a separate approval as and when the resources are available.

<u>CAPITAL EXPENDITURE</u>	2010 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal: The Acting Head of Legal Services has been consulted in the preparation of this report. The Licence has been prepared by the Legal Services Department.

Risk Assessment: The Risk Assessment shows that the demolition of the properties will reduce the risks to public safety and the risks to the Council.

Asset Management: No implications- the properties are due to be

demolished in any case as part over the overall HMR Programme for the Klondyke.

CONSULTATION UNDERTAKEN/VIEWS

FD 529 - The Interim Head of Corporate Finance & Information Services has been consulted and his comments have been incorporated into this report.

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CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		X	
2	Creating Safe Communities	X		
3	Jobs and Prosperity	X		
4	Improving Health and Well-Being	X		
5	Environmental Sustainability	X		
6	Creating Inclusive Communities		X	
7	Improving the Quality of Council Services and Strengthening local Democracy		X	
8	Children and Young People	X		

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

None.

1.0 Background

- 1.1 As part of the Housing Market Renewal (HMR) programme for the Klondyke area of South Sefton, the Council is currently acquiring properties for demolition from private owners, both owner occupiers and private landlords, as and when residents are rehoused or properties become vacant, in most of the area known as Phases 2 and 3.
- 1.2 The Council's lead RSL for the area is Adactus Housing Association. Approximately 204 houses in this area are currently owned by Adactus Housing Association, who purchased them from Riverside Housing Association in 2008. These properties are 'pepper potted' around the area, but constitute nearly half of the 445 houses.
- 1.3 Under the normal course of events, the Council would also buy the properties from Adactus as they too became empty. Given the constraints on the Council's resources and on the grant in aid from the Homes and Communities Agency for the HMR programme, it has been agreed that, in lieu of the Council buying Adactus property at market value, which would cost the Council several million pounds, instead, Adactus will hold an interest in its land and that this interest will be transferred to the Council's lead developer partner (or other developer) at a later date for development for the value of that interest.
- 1.4 In the meantime, the properties are gradually becoming empty. 168 properties had been purchased at 30th September with vacant possession by the Council, and 160 properties are vacant and owned by Adactus.
- 1.5 There are now complete terraces and lengths of terraces that are empty. These properties are increasingly the focus of antisocial behaviour and crime, and there has been a spate of arson attacks on some of the vacant properties. This is causing considerable distress to the remaining residents, and increased expenditure by the emergency services, and by the Council in continually having to attend and resecure properties or carry out 'make safe' works.
- 1.6 It has therefore been proposed by the Council and agreed by Adactus that they are prepared to enter into a licence agreement with the Council which will permit the Council to demolish terraces and groups of properties owned in their entirety by the Council and Adactus when they become vacant.
- 1.7 The licence will operate on a 'draw down' basis ie the Council will 'put' a group of properties to Adactus as being empty and ready for demolition, and Adactus will then carry out the necessary checks before confirming this. Because of the need to remove services, carry out asbestos surveys etc., and serve statutory notices, it will then be several weeks before the demolition proper can start on each block.

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1.8 Because of the restriction on resources, it is unlikely that much demolition in Phase 2 and 3 of the Klondyke will be achieved in the current financial year, but with the licence in place, vacant blocks can be demolished swiftly as resources become available.

2.0 Conclusion

2.1 Entering into a licence agreement with Adactus will enable the council to quickly demolish property in the Klondyke as resources become available, thus reducing the risk of crime and anti social behaviour related to vacant properties and reducing void security costs for the Council and Adactus.

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

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