

Committee: Executive
Date: Monday 5 July 2010
Time: 6.30 pm
Venue: Bodicote House, Bodicote, Banbury, OX15 4AA

Membership

Councillor Barry Wood (Chairman)	Councillor G A Reynolds (Vice-Chairman)
Councillor Ken Atack	Councillor Norman Bolster
Councillor Colin Clarke	Councillor Michael Gibbard
Councillor James Macnamara	Councillor Nigel Morris
Councillor D M Pickford	Councillor Nicholas Turner

AGENDA

1. Apologies for Absence

2. Declarations of Interest

Members are asked to declare any interest and the nature of that interest that they may have in any of the items under consideration at this meeting.

3. Petitions and Requests to Address the Meeting

The Chairman to report on any requests to submit petitions or to address the meeting.

4. Urgent Business

The Chairman to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. **Minutes** (Pages 1 - 10)

To confirm as a correct record the Minutes of the meeting held on 7 June 2010 .

Strategy and Policy

6. **Bicester Town Centre development - compulsory purchase proposals**

(Pages 11 - 28)

6.35 pm

Report of Head of Regeneration and Estates, Head of Legal and Democratic Services and Head of Development Control and Major Developments

Summary

1. To advise the Executive of the possible need to use compulsory purchase powers to secure the necessary land and rights to complete the Bicester town centre redevelopment.
2. To seek Executive approval to the recommendation to Council to the use of compulsory purchase powers to facilitate the implementation of the redevelopment as proposed by Town Centre Retail (Bicester) Ltd in planning permission 07/00422/F, as amended in relation to the central part of the redevelopment site by planning permission 09/01687/F, to assemble the land interests required for the redevelopment, such land interests being shown for indicative purposes only edged red and, in the case of new rights, hatched red and hatched blue on the plan at Appendix One.
3. To approve the appropriation of the land edged blue on the plan at Appendix Two, being land in the Council's ownership, for planning purposes.
4. To approve the acquisition of the existing service yard to the Crown Walk shopping centre shown edged green on the plan at Appendix Three for planning purposes so that, if necessary, the powers in section 237 of the Town and Country Planning Act 1990 may be relied upon to override legal interests which might impede the implementation of the redevelopment.

Recommendations

The Executive is recommended to forward to Council for approval the following:

- (1) To confirm that Council is minded to make a compulsory purchase order in respect of:
 - (a) the land shown edged red on the plan attached at Appendix One under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) because it thinks that the acquisition will facilitate the carrying out of the redevelopment, and the redevelopment is likely to contribute to the promotion or improvement of the economic, social and environmental well-being of Bicester and the surrounding district; and
 - (b) new rights in relation to the land shown hatched red and blue on the same plan as are required to facilitate the redevelopment under Section 13 of the Local Government Act (Miscellaneous Provisions) Act 1976.

- (2) To authorise the Head of Legal and Democratic Services to take all necessary steps as considered appropriate to secure the making of a compulsory purchase order including the publication and service of all relevant notices.
- (3) To authorise the Head of Regeneration and Estates to approve the terms for the acquisition of legal interests by agreement including for the purposes of resolving any objections to the compulsory purchase order.
- (4) To confirm the appropriation of the land edged blue on the plan attached at Appendix Two for planning purposes as described in section 226 and 246 of the Town and Country Planning Act 1990 (as amended) on the commencement of Phase 2 of the redevelopment scheme (i.e. following the initial highway and other enabling works within Phase 1) in accordance with Section 122 of the Local Government Act 1972.
- (5) To authorise the acquisition of the land edged green on the plan attached at Appendix Three for planning purposes in accordance with section 227 of the Town and Country Planning Act 1990 (as amended).

Service Delivery and Innovation

7. Horton General Hospital (Pages 29 - 36)

6.50 pm

Report of Strategic Director Environment & Community

Summary

To consider the outcome of the Better Healthcare Programme, the decisions of the Oxfordshire Primary Care Trust and Oxford Radcliffe Hospitals Trust, plus the future of the Community Partnership Forum.

Recommendations

The Executive is recommended to:

- (1) Endorse the outcome of the process in clarifying and confirming the future of paediatric, anaesthetic and obstetric services at the Horton General Hospital;
- (2) Congratulate the Oxfordshire Primary Care Trust and the Oxford Radcliffe Hospitals Trust in developing sustainable service proposals for the future;
- (3) Encourage the Oxfordshire Primary Care Trust and the Oxford Radcliffe Hospitals Trust to continue to investigate further ideas to improve services at the Horton General Hospital and the way the hospital works with the providers of healthcare;
- (4) Continue to support the work of the Community Partnership Forum during the critical implementation phase, and;
- (5) Urge the Oxfordshire Primary Care Trust and Oxford Radcliffe Hospitals Trust to build on the successful Community Partnership Forum model as a means of ongoing community engagement for local healthcare provision.

8. Brighter Futures in Banbury (Pages 37 - 46)

7.10 pm

Report of Strategic Director, Environment & Community

Summary

To consider the progress to date with the Brighter Futures in Banbury programme and proposals for future activity.

Recommendations

The Executive is recommended to:

- (1) Note the good progress made to date;
- (2) Endorse the strong leadership role being given by this Council for the Brighter Futures in Banbury programme;
- (3) Receive a further report on the implications of the funding cut to Local Area Agreement 1 Grant;
- (4) Agree that mainstream services should be aligned to those in greatest need to support the programme
- (5) Receive further reports on the outcomes achieved as appropriate.

9. Miller Road Youth Self Build Housing Scheme (Pages 47 - 58)

7.25 pm

Report of Head of Housing Services

Summary

This report explains an innovative youth self build affordable housing scheme which has received a Reward Grant from the Oxfordshire Public Services Board. It seeks approval to the commitment and allocation of those monies towards the costs of the works, a structured training programme run in tandem, and the provision of life skills coaching/mentoring, all in accordance with the funding bid. The report identifies the issues that need addressing in order to give partner agencies the confidence they need to move forward with the scheme.

Appendix 2 to this report is exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.

Recommendations

The Executive is recommended to:

- (1) Note the securing of £324,000 Reward Grant funding specifically for the scheme and the receipt of the first tranche of that funding in the sum of £224,000.
- (2) Approve a Supplementary Capital Estimate of £238,936 to grant to Sanctuary Housing Association in order for them to meet the extra development costs arising from the youth self build elements of the scheme,

to be granted in two tranches, £154,936 on start on site and; subject to the receipt of the second tranche of Reward Grant, £84,000 on practical completion of the building works.

- (3) Approve a Supplementary Revenue Estimate of £40,000 to grant to Southwark Habitat for Humanity [a registered charity] for the provision and procurement of life skills coaching / mentoring, in three tranches £10,000 on conclusion of a funding agreement, £14,000 on start on site and subject to the receipt of the second tranche of Reward Grant, £16,000 on practical completion of the building works.
- (4) Approve a Supplementary Capital Estimate of £45,064 to meet the costs incurred by Southwark Habitat for Humanity [a registered charity] arising from the pre start on site and design / site feasibility costs work which has been completed to date.
- (5) Authorise the Head of Housing, in consultation with the Strategic Director Planning, Housing and Economy, the Head of Finance and the Portfolio Holder for Planning and Housing to negotiate and conclude terms for funding agreements to secure the aims and objectives in [2], [3], and [4] above.
- (6) Approve a Supplementary Capital Estimate as contained in the Exempt Annex of this report.

10. Eco Town Arrangements - Local Authority Funding Arrangements
(Pages 59 - 82)

7.35 pm

Report of Project Manager, Eco Bicester

Summary

To advise Members of the outcome of the Council's Eco Town Funding Bid. To agree the mechanism for determining, and authorisation for, the spend of the funding received.

Recommendations

The Executive is recommended to:

- (1) Note the outcome of the funding bid and approve the Governance and decision making arrangements (Eco Bicester Strategic Delivery Board) shown in place to manage allocation and use of the monies received.
- (2) Delegate to the Chief Executive in consultation with the Leader of the Council, decisions on spend of the funding, (within the framework of priorities and a budget plan set by the Eco Bicester Strategic Delivery Board).

Urgent Business

11. Urgent Business

Any other items which the Chairman has decided is urgent.

12. Exclusion of the Press and Public

The following item contains exempt information as defined in the following paragraphs of Part 1, Schedule 12A of the Local Government Act 1972.

3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Members are reminded that whilst the following item has been marked as exempt, it is for the meeting to decide whether or not to consider each of them in private or in public. In making the decision, members should balance the interests of individuals or the Council itself in having access to the information. In considering their discretion members should also be mindful of the advice of Council Officers.

Should Members decide not to make a decision in public, they are recommended to pass the following recommendation:

“That, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1, Schedule 12A of that Act.”

13. Miller Road Youth Self Build Housing Scheme - Exempt Annex 2 (Pages 83 - 84)

7.55 pm

(Meeting scheduled to close at 8.00 pm)

Information about this Agenda

Apologies for Absence

Apologies for absence should be notified to democracy@cherwell-dc.gov.uk or (01295) 221587 prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item. The definition of personal and prejudicial interests is set out in Part 5 Section A of the constitution. The Democratic Support Officer will have a copy available for inspection at all meetings.

Personal Interest: Members must declare the interest but may stay in the room, debate and vote on the issue.

Prejudicial Interest: Member must withdraw from the meeting room and should inform the Chairman accordingly.

With the exception of the some very specific circumstances, a Member with a personal interest also has a prejudicial interest if it is one which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest.

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare the fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Queries Regarding this Agenda

Please contact James Doble, Legal and Democratic Services james.doble@cherwell-dc.gov.uk (01295) 221587

Mary Harpley
Chief Executive

Published on Friday 25 June 2010

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Agenda Item 5

Cherwell District Council

Executive

Minutes of a meeting of the Executive held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 7 June 2010 at 6.30 pm

Present: Councillor Barry Wood (Chairman)
Councillor G A Reynolds (Vice-Chairman)

Councillor Ken Atack
Councillor Norman Bolster
Councillor Colin Clarke
Councillor Michael Gibbard
Councillor James Macnamara
Councillor Nigel Morris
Councillor D M Pickford
Councillor Nicholas Turner

Officers: Mary Harpley, Chief Executive and Head of Paid Service
Ian Davies, Strategic Director - Environment and Community
John Hoad, Strategic Director - Planning, Housing and Economy
Liz Howlett, Head of Legal & Democratic Services and Monitoring Officer
Karen Curtin, Head of Finance
Philip Clarke, Head of Planning Policy and Economic Development
Martin Henry, Chief Finance Officer / Section 151 Officer
Richard Hawtin, Team Leader Property and Contracts
Paul Marston-Weston, Head of Recreation & Health
Claire Taylor, Corporate Strategy and Performance Manager
Craig Forsyth, Communications Officer
James Doble, Democratic, Scrutiny and Elections Manager

10 **Declarations of Interest**

Members declared interests in the following agenda items:

6. Banbury Cultural Quarter.

Councillor Norman Bolster, Personal, as a County Councillor due to the County Council interest in the project.

Councillor Michael Gibbard, Personal, as a County Councillor due to the County Council interest in the project.

Councillor G A Reynolds, Personal, as a County Councillor due to the County Council interest in the project.

Councillor Nicholas Turner, Personal, as a County Councillor due to the County Council interest in the project and as a member of The Mill management committee.

7. Homes & Communities Agency (HCA) Single Conversation - Local Investment Plan and Agreement.

Councillor Norman Bolster, Personal, as a County Councillor due to the County Council interest in the project.

Councillor Michael Gibbard, Personal, as a County Councillor due to the County Council interest in the project.

Councillor Nicholas Turner, Personal, as a County Councillor due to the County Council interest in the project.

Councillor G A Reynolds, Personal, as a County Councillor due to the County Council interest in the project.

8. Local Transport Plan 3 (2011-2030) Cherwell District Council Response to Consultation by Oxfordshire County Council.

Councillor Norman Bolster, Personal, as a County Councillor due to the County Council interest in the project.

Councillor Michael Gibbard, Personal, as a County Councillor due to the County Council interest in the project.

Councillor G A Reynolds, Personal, as a County Councillor due to the County Council interest in the project.

Councillor Nicholas Turner, Personal, as a County Councillor due to the County Council interest in the project.

11 Petitions and Requests to Address the Meeting

There were no petitions or requests to address the meeting.

12 Urgent Business

There was no urgent business.

13 Minutes

The minutes of the meeting held on 24 May 2010 were agreed as a correct record and signed by the Chairman.

14 Banbury Cultural Quarter

The Strategic Director Environment and Community submitted a report to consider progress of the Banbury Cultural Quarter and the Council's contribution to it.

Resolved

- (1) That the Council continue to offer its full support to delivering a Banbury Cultural Quarter in conjunction with Oxfordshire County Council and the Mill Management Committee;
- (2) That it be agreed in principle, subject to a funding agreement, to enhance the County Council's new library/Mill project with up to £2m of capital funding;
- (3) That the Strategic Director Environment and Community in consultation with the Head of Finance and the Portfolio Holder for Environment, Recreation and Health be authorised to negotiate and conclude the final terms of the funding agreement.

Reasons

The opening of the new Spiceball Leisure Centre, the ongoing success of the Banbury Museum and the County Council's intention to create a new and vibrant arts and library centre at The Mill will create sufficient collective recreational and cultural activity to form a basis of a Cultural Quarter for the town. Further developments of a complementary nature such as improved car parking and adjacent commercial developments will enhance the Cultural Quarter accessibility and attractiveness. Additional funding for the new library/Mill development is required if it is to achieve its full potential and meet more fully the future needs of local people.

Options

- | | |
|---------------------|--|
| Option One | Not to invest in the new library/Mill development. |
| Option Two | Invest up to £2 m in the new library/Mill development. |
| Option Three | Invest a higher sum in the new library/Mill development. |

15

Homes & Communities Agency (HCA) Single Conversation - Local Investment Plan and Agreement

The Strategic Director Planning, Housing and Economy submitted a report to present the results of partnership work with the Homes & Communities Agency (HCA) on the Oxfordshire Local Investment Plan (LIP) and to recommend entering into a Local Investment Agreement (LIA) based on it.

Resolved

- (1) That the partnership work recently undertaken on the HCA Single Conversation process and the resultant Local Investment Plan (LIP) be noted.

- (2) That it be agreed that the Council enters into the proposed Oxfordshire Local Investment Agreement (LIA) (Draft at Appendix 1 to the Report).
- (3) That the council delegate responsibility for finalisation of the Local Investment Agreement (LIA) wording to the Chief Executive in consultation with the Leader of the Council.

Reasons

The Homes and Communities Agency (HCA) is currently piloting a new approach to its method of planning distribution of funding. This involves what has been termed the 'Single Conversation'. The intent is for HCA to work with local authorities to produce a comprehensive Local Investment Plan (LIP) detailing agreed priorities for government investment that can support local development and infrastructure schemes.

Options

- Option One** Enter into the Local Investment Agreement with HCA and the other Oxfordshire local authorities
- Option Two** Decline to enter into the Local Investment Agreement

16 **Local Transport Plan 3 (2011-2030) Cherwell District Council Response to Consultation by Oxfordshire County Council**

The Head of Planning Policy and Economic Development submitted a report to present information and update the Executive of the consultation on the emerging third Local Transport Plan (LTP3) with a view to making a further representation to the full consultation in late 2010.

Resolved

- (1) That the contents of this report and consultation to date be noted and it be agreed to continue to monitor the preparation of the Local Transport Plan with a view to making a further response to the consultation on the Draft Local Transport Plan in late 2010
- (2) That the proposed responses set out in paragraphs 1.25 to 1.52 of annex 1 to these minutes (as set out in the minute book) be agreed s the basis of the Council's response to the "scenarios" public consultation.
- (3) To comment additionally that:-
 - The scenario-based consultation is not helpful in considering the specific transport needs and issues relating to areas of Cherwell District. There should, therefore be specific consultation on scheme choices relating to specific locations in the county.

- The final LTP should be organised district-by-district and by settlements to create a stronger spatial link with Local Development Frameworks.

Reason

Oxfordshire County Council is currently preparing its third Local Transport Plan (LTP). The LTP sets out a vision for transport in Oxfordshire. It is required to produce an LTP by April 2011 in order to meet the requirements of the Transport Act 2000 (amended by the Local Transport Act 2008). The previous two LTPs cover a 5 year period and the current LTP runs to 2011. The emerging LTP will cover a longer time period of 20 years allowing greater flexibility in its development and sets the long term strategy and transport objectives for the area. This brings it into line with the Oxfordshire Sustainable Communities Strategy ("Oxfordshire 2030") and provides some headroom beyond 2026 which is the timeframe within which LDFs are being prepared.

Options

- | | |
|---------------------|--|
| Option One | To endorse the views expressed in this report as the Council's response to the consultation on scenarios within the LTP3 |
| Option Two | To amend or add to the consultation response as the Executive considers appropriate. |
| Option Three | Not to respond to the consultation |

17

Petitions and E-Petitions

The Head of Legal and Democratic Services submitted a report to enable the council to implement the Local Democracy, Economic Development and Construction Act 2009 which introduced a duty to respond to petitions and the requirement to provide a facility for the electronic submission of petitions on the Council website.

Resolved

- (1) That the Petition Scheme set out at Annex 2, to the minutes (as set out in the minute book) be approved for recommendation to Council on 19 July.
- (2) That the Monitoring Officer be requested to prepare the constitutional amendments required for Council to consider.
- (3) That Officers be requested to begin work on developing the system and guidance regarding e-petitions and that this be reported to the Executive in October 2010 for consideration, prior to approval by Council in October.

Reasons

The Local Democracy, Economic Development and Construction Act 2009 introduced a duty to respond to petitions and the requirement to provide a facility for the electronic submission of petitions on the Council website.

Options

- Option One** To agree the recommendations
- Option Two** Not to agree the recommendations
- Option Three** To amend the recommendations

18 **Sport Centre Modernisation - End of Project Appraisal**

The Strategic Director, Environment and Community submitted a report to provide an end of project report for the Sport Centre Modernisation Programme.

Resolved

- (1) That the end of project report and the positive outcomes that have already been achieved be noted.
- (2) That it be agreed that the capital under spend be returned to reserves.

Reasons

The Executive received a Sport Centre Modernisation report in November 2008 detailing the financial position. This report serves as an end of project report and appraisal and details the outcomes and objectives achieved.

Options

- Option One** To note the report and determine what action should be taken with regard to the capital under spend.
- Option Two** To explore reinvesting some of the under spend in the leisure centres as a means of spend to save and/or improving energy efficiency.

19 **Performance Management Framework 2009/2010 End of Year Performance and Finance Report**

The Head of Finance and the Corporate Strategy and Performance Manager submitted a report covering the Council's performance in 2009/2010, as measured through the Corporate Scorecard, and summarises the Council's provisional Revenue and Capital performance for the financial year 2009/2010. The Leader of the Council requested that a 1 page aide memoire regarding this document be produced for councillors.

Resolved

- (1) That it be noted despite tougher performance targets, the Council has met or made satisfactory progress on 96% of the performance targets in the Corporate Scorecard and met or made satisfactory progress on 97% of the performance targets in the Corporate Plan.
- (2) That it be noted despite tougher performance targets, the Council has met or made satisfactory progress on 98% of the targets in the Corporate Improvement Plan.
- (3) That the progress in delivering the Council's strategic objectives and the many achievements referred to in paragraphs 1.4 and 1.5 be noted.
- (4) That an update on the issues highlighted below be given:
 - The performance for processing new benefits claims and changes in circumstances. Throughout the year monthly performance reports kept a watching brief on the performance of the service and the impact of the new service delivery contract. Performance has shown a steady trend of improvement, in March 2010 the average time to process a new claim was 18.7 days (below the target of 20 days) and the average time to process a change in circumstance was 10.97 against a target of 13. However, the Council recognises that this is an issue that needs to be kept under review and the quarter one performance report for 2010/11 will include a summary of ongoing performance.
 - Planning performance in terms of appeals and major developments. An update will be given in the next quarterly report; this indicator has been kept under review in the light of the impact of the recession.
 - In 2009/10 Banbury Museum and Tourist Information Centre received only 1518 fewer visits than in the previous year despite the changes to opening hours. The target for 2010/11 will be re-profiled, reflecting the Sunday closure and included within the next quarterly performance report.
 - Adult and children's participation in sport and positive activities. County wide surveys indicate a possible drop in performance. We don't yet have the detailed information at a district level but this will be kept under review to identify any impacts for Cherwell.
 - Percentage of invoices paid within 30 days: this target is slightly off track and actions are in place to improve performance. In addition a new target has been added to the performance management framework for 2010/11 which sets tougher targets of 14 days for local suppliers (in line with our sustainable procurement strategy). An update will be brought forward in the next quarterly performance report.

- (5) That the provisional revenue out-turn position for 2009/2010 detailed in Annex 3 to the minutes (as set out in the minute book) be agreed.
- (6) That agreement be give to the carry forward revenue budgets which have slipped in 2009/2010 being carried forward into the 2010/2011 revenue budget as set out in Annex 4 to the minutes (as set out in the minute book).
- (7) That the continued improvement in accuracy and reliability that the Council has made in projecting the year end position through the embedding of the Corporate Dashboard be noted.
- (8) That the provisional capital out-turn position for 2009/2010 detailed in Annex 5 to the minutes (as set out in the minute book) be noted.
- (9) That the balances on capital schemes which have slipped in 2009/2010 to be carried forward into the 2010/2011 capital programme be agreed as set out in Annex 6 to the minutes (as set out in the minute book).

Reasons

The Council's performance in 2009/10 as measured through the Performance Management Framework and the provisional revenue and capital position. Central to this is the Corporate Scorecard, which is made up of the Council's priority performance targets. The Corporate Scorecard covers seven areas of performance. These are performance against the Local Area Agreement and the Community Strategy, the Corporate Plan promises, National Indicators, priority service indicators, finance, human resource, and customer satisfaction targets.

Options

Option One To review current performance levels and consider any actions arising.

Option Two To approve or reject the recommendations above.

20

Annual Review of Representation on Outside Bodies

The Head of Legal and Democratic Services submitted a report to present proposals to improve the effectiveness of the support arrangements for member representation on outside bodies prior to the appointment of representatives for 2010/2011 by the Leader of the Council. It was noted that Councillor Clarke would replace Councillor Donaldson on the Mill management committee. The Leader of the Council thanked Councillor Attack for his work on the review.

Resolved

- (1) That the proposals to improve the effectiveness of the support arrangements for member representation on outside bodies be agreed.

- (2) That the proposed changes to the list of outside bodies to which the Leader of the Council will make appointments in 2010/11 be noted.

Reasons

The continued focus at all levels of government on the value and benefits to be derived from working in partnership to achieve shared objectives and common goals reaffirms the importance of this review of the Council's support arrangements for member representation on outside bodies. The introduction of clear processes will allow the Council to build strong and structured relationships with outside organisations across the community.

Options

Option One To continue with the present arrangements for outside organisations to which appointments are currently made.

Option Two To adopt the proposals to improve the effectiveness of the support arrangements for member representation on outside bodies and to agree the proposed changes to the list of outside bodies to which the Leader of the Council will make appointments in 2010/11.

The meeting ended at 7.57 pm

Chairman:

Date:

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Executive

Bicester Town Centre Redevelopment – compulsory purchase proposals

5 July 2010

Report of Head of Regeneration and Estates, Head of Legal and Democratic Services and Head of Development Control and Major Developments

PURPOSE OF REPORT

1. To advise the Executive of the possible need to use compulsory purchase powers to secure the necessary land and rights to complete the Bicester town centre redevelopment
2. To seek Executive approval to the recommendation to Council to the use of compulsory purchase powers to facilitate the implementation of the redevelopment as proposed by Town Centre Retail (Bicester) Ltd in planning permission 07/00422/F, as amended in relation to the central part of the redevelopment site by planning permission 09/01687/F, to assemble the land interests required for the redevelopment, such land interests being shown for indicative purposes only edged red and, in the case of new rights, hatched red and hatched blue on the plan at Appendix One
3. To approve the appropriation of the land edged blue on the plan at Appendix Two, being land in the Council's ownership, for planning purposes.
4. To approve the acquisition of the existing service yard to the Crown Walk shopping centre shown edged green on the plan at Appendix Three for planning purposes so that, if necessary, the powers in section 237 of the Town and Country Planning Act 1990 may be relied upon to override legal interests which might impede the implementation of the redevelopment.

This report is public

Recommendations

The Executive is recommended to forward to Council for approval the following:

- (1) To confirm that Council is minded to make a compulsory purchase order in respect of:
 - (a) the land shown edged red on the plan attached at Appendix One under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) because it thinks that the acquisition will facilitate the carrying out of the redevelopment, and the redevelopment is likely to contribute to the promotion or improvement of the economic, social and environmental well-being of Bicester and the surrounding district; and

- (b) new rights in relation to the land shown hatched red and blue on the same plan as are required to facilitate the redevelopment under Section 13 of the Local Government Act (Miscellaneous Provisions) Act 1976
- (2) To authorise the Head of Legal and Democratic Services to take all necessary steps as considered appropriate to secure the making of a compulsory purchase order including the publication and service of all relevant notices
 - (3) To authorise the Head of Regeneration and Estates to approve the terms for the acquisition of legal interests by agreement including for the purposes of resolving any objections to the compulsory purchase order
 - (4) To confirm the appropriation of the land edged blue on the plan attached at Appendix Two for planning purposes as described in section 226 and 246 of the Town and Country Planning Act 1990 (as amended) on the commencement of Phase 2 of the redevelopment scheme (i.e. following the initial highway and other enabling works within Phase 1) in accordance with Section 122 of the Local Government Act 1972.
 - (5) To authorise the acquisition of the land edged green on the plan attached at Appendix Three for planning purposes in accordance with section 227 of the Town and Country Planning Act 1990 (as amended).

Executive Summary

- 1.1 The proposed redevelopment of Bicester town centre will improve the range of facilities available. It will provide better shopping, leisure and car parking facilities. Over the last 15 years or so, Bicester has experienced very substantial population growth, but this has not been matched by any growth in town centre facilities. There is a significant unsatisfied demand for additional retail space, and in particular an additional foodstore. Applications have been received to provide this on the edge of the town, but these have been refused as the opportunity exists to locate the required facilities in the town centre. In addition, Bicester is poorly served with leisure facilities, and in particular has no cinema. Since 2005 the Council has been working to secure a town centre redevelopment scheme which will address these deficiencies.
- 1.2 The development is one of the key priorities for the Council and complements the development of the eco-town on the edge of Bicester. The development of the eco-town will reinforce the need for a town centre with a scale and range of facilities to match the enlarged area of the town and ensuring that the needs of that population are better met locally without the need for car-borne travel.
- 1.3 Given that there are a number of land interests still to be acquired, it is appropriate that the Council should signal its resolve to make a compulsory purchase order to facilitate the redevelopment. This is consistent with the advice of the Secretary of State, which gives positive encouragement to local authorities to use their compulsory purchase powers to ensure real gain for

residents and the business community without delay.

- 1.4 It is expedient to appropriate land in the Council's ownership and to acquire the Crown Walk service yard (both for planning purposes) in order to rely upon the power in Section 237 of the 1990 Act to override existing interests and rights.

Background Information

2.1 History

On 3 November 2003 the Executive resolved to progress the redevelopment of Bicester town centre by retaining consultants to undertake a study, in order to establish the capacity of the site identified in the draft Local Plan to accommodate the proposed redevelopment, and the financial viability of such a scheme. It also instructed officers to prepare draft supplementary planning guidance (SPG) for these proposals for public consultation.

On 4 May 2004 the Executive approved the conclusions of the consultants' viability study and authorised officers to proceed with public consultation on the draft SPG.

On 1 November 2004 the Executive considered the outcome of the public consultation and approved the final version of the SPG for formal adoption.

Also on 1 November 2004 the Executive considered a report setting out proposals suggesting how this redevelopment might be brought forward and approved a development brief to be issued to potential development partners, setting out a proposed legal framework under which a scheme could be delivered. The Executive confirmed at that time that, if the chosen development partner were not to be able to secure all the necessary land and property for the scheme, having used reasonable endeavours to do so, subject to any pre-conditions having been satisfied, the Council would be willing to consider making a Compulsory Purchase Order to enable the redevelopment to proceed.

2.2 Tender process and Development Agreement

The Council undertook a two stage process to choose a development partner for this project. A Project Board was established early in 2005, in accordance with the Council's normal project management procedures. The Board originally comprised the Portfolio Holder for Property and Regeneration Schemes, the Leader of the Council, the Portfolio Holder for Resources, the Chief Executive, and the Head of Planning and Development Services, with the Property and Technical Services Manager acting as project manager. Since being established, Executive Portfolios have changed, and officer posts have been subject to restructuring, but the Board continues to comprise the equivalent positions.

Early in 2005 the development opportunity was advertised in the property press, and details were mailed to a list of potential developers and agents by the Council's retained retail development consultants. Over 100 copies of the SPG and development brief were sent to companies responding to this

marketing. Eleven companies responded to the development brief by submitting initial proposals for redevelopment of the site, and these were considered by the Project Board on 21 March 2005. The Project Board shortlisted four developers, who were invited to submit detailed proposals for the Council's consideration. One of these developers subsequently decided to withdraw, and consequently three detailed submissions were received.

The detailed schemes and associated financial proposals were considered by the Project Board on 22 July, when presentations were made by the three developers. The outcome was that the Board recommended that Stockdale Land/Sainsbury's be appointed as the Council's development partner.

Stockdale Land and Sainsbury's formed a company, Town Centre Retail (Bicester) Ltd (TCR) to undertake the redevelopment. TCR is now owned by Sainsbury's whilst Stockdale Land continue to act as development manager. TCR then embarked on the process of working up their proposals, taking on board feedback made by the Council, whilst negotiating the terms of a formal development agreement with the Council.

A Development Agreement was completed earlier this year. It is conditional on all the land interests required for the scheme being acquired, and permits TCR to request the Council to consider making a CPO, in the event that TCR is unable to acquire any of these land interests on reasonable terms. A significant part of the site was owned at the outset by the Council and by Sainsbury's. Other properties have been acquired or options secured by TCR over the period since they were appointed. However, a number of land interests essential for the delivery of the scheme remain to be acquired. The land affected is shown on the plan at Appendix One, but this is presently subject to review involving a detailed land referencing exercise.

The Development Agreement provides for the freehold of part of the site, currently owned by Sainsbury's/TCR, to be transferred to the Council, and leased back to TCR for a term of 999 years. Other properties are to be held by TCR freehold. The site is affected by various rights of way which must be terminated or diverted in order for the scheme to proceed. If it is not possible to reach agreement for the termination or variation of all these rights, they can be extinguished by compulsory acquisition under Section 236 of the Town and Country Planning Act 1990. However, if it transpires that it is not necessary to complete the process of making a CPO, because all necessary freehold and leasehold interests are secured by agreement, the rights can be overridden under the power contained in Section 237 of the 1990 Act. In the event that the CPO is not required as described above, it is proposed that this power be relied upon. In order to ensure that this power is available, it is necessary to appropriate the Council's existing land ownership for planning purposes.

The existing service yard to Crown Walk shopping centre is affected by rights which must be varied in order for the entire scheme to be delivered. In order that the Council and, in turn, TCR can rely upon the power in Section 237, it is necessary for this land to be acquired by the Council for planning purposes. As this land is not part of the area to be transferred under the Development Agreement, it will be transferred to the Council at nil cost and then transferred back to TCR, also at nil cost, prior to commencement of the redevelopment.

2.3 Planning Policy Context

The planning policy context for town centre redevelopment has evolved over the past few years. Set out below is the relevant planning policy guidance framework.

At a national level, guidance on town centre uses is provided by the recently published PPS4 "Planning for Sustainable Economic Growth". This replaces early guidance on retail development contained in PPS6. PPS4 contains town centre policies relating to retail development, leisure and entertainment facilities (including cinemas, restaurants and health and fitness centres) offices and arts, culture and tourism development. The policies still require a sequential assessment for applications of the above types with a focus on providing the development as centrally as possible in the interests of sustainability and ease of access.

Other relevant national guidance is contained in PPS9 Biodiversity (with regards to the intended re-alignment of the Town Brook), PPS5 Planning for the Historic Environment (which provides advice/policies with regards to development affecting heritage assets i.e. listed buildings and Conservation Areas) and the archaeology, PPG13 Transport (town centre location and parking levels), and PPS25 Development and Flood Risk.

At the time of writing the South East Plan remains in place. It contains policies which state that the prime focus for development in the South East should be urban areas; in a sustainable way; and with retail development concentrated in town centres; and that community facilities should be located to reduce travel impacts. The specific policy for Central Oxfordshire in the South East Plan identifies Bicester as a main location for development.

The adopted Cherwell Local Plan contains a policy (S15) relating to the northern end of the site (Franklins Yard) promoting comprehensive redevelopment of that area for retail financial and professional services.

The Non-Statutory Cherwell Local Plan contains Policy S14 which states:

(a) **SITES IN THE TOWN CENTRE WITH REDEVELOPMENT POTENTIAL**

S14 LAND TO THE WEST OF SHEEP STREET AND EAST OF MANORSFIELD ROAD, AS DEFINED ON THE PROPOSALS MAP WILL BE SAFEGUARDED TO FACILITATE THE PROMOTION AND IMPLEMENTATION OF A COMPREHENSIVE MIXED-USE DEVELOPMENT THAT COMPRISES USES FALLING INTO CLASS A1, A2, B1, D1 AND D2 OF THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED) THAT WILL ENHANCE THE STATUS, VITALITY AND VIABILITY OF BICESTER TOWN CENTRE. DEVELOPMENT THAT PREJUDICES THE IMPLEMENTATION OF THIS POLICY, PARTICULARLY PIECEMEAL DEVELOPMENT WITHIN THE AREA WILL NOT BE PERMITTED.

The policy is explained as follows

It is acknowledged in this chapter that the Town Centre serves the day to day needs of the local population who also travel to neighbouring centres for higher order comparison goods, higher order services and leisure facilities. The rate of residential growth in the town over the last two plan periods has significantly overtaken the rate of commercial investment. This issue was raised at consultation meetings with the public prior to the preparation of the deposit draft plan. Many local people consider that further residential development should be restricted until improved shopping and leisure facilities have been provided.

To address the imbalance, land between Sheep Street and Manorsfield Road, and anchored by Franklin's Yard to the north and Crown Walk to the south, will be promoted for redevelopment for a mix of uses comprising, inter alia, food and comparison shopping, cinema, library and art centre, offices, and improved car parking, bus station and shopmobility facilities. This mix of uses and improvements is consistent with the Council's consultant's recommendations as set out in the Urban Design Study (1996), Bicester shopping and commercial leisure study (1998) and Bicester Integrated Transport and Land Use Study (2000). The Council commissioned further studies during 2003 and 2004 to confirm the feasibility and viability of the proposals set out in Policy S14.

The area is in multiple ownership, and about 50% of it is owned by the Council. The Council reserves the right to exercise its compulsory purchase powers to implement the regeneration of the area.

The redevelopment must accommodate all buildings fronting Sheep Street between Tesco and Crown Walk. Elsewhere a selective approach to retention and development will be considered.

The redevelopment must protect and improve the network of lanes between Sheep Street and Bure Place. Where appropriate the lanes will be extended to Manorsfield Road, constructed to accommodate cyclists and adopted as public highway. The development must be outward looking providing positive frontages with public access to Sheep Street, St John Street and Manorsfield Road.

Supplementary planning guidance will be prepared by the Council to establish detailed land use planning, transport and design requirements. The Council will aim to have granted planning permission for a comprehensive development and attain all the necessary consents by the end of the plan period.

In November 2004 the Council adopted a supplementary planning guidance (SPG) document with regard to the redevelopment of this area. This document promotes a comprehensive redevelopment including additional retail floorspace (comparison and convenience) a cinema, improved bus facilities, library, car parking, relocated shopmobility and pop-in centres, residential and public space.

2.4 Planning Position

In July 2007 the South Area Planning Committee considered TCR's initial application for planning permission (ref no. 07/00422/F) for a supermarket, cinema, civic building including library, bus interchange, 25 shops/restaurants 526 car parking spaces, 19 residential units and the division of Town Brook. The Committee decided to grant planning permission subject to a legal agreement in respect of off-site infrastructure. That permission was issued following the completion of the agreement in September 2009.

A revised application for the central part of the site (ref no 09/01687/F) was submitted in November 2009. That application was for a food store, further non-food retail units, cinema, car parking and other general town centre uses. At their meeting held on 17 February 2010 the Planning Committee resolved to approve that proposal subject to necessary and appropriate amendments to the previous legal agreement. ~ A revised agreement is in the process of being concluded and planning permission should be granted shortly.

3 Compulsory Purchase Powers

- 3.1 The Council has the power in section 226 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) to make a compulsory purchase order for any land in their area if the Council thinks that the purchase of the land will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land.
- 3.2 The Council may not exercise the power unless it considers that the development, redevelopment or improvement is likely to contribute to the achievement of any one or more of the following objectives:
- The promotion or improvement of the economic well-being of their area
 - The promotion or improvement of the social well-being of their area
 - The promotion or improvement of the environmental well-being of their area.
- 3.3 It is immaterial that the development, redevelopment or improvement may be carried out by a third party.
- 3.4 Section 13 of the Local Government (Miscellaneous) Provisions Act 1976 enables the Council to compulsorily acquire new rights.
- 3.5 ODPM Circular 06/2004 (Compulsory Purchase and the Crichel Down Rules) provides guidance to acquiring authorities in England on the use of compulsory purchase powers. Paragraph 1 states:

“Ministers believe that Compulsory Purchase Powers are an important tool for local authorities and other public bodies to use as a means of assembling the land needed to help deliver social and economic change. Used properly, they can contribute towards effective and efficient urban and rural regeneration, the revitalisation of communities, and the promotion of business – leading to improvements in quality of life. Bodies possessing compulsory purchase powers – whether at local, regional or national level – are therefore encouraged to consider using them proactively wherever appropriate to ensure real gains are brought to residents and the business community without delay”.

- 3.6 Particular guidance on orders made by local authorities under Section 226 of the Town and Country Planning Act 1990 is contained in Appendix A of the Circular. Paragraph 2 states:
- “the powers in Section 226 as amended by Section 99 of the Planning and Compulsory Purchase Act 2004 are intended to provide a positive tool to help acquiring authorities with their planning powers to assemble land where this is necessary to implement the proposals in their community strategies and Local Development Documents. These powers are expressed in wide terms and can, therefore, be used by such authorities to assemble land for regeneration and other schemes where the range of activities or purposes proposed means that no single specific compulsory purchase power would be appropriate.”*
- 3.7 Importantly, this Circular requires that a compulsory purchase order should only be made where there is a compelling case in the public interest.
- 3.8 A compulsory purchase order to which there are objections will require confirmation by the Secretary of State to become effective. The Circular provides that any decision by the Secretary of State about whether to confirm an order under Section 226 will be made on its own merit, but the factors that the Secretary of State can be expected to consider include:-
- (a) whether the purpose to which the land is being acquired fits in with the adopted planning framework for the area;
 - (b) the extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area;
 - (c) the potential financial viability of the scheme for which the land is being acquired; and
 - (d) whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by other means, for example any alternative proposals put forward by the owners of the land.
- 3.9 The Circular also requires the Council to have regard to the following when considering making a Compulsory Purchase Order;
- (a) that the purposes for which the Order is being made sufficiently justify interfering with human rights of those with any interest in the land affected;
 - (b) the degree to which other bodies (including the private sector) have agreed to make financial contributions to underwrite the scheme and on what basis such contributions or underwriting is to be made;
 - (c) evidence relating to financial viability; and
 - (d) where the scheme is likely to be blocked by other impediments to implementation.
- 3.10 The Circular looks to acquiring authorities to seek to acquire land by agreement wherever practicable. However, the Circular recognises that it may be sensible for acquiring authorities to start formal compulsory purchase procedures in parallel with their efforts to acquire by agreement. The Circular

notes that this has the advantage of making the seriousness of the acquiring authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.

4 Case for Making a Compulsory Purchase Order

4.1 As set out above, it is an important policy objective of the Council to secure the redevelopment of Bicester town centre and in particular the part of the town the subject of TCR's proposed redevelopment scheme.

4.2 Besides the encouragement given to local authorities to exercise their compulsory purchase powers in the CPO Circular to promote effective and efficient urban regeneration schemes, paragraph EC5.6 of Planning Policy Statement 4 (PPS4) Planning for Sustainable Economic Growth, states:

"Local authorities should make full use of planning tools to facilitate development, including compulsory purchase orders...."

4.3 With reference to the statutory criteria for the exercise of compulsory purchase powers, it is considered that use by the Council of its compulsory purchase powers to facilitate the TCR scheme will contribute to the achievement of the promotion or improvement of the economic, social and environmental well-being of the Council's area.

4.4 In particular, it is considered that the proposed scheme will provide a high quality extension to the town centre including greater food and non-food retail floorspace, an efficient new bus interchange facility, all of which will contribute to the centre and complement its conservation area status.

4.5 As set out in Section 3 above, the scheme accords directly with national, regional and local policies. Planning permission has been granted for the scheme and it is not considered, therefore, that there would be any planning or other impediments to the implementation of the scheme.

4.6 Importantly, the scheme will fulfil the Council's specific aspirations for redevelopment of the site in accordance with the Council's development brief and the approved SPG.

4.7 As explained above, in deciding to make a CPO, the Council should be satisfied that there is sufficient justification for interfering with human rights of those with an interest in the land affected. In this respect the Human Rights Act 1998 incorporates certain provisions of the European Convention on Human Rights, namely:

Article 1 – the right of everyone to peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the relevant national and international laws.

Article 8 – private and family life, home and correspondence. No public authority can interfere with these rights except if it is in accordance with the law and is necessary in the interests of national security, public safety or the economic well-being of a country.

Article 14 – the right to enjoy rights and freedoms in the Convention free from discrimination on any ground such as sex, race, colour, language, religion,

political or other opinion, or national or social origin.

In the case of each of these articles under the Convention the Council should be conscious of the need to strike a balance between the rights of the individual and the interests of the public. In the light of the significant public benefit which would arise from the implementation of the proposed redevelopment scheme, it is considered that the use of compulsory purchase powers is necessary and proportionate. In particular, it is considered that the CPO would not constitute any unlawful interference with individual property rights. The CPO process provides the opportunity for representations to be made and the holding of a public inquiry in the case of statutory objections. Those directly affected would be entitled to compensation proportionate to the loss which they incur as a result of the acquisition of their interest.

- 4.9 In light of the facts and considerations set out above it is concluded that there is a compelling case in the public interest for the exercise by the Council of its compulsory purchase powers.

5 Appropriation

- 5.1 As explained at 2.2 above, it is expedient to appropriate the land owned by the Council for planning purposes in order to be able to rely on the power in Section 237 of the 1990 Act to override existing interests or rights, notably rights of way over the site.
- 5.2 Section 237 authorises a local authority (and its successors in title – here TCR) to erect, construct or carry out or maintain any building or works on land which has been acquired or appropriated for planning purposes, notwithstanding that a third party interest or rights may be interfered with,
- 5.3 The effect of the use of the power in section 237 is to override such interests or rights and to convert them into an entitlement to compensation.
- 5.4 As in relation to its decision to make a CPO, the Council should take into account the fact that appropriation of land may lead to existing interests or rights being overridden. The human rights of affected parties should therefore be considered, as set out in paragraph 4.8 above.

6 Acquisition of Crown Walk Service Yard

- 6.1 Again as explained at 2.2 above, it is expedient to acquire this service yard by agreement in order to rely upon the power in Section 237.
- 6.2 The acquisition would be at nil cost with the land being transferred back to TCR, also at nil cost prior to commencement of the redevelopment.
- 6.3 Again, because private interests or rights may be overridden, the Council should take account of human rights considerations, as set out at paragraph 4.8 above.

7 Key Issues for Consideration/Reasons for Decision and Options

- 7.1 Negotiations with landowners, and those with the benefit of rights affected by the development, are continuing. The Council hopes to be able to reach agreement. However, in order to be confident of taking this redevelopment

forward in a reasonable timescale the Council needs to consider the use of compulsory purchase powers at this stage. The Development Agreement also obliges the Council to consider the use of compulsory purchase powers, if necessary.

- 7.2 Appropriation of the land owned by the Council for planning purposes within the development site is a key step in land assembly. Acquisition of the Crown Walk Service Yard is also expedient.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

- Option One** To recommend that Council agree, in principle, to use its compulsory purchase powers to facilitate this redevelopment
- Option Two** To delay a decision on compulsory purchase in the hope that negotiations will progress and agreement can be reached

Consultations

- General public** Consultation has taken place on this scheme in the context of the planning policies referred to at 2.3 above and the planning applications referred to at 2.4 above.

Implications

- Financial:** The Development Agreement provides that all costs associated with the compulsory purchase will be reimbursed by the developer
Comments checked by Eric Meadows, Service accountant PH&E, 01295 221552
- Legal:** The Council must be satisfied that the public interest in taking forward this redevelopment outweighs expropriation of private interests including human rights.
Comments checked by Liz Howlett, Head of legal and Democratic Services 01295 221686
- Risk Management:** The risk of not pursuing a CPO is that the redevelopment scheme may not then proceed.
Comments checked by Rosemary Watts, Risk Management and Insurance officer 01295 221566

Wards Affected

All Bicester wards

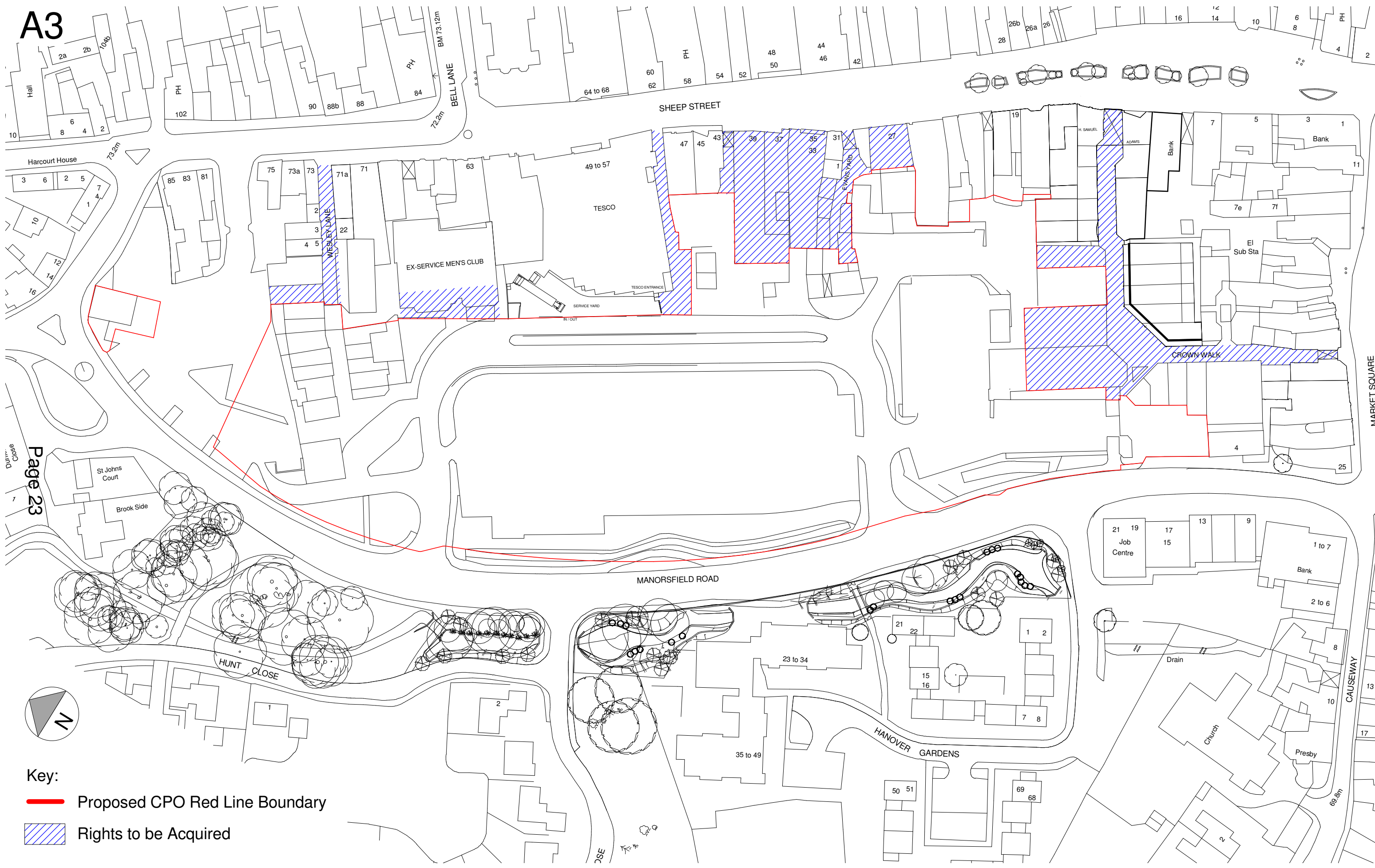
Corporate Plan Themes

**All
Executive Portfolio**

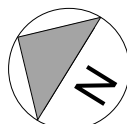
**Councillor Norman Bolster
Portfolio Holder for Economic Development and Estates**

Document Information

Appendix No	Title
Appendix One	Plan showing land edged red and rights hatched red and blue subject to compulsory purchase
Appendix Two	Plan showing Council owned land edged blue being Council land to be appropriated for planning purposes
Appendix Three	Plan showing land edged green to be acquired by the Council for planning purposes
Background Papers	
Planning Committee report 18 th February Planning Application Ref No 07/00422/F Planning Application Ref no 09/01687/F PPS4 Planning for Sustainable Growth PPS9 Biodiversity and Geological Conservation PPG13 Transport PPS25 Development and Flood Risk South East Plan Cherwell Local Plan (1996) Non-Statutory Cherwell Local Plan (2004) SPG "Land between Sheep St. and Manorsfield Rd	
Report Author	Liz Howlett, Head of Legal and Democratic Services
Contact Information	01295 221686 liz.howlett@cherwell-dc.gov.uk



Page 23



- Key:**
- Proposed CPO Red Line Boundary
 - Rights to be Acquired

LYONS+SLEEMAN+HOARE
Architects

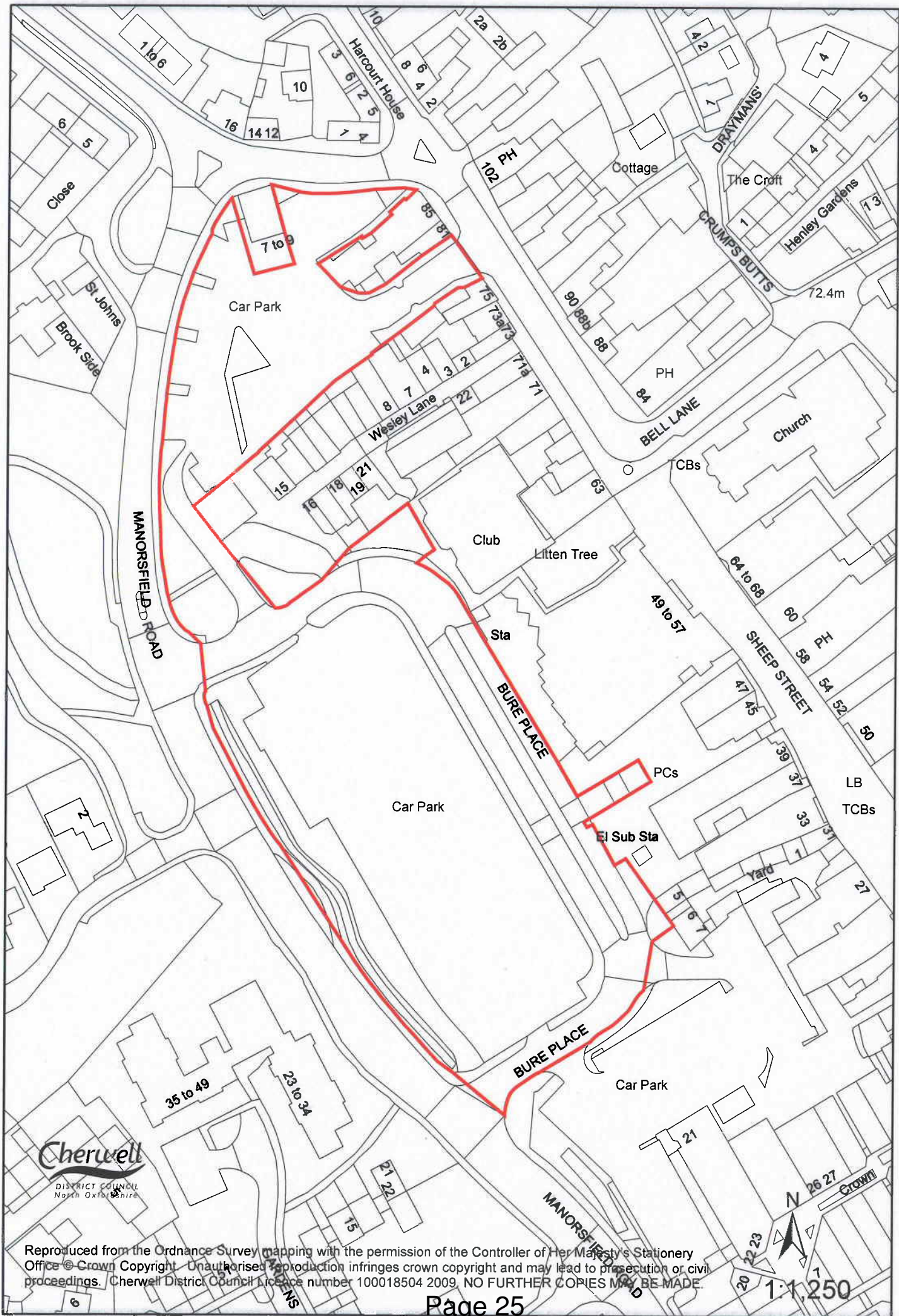
Nero Brewery, Cricket Green, Hartley Wintney, Hants, RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

NOTE: All figures are approximate and have been measured and expressed in a manner as defined by the current edition of the RICS/ISVA Code of Measuring Practice. Figures relate to the current stage of the project and any development decisions to be made on the basis of this information should include due allowance for the increases and decreases inherent in the design and building processes.

Job BICESTER TOWN CENTRE EXPANSION	Scale As indicated	Date 05/20/10	Partner ML	Author JR
Drawing Proposed CPO Red Line Plan	Job N° / Drg N° 04075 / L-50		Rev E	Checked SA

This drawing may be scaled or cross referenced to the scale bar for Planning Application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing to be read in conjunction with all other relevant materials.
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Cherwell
DISTRICT COUNCIL
North Oxfordshire

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A3

SHEEP STREET

49 to 57

TESCO

TESCO ENTRANCE

SERVICE YARD

IN / OUT

Page 27

47 45 43

39

37

35
33

31

EVANS YARD

1

27

19

H. SAMUEL

ADAM'S

Bank

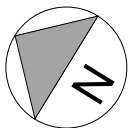
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7e

Sub

CROWN WALK

4



21 19 17 13

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Job
BICESTER TOWN CENTRE EXPANSION

Scale
1 : 500

Date
05/20/10

Partner
ML

Author
JR

Drawing
S237 Land Transfer Plan

Job N° / Drg N°
04075 / L-51

Rev
F

Checked
SA

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Executive

Horton General Hospital

5 July 2010

Report of Strategic Director Environment & Community

PURPOSE OF REPORT

To consider the outcome of the Better Healthcare Programme, the decisions of the Oxfordshire Primary Care Trust and Oxford Radcliffe Hospitals Trust, plus the future of the Community Partnership Forum.

This report is public

Recommendations

The Executive is recommended:

- (1) To endorse the outcome of the process in clarifying and confirming the future of paediatric, anaesthetic and obstetric services at the Horton General Hospital;
- (2) Congratulate the Oxfordshire Primary Care Trust and the Oxford Radcliffe Hospitals Trust in developing sustainable service proposals for the future;
- (3) Encourage the Oxfordshire Primary Care Trust and the Oxford Radcliffe Hospitals Trust to continue to investigate further ideas to improve services at the Horton General Hospital and the way the hospital works with the providers of healthcare;
- (4) Continue to support the work of the Community Partnership Forum during the critical implementation phase, and;
- (5) Urge the Oxfordshire Primary Care Trust and Oxford Radcliffe Hospitals Trust to build on the successful Community Partnership Forum model as a means of ongoing community engagement for local healthcare provision.

Executive Summary

Introduction

- 1.1 The services provided at the Horton General Hospital (HGH) have been under some threat for many years. The latest proposals to downgrade paediatric and obstetric services have been the subject of Secretary of State intervention and have for the last two years been the subject of review in

order to find alternative service models.

- 1.2 This review which has been led by the Oxfordshire Primary Care Trust (PCT) is nearing its conclusion and its outcome is reported in this document.

Proposals

- 1.3 The proposed model for the paediatrics service is one delivered entirely by consultants who would work across the John Radcliffe Hospital (JR) and HGH hospitals on a rota covering 24/7. At the JR where there are training middle-grade doctors, consultants would provide non-resident on call support out of hours at night and at weekends. At the HGH, consultants would work as resident on-call being present in the hospital out of
- 1.4 For maternity and gynaecology services, it would be a more hybrid model with some training middle-grade doctors on the rota and more consultants. Some integration across the JR and HGH hospitals would be achieved but existing consultants would not be required to work as resident on-call during out of hours
- 1.5 The model also includes other enhancements to services through a dedicated anaesthetics service for the labour ward and an increase in the number of nurses and midwives to allow better integration of services with the JR. This would ensure the Trust meets national guidance not fully implemented at the HGH owing to lack of clarity about the future of the service in Banbury.
- 1.6 The estimated cost of this model is £2.4m above the base service cost. It is proposed that this be shared between the PCT and the Oxford Radcliffe Hospitals Trust (ORHT) £1.5m/£0.9m respectively.
- 1.7 The PCT has agreed that Community Partnership Forum (CPF) should continue its work for the duration of the implementation phase for the new HGH service model. However, given that the PCT and the ORHT have recognised the value of the CPF throughout this process and in the future and that there will be continual change in the delivery of health and social care services, the principles and ethos of the CPF around community and stakeholder engagement should be applied to these future changes, to ensure a positive dialogue between the providers and recipients of services.

Conclusion

- 1.8 There is no doubt that there has been a successful outcome to develop and fund a new service delivery model for paediatrics and obstetric services at the HGH which is both safe and sustainable. However, complete success can only be achieved following full implementation.

Background Information

- 2.1 In March 2008, the Independent Reconfiguration Panel appointed by the Secretary of State for Health, rejected proposals by the ORHT to downgrade some services at the HGH in Banbury. The PCT was asked to take forward the project to ensure services were retained and developed.
- 2.2 From this position, the PCT set up the Better Healthcare Programme for Banbury and the surrounding areas. This Programme consisted of a Board which is supported by a CPF. These groups have met regularly during 2008 and 2009 and have been the 'drivers' behind the work which has been undertaken so far.
- 2.3 The Executive received a progress report on the work of the Better Healthcare Programme at its meeting on 16 November 2009. It was at that point that a different service model was emerging for the HGH but it had not been tested for deliverability or affordability. That work is now complete and the results of it are reported below.

The Work and Conclusions of the Better Healthcare Programme

- 2.4 The ORHT has faced significant difficulties in maintaining paediatric and maternity services at the HGH with the main challenges being:
 - Lack of any training accreditation for paediatric middle-grade doctors resulting in a reliance on non-training middle-grade doctors to fill the staff rota;
 - Reduced number of middle-grade doctor posts accredited for training in obstetrics resulting in a greater reliance on non-training middle-grade doctors to fill the staff rota;
 - Difficulties recruiting and retaining non-training middle-grade doctors in both paediatrics and obstetrics in a market where there is a national shortage and where most are looking for posts that will offer training opportunities;
 - Over-reliance on locum doctors to maintain services leading to concerns about clinical safety and continuity of care.
- 2.5 The IRP and Secretary of State for Health rejected proposals to reconfigure services which would have meant moving paediatric inpatient services to Oxford, replacing them with daytime ambulatory care and centralising inpatient obstetric services in Oxford and establishing a midwife-led unit at the HGH for low-risk births.
- 2.6 It is important to recognise the interdependence of services at the HGH. The number of paediatric inpatients is small but the doctors working on the ward provide the critical support to babies in the special care baby unit and to babies and children brought in to the Emergency Department.
- 2.7 The programme has engaged widely in attempts to identify other potential models that would retain local services. The model that emerged was one

that replaces non-training middle-grade doctors with consultants.

- 2.8 For paediatrics, this would mean a service that is delivered entirely by consultants who would work across the JR and HGH hospitals on a rota covering 24/7. At the JR where there are training middle-grade doctors, consultants would provide non-resident on call support out of hours at night and at weekends. At the HGH, consultants would work as resident on-call being present in the hospital out of hours.
- 2.9 For maternity and gynaecology it would be a more hybrid model with some training middle-grade doctors on the rota and more consultants. Some integration across the JR and HGH hospitals would be achieved but existing consultants would not be required to work as resident on-call during out of hours.
- 2.10 The proposal also includes other enhancements to services at the HGH:
- Establishing a dedicated anaesthetics service for the labour ward. This would ensure the Trust meets national guidance not fully implemented at the HGH owing to lack of clarity about the future of the service in Banbury.
 - Increasing the number of nurses and midwives to allow better integration of services with the JR.
- 2.11 The ORHT estimated cost of delivering this model is £2.4m in total in addition to the basic service budget.
- 2.12 At the meeting of the Oxfordshire PCT Board on 27 May 2010 the following decisions were taken:
- Fund a 24/7 consultant-delivered service in paediatrics and maternity at the HGH to the value of £1.5m. The £1.5m relates to the additional cost of employing consultants, and the remaining £0.9m to be met by the ORHT;
 - Continue the current Interim Plan arrangements until the new model is fully operational;
 - Invite the ORHT Board to agree to implement the proposed model, funding the remaining £0.9m cost of implementation and approve the maintenance of the interim plan;
 - Charge the Better Healthcare Programme Team and the ORHT to work on developing robust implementation.
- 2.13 The PCT's vision for the HGH recognises the hospital as being the focus for health services for the area. The proposals for maintaining maternity and paediatric services will involve changes to the way they are managed with greater integration between Oxford and Banbury but little or no change to patients, ensuring local access is maintained. However, this does not mean that services at the HGH will not continue to evolve: on the contrary, the coming financial consolidation in the NHS is likely to make such innovation even more necessary.

The Decisions of the ORHT

- 2.14 At the special meeting of the ORHT Board on 14 June 2010, the ORHT Board agreed to implement these proposals and to fund £0.9m towards the additional cost of the proposals. It also committed fully to maintaining 24 hour paediatric services and a full obstetric service at the HGH.

Implementation

- 2.15 An implementation plan is now being developed by the ORHT. It is expected that implementation will take up to 12 months and this will partly depend on their success in recruitment to the new posts at first advert. The ORHT is currently considering how to approach the recruitment and whether to stage it, allowing groups of new consultants to be inducted over several rounds of recruitment or to attempt to recruit to all new posts together. Discussion with other hospital trusts about their experience of both approaches will help determine which approach will be likely to deliver the best result.

Community Partnership Forum

- 2.16 There is no doubt that one of the successes of this process over the past two years has been the effectiveness and contribution made by the CPF. Its achievements over this time are many. By actively involving not only its members, but also the wider community and strategic partners, it has encouraged an ethos of problem solving together, rather than problem solving in isolated groups. This ethos underpins the intention behind the statutory obligations of acute and primary care trusts to engage with their local communities.
- 2.17 The Forum has gone some way in re-establishing trust between the community and the NHS, which had been lost prior to the IRP report. It has highlighted the importance of public engagement on matters of health, and the benefits of partnership working in a transparent and open manner. Its hoped-for legacy is that good strategic relationships can be maintained to ensure an ongoing dialogue between the NHS and the community of north Oxfordshire. This will be an imperative, as the economic outlook for public services will necessitate doing more for less. As the NHS is called upon to be more accountable and responsive to the public it services, good engagement policies and strategies are paramount.
- 2.18 However, both the PCT and ORHT should consider the benefits of a future Forum covering North Oxfordshire to ensure that the strategic relations and engagement now established are not lost, and that the skills and knowledge currently sitting within the Forum is positively and resourcefully harnessed. The uniqueness of the location and circumstances of the HGH requires a more bespoke community engagement focus, and the Forum is well placed to act in this capacity. The Better Healthcare Programme represents a large financial investment in public engagement by the health economy of Oxfordshire.
- 2.19 The PCT has agreed that CPF should continue its work for the duration of the implementation phase for the new service model. However, given that the PCT and the ORHT have recognised the value of the CPF throughout this process and in the future and that there will be continual change in the delivery of health and social care, the principles and ethos of the CPF around community and stakeholder engagement should be applied to these future changes, to ensure a positive dialogue between the providers and recipients

of services.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 There is no doubt that there has been a successful outcome to develop and fund a new service delivery model for paediatrics and obstetric services at the HGH. However, complete success can only be achieved following full implementation.
- 3.2 Ongoing commitment will be required from the PCT and particularly the ORHT during the implementation phase to ensure this success. The role of the CPF will also be important as whilst to the HGH patient there may seem little change, local stakeholders should continue to support the ORHT in the delivery of the new service model and reassure local people about the safety and sustainability of services.
- 3.3 The future role of the CPF or equivalent beyond the implementation phase for the new service model also needs to be considered. There will be ongoing changes to how local healthcare services are delivered involving greater integration of primary and secondary care, more community-based care and ongoing evolution of the HGH services which will require careful public communications and effective community engagement, which a modified form of the current CPF is well placed to deliver.
- 3.4 To date, the Council has played a significant role in supporting the CPF and given the now proven value of the body and the need in the future for a similar organisation, it is proposed that this support should continue.

Consultations

CPF The CPF by its nature is a consultative body and therefore, because of its role in this process, has been involved throughout. It will be the decision of the Oxfordshire Health and Overview Scrutiny Committee to determine whether the new service model requires any formal consultation.

Implications

Financial: There are no notable financial implications for the Council in supporting the PCT in this work. The provision of new services in the future is largely a matter for the PCT and ORHT and has little bearing on the Council's finances.

Comments checked by Joanne Kaye, Service Accountant, 01295 221545

Legal: There are no legal implications arising from this report. The Council is acting as community leader under its powers of wellbeing in supporting the PCT in this work.

Comments checked by Liz Howlett, Head of Legal & Democratic, 01295 221686

Risk Management: There are no notable risks to the Council identified from this report.

Comments checked by Rosemary Watts, Risk Management & Insurance Officer, 01295 221566.

Wards Affected

All District Wards.

Corporate Plan Themes

Safe & Healthy Cherwell

Executive Portfolio

Councillor George Reynolds
Portfolio Holder for Community, Health & Environment

Document Information

Appendix No	Title
	None
Background Papers	
Better Healthcare Programme Board & Community Partnership Forum meeting papers (all available on the Council and PCT websites).	
Report Author	Ian Davies, Strategic Director, Environment & Community
Contact Information	01295 221581 Ian.Davies@Cherwell-dc.gov.uk

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Executive

Brighter Futures in Banbury

5 July 2010

Report of Strategic Director, Environment & Community

PURPOSE OF REPORT

To consider the progress to date with the Brighter Futures in Banbury programme and proposals for future activity.

This report is public

Recommendations

The Executive is recommended to:

- (1) Note the good progress made to date;
- (2) Endorse the strong leadership role being given by this Council for the Brighter Futures in Banbury programme;
- (3) Receive a further report on the implications of the funding cut to Local Area Agreement 1 Grant;
- (4) Agree that mainstream services should be aligned to those in greatest need to support the programme; and
- (5) Receive further reports on the outcomes achieved as appropriate.

Executive Summary

Introduction

- 1.1 The Brighter Futures in Banbury programme is one of the Council's main priorities as reflected in its Corporate Plan from 2010/11. It is also an Oxfordshire priority.
- 1.2 Much preparatory work has already been completed and the programme is soon to move into its engagement and implementation phases.

Proposals

- 1.3 The proposals in this report are about making a difference to those families and individuals in greatest need. They include greatly improved effectiveness

of multi-agency working, helping those in greatest need, having a common purpose and understanding, taking a long-term approach, making best use of current and anticipated resources and engaging with local people and communities in Banbury.

Conclusion

- 1.4 The Brighter Futures in Banbury programme will only be effective if it is targeted, long-term, multi-agency in nature and clear on its purpose and outcomes.

Background Information

- 2.1 Through the process of determining countywide priorities for action and the use of Government funding, the issue of breaking the cycle of deprivation in the worst parts of the county has been agreed. Using government Indices of Multiple Deprivation (IMD) plus others, particularly bad pockets in parts of Grimsbury, Neithrop and Ruscote wards in Banbury have been identified, along with parts of Oxford;
- 2.2 The Oxfordshire Partnership charged the 5 Chief Executives (of CDC, the City, the PCT, OCC and TVP) to bring forward proposals to the partnership. They have determined that there are 3 elements to the framework;
 - Local work to build confidence through the involvement and engagement of the public, front line staff, the voluntary sector, faith communities and local leaders, particularly elected councillors, in shaping and delivering the work in local areas.
 - Statutory sector core business. The analysis of local data, understanding of evidence of effectiveness and consideration of where the effort of local services has to be directed has led to the conclusion that we should tackle the following;
 - Giving children a good start in life;
 - The physical environment, including housing and housing policy;
 - Skills, attainment and employability;
 - Lifestyle issues which give rise to poor health.
 - Developing an Oxfordshire model. The process of establishing this work and focussing on specific and targeted localities is already leading to changes in our approaches. The intention is to develop and refine a model for working together in this way which can be applied to other localities in Oxfordshire.
- 2.3 This is not “business as usual” for the statutory sector partners as it has been recognised that work to improve inequalities in outcomes has to be additional to the universal provision of services across the county. There is therefore an obligation to do more, to do things differently and to work together for the long term to make a difference.
- 2.4 The Executive at its meeting on 6 April 2009 considered the early stages of this process around key partner engagement and initial data gathering. Since this time, considerable further work has been undertaken.

- 2.5 At the recent Council AGM, the Leader of the Council announced that Councillor Colin Clarke has been appointed to a new Portfolio Holder position to lead the work on breaking the cycle of deprivation.

Progress to Date

- 2.6 During the summer/autumn 2009, a multi agency data gathering exercise has been undertaken for the whole of Banbury so that we know what issues we need to address, where we need to take supportive action, what partners need to be involved and have a baseline from which we can measure success. It is in the main broken down to lower super output areas to enable targeted interventions and strong locality based work. This has involved Oxfordshire County Council (OCC), the Oxfordshire Primary Care Trust (PCT), Thames valley Police (TVP) and this Council. It has resulted in a comprehensive and concise document to provide the rationale for supportive interventions and a baseline for measuring improvement.
- 2.7 The Banbury services and resources currently available in the selected areas have been mapped from which we are identifying gaps, opportunities for better coordination and joint working and other issues which will form the basis of an action plan. The action plan is nearing finalisation for the purpose of community engagement prior to implementation.
- 2.8 We have been successful in a joint bid for Govt funding with Oxford City and OCC for £125k to match the LAA 1 Reward Grant and current OCC resources for an extension to a family intervention project to support families most in need in the targeted areas.
- 2.9 A Steering Group to coordinate the local programme of activity has been set up consisting of CDC, OCC, Banbury Town Council, PCT officers and the Banbury Schools Partnership. Five themes with a range of work streams (with leaders) have been established. These are Young Peoples' Aspiration & Attainment (OCC), Employment & Financial Support (CDC), Safe & Strong Communities (TVP), Health & Wellbeing (PCT), and Housing & Environment (CDC). Work is nearing finalisation to determine the most immediate actions and outcomes of the work streams supporting these themes. A diagrammatic representation of the programme with its five themes is attached at Annex 1.
- 2.10 A three local government tier Banbury Councillors workshop was held on 25 March. Those attending were positive about the programme and willing to be involved. Clarity of intent was requested by those attending (Action Plans, outcomes and means of community engagement etc) which will be given in a further workshop planned for 15 July.

New & Enhanced Multi Agency Working

- 2.11 It is clear from preparatory work that there is a very significant amount of resource and a wide range of services aimed at helping those most in need in Banbury. Despite in almost all cases being well intentioned and valuable, it has not always been co-ordinated in the most effective way. Therefore, a key principle associated with the emerging activities of the Banbury Steering Group is one of new ways of working which are co-ordinated and multi-agency in nature.
- 2.12 The following represent the new or enhanced activities which have arisen

from the programme so far to address this issue and are now being progressed;

- **Shared Case Work** between agencies of the families and individuals most in need to determine multi-agency support which is more effective and more efficient - OCC, TVP, CDC, PCT, Health Visitors, Charter Housing, Youth Offending and Probation Services
- The extended Oxfordshire **Family Intervention Project** supported by new Government funding links with the activity above, acts as a delivery mechanism for this but is a parallel activity involving OCC, CDC Housing Services, Registered Social Landlords (RSL), Youth Offending and Probation Services.
- **Interagency Referrals for Prevention** – a wider and more comprehensive application of the simple and quick mechanism for the transfer of a client's name and address, and their identified need from one organisation to another. This currently involves services for affordable warmth, home improvements, falls, fire safety, message in a bottle, home security, smoking cessation, and services provided by doctors, OCC Social and Community Services and Age UK Oxfordshire. It is intended to extend this service/organisation input in the near future.
- Coordinated and targeted community development through a **Banbury Community Workers Network** which brings together the fieldworkers of many agencies that undertake this function. This involves OCC, TVP, CDC, PCT and the voluntary sector.
- **Young People Trackers Form** - Partners (CDC's Customer Services, Housing Officers, Street Wardens, Police Community Support Officers, RSL visiting/contact officers, Health Visitors/trainers) obtain permission from young people to collect current circumstance information which is then sent /e-mailed to Banbury Connexions as a means of identifying young people who may be disengaged or at risk of disengagement and acting on this.
- Greater integration between **mainstream education and community based family learning**. The use of the local Children Centres for parental support activities, numeracy initiatives and other family learning activities for those families with pre school and early years children and those in most need of support.
- **Support for NEETs (Not in Employment, Education or Training)** and the transition from school to employment. Involving Oxford and Cherwell Valley College, Banbury Schools, OCC, CDC, Connexions, local employers and Job Centre Plus, there are numerous events and new initiatives which are attempting to reduce the number of long term NEETs and prevent further NEETs in the future eg Opportunities event for NEETs (June), Preventing 100 NEETs through Transition Support, Prince's Trust Team Programme, Apprenticeship Scheme and Mini Job Club
- **Communication and community engagement** which is coordinated and inclusive. Community engagement is about working with local people

before new activities are introduced. Communication is both with the local communities and within and between each organisation engaged in this process.

- Learning from each other and **good practice**

Cherwell District Council Input to the Programme

- 2.13 The Council has been active in its support of this work in many ways, some of which is taking a strong leadership role:
- Oxfordshire Partnership with Chief Executive and Council Leader input;
 - Chief Executive input at the '6 Chiefs' meetings;
 - Strategic Director (E&C) input to the Oxfordshire Programme Management Group
 - Strategic Director (E&C) lead as Chairman of the Brighter Futures in Banbury Steering Group;
 - Head of Housing Services and Improvement Manager lead roles for Housing & Environment and Employment & Financial Support Banbury themes;
 - Aligning mainstream Council services such as benefits, employment support, housing, recreation, cleansing, and health improvement to the wards and people most in need;
 - The appointment of Councillor Colin Clarke as Portfolio Holder for Breaking the Cycle of Deprivation, who will chair the three tier Banbury Councillors meetings and workshops.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 In pursuing this programme, there are a number of key principles which should be considered. They are as follows:
- The focus on health inequality issues will by its nature need long term wider economic, social and environmental actions to be fully effective;
 - The outcomes sought must be relevant to the communities targeted and the specific needs of people in those communities;
 - This is an ongoing programme, not a project and as such there will be a need to embed actions in mainstream service provision for all participating agencies.
- 3.2 Effectiveness can only be achieved if there is commitment of participating agencies. It is encouraging to note that the level of commitment to work together to make a difference is evident throughout all partners.
- 3.3 The programme has now reached a point where having established through comprehensive data analysis which issues are relevant to what geographical area, the framework is in place to commence specific supportive actions to address these issues.
- 3.4 Clarity of purpose and outcome is necessary if all engaged in the programme are to concentrate on areas and people with the greatest need. The preparatory work to date over data analysis, action planning and resource alignment has identified the following key indicators:

Aim	Indicators
Giving children a good start in life and supporting families	1. (NI 73) Level 4 Maths and English at KS2 (age 11) ¹ 2. (NI 75) Achievement of 5 or more A*-C grades at GCSE including Eng and Maths 3. (NI102) Achievement gap between pupils eligible for free school meals and their peers achieving the expected level at KS 2 and 4
Physical environment including housing and housing policy	4. (NI 5) Residents satisfaction with living in the area 5. Anti social behaviour incidents and repeats 6. Criminal damage 7. (NI 21) Public confidence in the police and local authority to deal with crime and ASB
Skills, attainment and employability, including local job prospects	8. (NI 152) Jobseekers allowance claimants 9. (NI 117) The percentage of 16-18 year olds NEET 10. Income support claimants (for low pay)
Reducing health inequalities	11. (NI 120) All age, all cause mortality 12. (NI 112) Under 18 teenage conceptions

3.5 The above are supported by many more for each Brighter Futures in Banbury theme. The next stage in the process is to set targets for improvement as measured by these key indicators and those others in each theme.

3.6 The important issue of finance is a cause for concern. The Oxfordshire programme was originally allocated £1 million, but given the recent Coalition Government announcements about in year funding cuts, 50% of this will not be forthcoming. In addition, of the £500,000 received to date, only current contractual commitments for the Family Intervention Project, the employment of the , Programme Manager and a bets practice event totalling £187.5k confirmed. A further £225k has been agreed by Steering Groups but is not yet contractually committed which is therefore on hold until the Oxfordshire Public Services Board at its meeting on 1 July decides the way forward. Whatever the outcome, there will be less funding than originally anticipated which will mean less activity.

3.7 The most important aspect about funding is not about how much new funding will or will not be available, but to ensure the most effective and efficient use of what ever resources are available is made, irrespective of cutbacks. The new and enhanced multi-agency initiatives in 2.12 above are being implemented with this intention. It is expected that more such initiatives will follow.

3.8 Long term outcomes expected will include:

- There will be a sustained improvement in IMD scores for the target areas, including the specific domains of health, employment, crime, education and skills;
- The gap in death rates between the best and worst quintiles in the District will be reduced;
- There will be better outcomes for children and young people - reduced teenage pregnancies, improved educational attainment, improved skills, fewer accidental and deliberate injuries and reduced poverty;
- Improved skills levels and more will be employed or develop enterprises;

- Public involvement in planning and implementing the programme will result in increased satisfaction with living in the area;
- Financial savings and efficiencies with public money for health, social care, policing, children's services, community safety and advice services;
- Improvements in the number of people who are obese, who smoke, who have low levels of physical activity, mothers who breastfeed, people with undiagnosed or unmanaged diabetes, teenage pregnancies and who take up flu vaccines.

3.9 This Banbury work is being pursued as part of the Oxfordshire wide programme as it is in certain Banbury wards which the data indicates most need is located. Over the medium term and as progress is made in Banbury, other parts of the District should be considered for similar focussed work according to the needs in those areas. Before this occurs, it will be important from the Banbury work to develop good practice and proven interventions which can then be applied elsewhere

The following options have been identified.

Option One The Council can choose to not lead or participate in the Brighter Futures in Banbury programme.

Option Two The Council can participate but let others lead.

Option Three The Council can take a strong leadership role as is proposed in this report.

Consultations

There have been no formal consultations to date, but through the process of partner engagement many local organisations have been involved.

Implications

Financial: There are resource implications in the Council leading and contributing significantly to this programme. The approach adopted to date has been one of delivering within approved budgets by ensuring current services and resources are targeted. New initiatives which require additional funding are currently being pursued, either through new external funding or through diversion of existing resources. There is some uncertainty about these new funding sources which is creating difficulty with planning.

Comments checked by Joanne Kaye, Service Accountant (E&C), 01295 221545.

Legal: There are currently no significant legal implications associated with the type of activity proposed or the intended partnership process for which this Council has good experience.

Comments checked by Liz Howlett, Head of Legal &

Democratic Services, 01295 221686

Risk Management: There are some risks associated with this exercise. The most notable are:

- That the exercise will create stigma and negativity due to the issues to be addressed;
- That there will be insufficient resource and partnership buy-in to be fully effective;
- That there may be in some cases a difficulty in measuring real outcomes because of so many inter-related aspects.

These risks are being managed by the Banbury Steering Group.

Comments checked by Rosemary Watts, Risk Management & Insurance Officer, 01295 221266.

Equalities

At the heart of these proposals is the intention at the very least to reduce and ideally eradicate health inequality in Cherwell. In doing so, many other aspects of economic, social and environmental benefit will be addressed and greater equity of access to opportunity be provided.

Comments checked by Ian Davies, Strategic Director, Environment & Community, 01295 227967.

Wards Affected

All Banbury Wards.

Corporate Plan Themes

A District of Opportunity; A Safe & Healthy Cherwell; A Cleaner, Greener Cherwell; Cherwell: An Accessible, Value for Money Council

Executive Portfolio

**Councillor Colin Clarke
Portfolio Holder for Breaking the Cycle of Deprivation**

Document Information

Appendix No	Title
Appendix 1	<i>Diagrammatic Representation of the Brighter Futures in Banbury Programme</i>
Background Papers	
Executive Report 6 April 2009 Addressing Health Inequality and Deprivation in Cherwell	
Report Author	Ian Davies, Strategic Director Environment and Community
Contact Information	01295 221698 ian.davies@Cherwell-dc.gov.uk

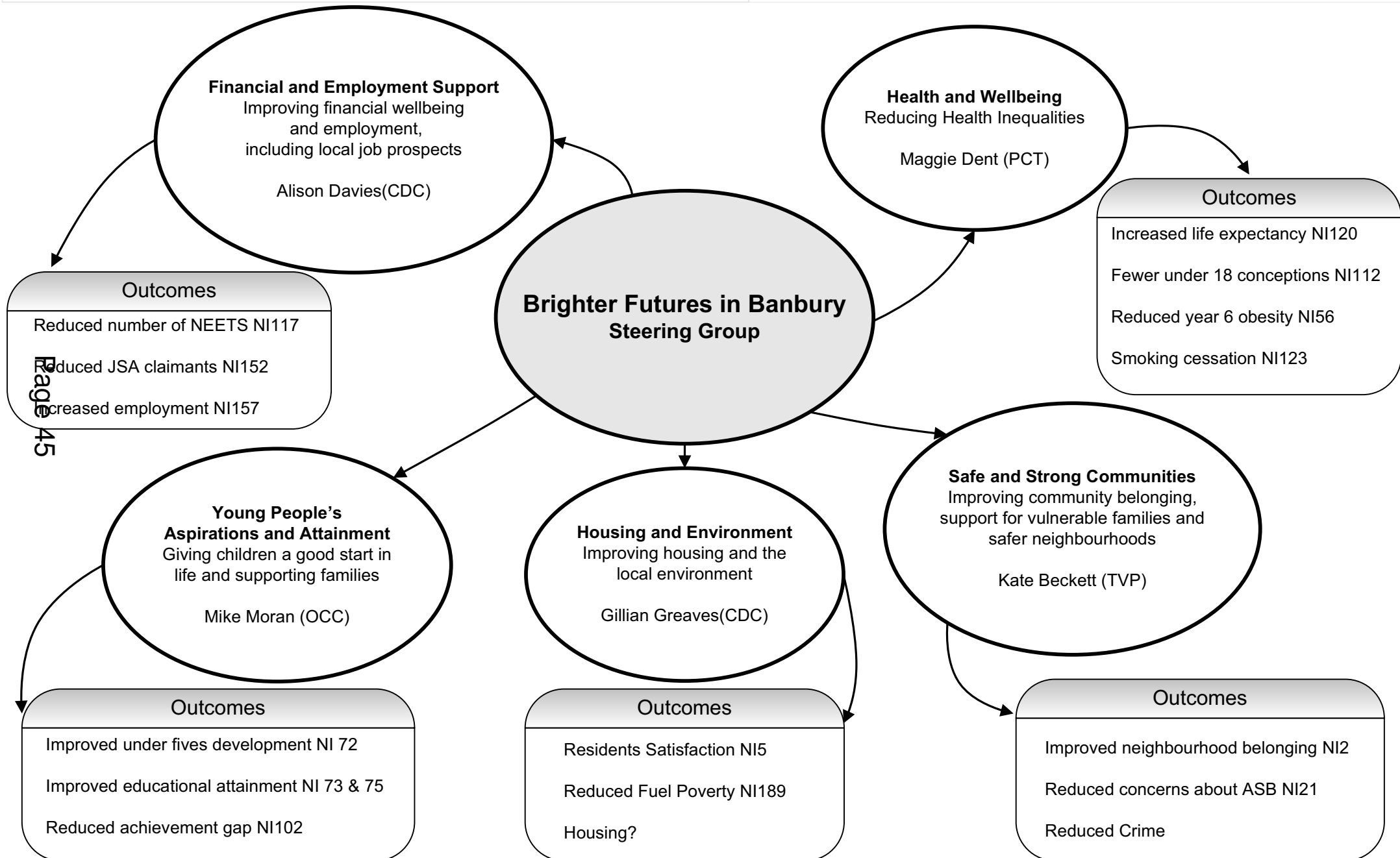
Brighter Futures in Banbury Programme

Structure, Content and Outcomes

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21 June 2010



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Executive

Miller Road Youth Self Build Housing Scheme

5 July 2010

Report of Head of Housing Services

PURPOSE OF REPORT

This report explains an innovative youth self build affordable housing scheme which has received a Reward Grant from the Oxfordshire Public Services Board. It seeks approval to the commitment and allocation of those monies towards the costs of the works, a structured training programme run in tandem, and the provision of life skills coaching/mentoring, all in accordance with the funding bid. The report identifies the issues that need addressing in order to give partner agencies the confidence they need to move forward with the scheme.

This report is public

Appendix 2 to this report is exempt from publication by virtue of paragraph 3 of Schedule 12A of Local Government Act 1972

Recommendations

The Executive is recommended:

- (1) To note the securing of £324,000 Reward Grant funding specifically for the scheme and the receipt of the first tranche of that funding in the sum of £224,000.
- (2) To approve a Supplementary Capital Estimate of £238,936 to grant to Sanctuary Housing Association in order for them to meet the extra development costs arising from the youth self build elements of the scheme, to be granted in two tranches, £154,936 on start on site and; subject to the receipt of the second tranche of Reward Grant, £84,000 on practical completion of the building works.
- (3) To approve a Supplementary Revenue Estimate of £40,000 to grant to Southwark Habitat for Humanity [a registered charity] for the provision and procurement of life skills coaching / mentoring, in three tranches £10,000 on conclusion of a funding agreement, £14,000 on start on site and subject to the receipt of the second tranche of Reward Grant, £16,000 on practical completion of the building works.
- (4) To approve a Supplementary Capital Estimate of £45,064 to meet the costs incurred by Southwark Habitat for Humanity [a registered charity] arising from the pre start on site and design / site feasibility costs work which has

been completed to date.

- (5) To authorise the Head of Housing, in consultation with the Strategic Director Planning, Housing and Economy, the Head of Finance and the Portfolio Holder for Planning and Housing to negotiate and conclude terms for funding agreements to secure the aims and objectives in [2], [3], and [4] above.
- (6) To approve a Supplementary Capital Estimate as contained in the Exempt Annex of this report.

Executive Summary

Introduction

- 1.1 This report explains this new housing project and highlights the receipt of the first tranche of £224,000 of Reward Grant received from the Public Services Board specifically for the additional costs of a youth self build element including training and life skills mentoring, of a single person affordable housing scheme. The first tranche funding comprises 69% of the total approved bid of £324,000.
- 1.2 This scheme is a youth self build affordable housing for rent development comprising ten one bedroom maisonettes and provides on site and class based training in construction skills to 20 students who are under 25 years old and are NEETS [not in employment, education, or training]. The young people will receive a Diploma Level One in construction skills and will receive housing options advice appropriate to their circumstances. Up to ten of the students will be rehoused into properties upon completion. In addition the young people will receive life skills / mentoring during the project, and continuing tenancy support will be available to the young people who eventually occupy the properties. The project is steered by a Project Board comprising all the partner organisations, young people representatives, and Cllr Gibbard and Cllr Strangwood.
- 1.3 The scheme and its' funding package including the Reward Grant represents excellent value as it contributes to a wider overall development worth £1,273,301 and therefore achieves significant leverage.
- 1.4 This report addresses the allocation of the funding to the partners in line with the successful bid, and highlights the other issues that will need to be addressed in order to give the partners the confidence they need to move forward with the scheme.

Proposals

Use of LAA Reward Grant

- 1.5 As the scheme develops and pre start on site costs are incurred i.e. scheme design, and planning application etc, and as the first tranche of Reward Grant has been received in the total sum of £224,000, it is appropriate to begin distribution of funding in accordance with the successful Reward Grant bid.
- 1.6 It is therefore proposed that a first tranche of £154,936 of the Reward Grant

capital monies be granted to Sanctuary Housing Association in order for them to meet the preparation, design and start up costs associated with the scheme. It is also proposed that a second tranche of Reward Grant capital funding be made on practical completion of the works in the sum of £84,000. It is proposed that a funding agreement be put in place to cover these grants to Sanctuary Housing Association and this will stipulate, inter alia, the purposes for which the funding is granted, the conditions Sanctuary Housing Association must satisfy to receive and retain that funding, and the grounds for recovering all or some of that funding if the scheme does not proceed to completion, and/or if Sanctuary Housing Association breach any key condition attached to it.

- 1.7 Of the remaining Reward Grant it is proposed that £40,000 will be used to fund the life skills coaching / mentoring service provided to the young people during the project as outlined in the successful Reward Grant Bid. The Children, Young People, and Families Service of Oxfordshire County Council have provided great assistance in devising a brief for the life skills / mentoring role. As site management and supervision is one of the responsibilities of Southwark Habitat for Humanity, and given the close relationship between site supervision and the general conduct of the young people, it is appropriate that they also provide the life skills/ mentoring support to the project. Due to the specialist nature of that role Southwark Habitat for Humanity may need to procure the service from an appropriate provider. The life skills / mentoring role will commence prior to start on site as some work will need to be carried out with the selected students prior to the scheme beginning. It is proposed that of the £40,000, the first tranche of £10,000 is paid to Southwark Habitat for Humanity at the completion of a funding agreement, a further £14,000 payable on start on site, and the remaining £16,000 on practical completion. A funding agreement will be put in place between the Council and Southwark Habitat for Humanity alongside that proposed in paragraph 1.6 above, covering identical issues [i.e. Specifying the purposes for which the funding is granted, the brief of the life skills coach/mentor, the conditions Southwark Habitat for Humanity must satisfy to receive and retain that funding, and the grounds for recovering all or some of that funding if the scheme does not progress, and/or Southwark Habitat for Humanity breach any key condition attached to it].
- 1.8 Southwark Habitat for Humanity has already begun significant work in the development of the project to this stage. This includes site feasibility and survey, infrastructure survey, scheme design and preparation of the planning application. Costs of £45,064 have been incurred by them and they are now seeking payment. It is proposed that these legitimate costs are met from the first tranche of the Reward Grant capital monies that have been received.

National Affordable Housing Programme Funding

- 1.9 The overall funding plan for the scheme assumes normal levels of National Affordable Housing Programme funding will be available. An application to the Homes and Communities Agency [HCA] is to be made imminently by Sanctuary Housing Association. Following the recent Budget the details of the funding priorities and the funding envelope for the HCA have to be confirmed but we expect that funding will be available later in the year.
- 1.10 Confidence needs to be given to the various partners involved in the scheme in order for them to continue to develop their plans and take the necessary

actions to achieve a start on site in November 2010. The range of partners, the time critical training element of the project, and its' wider social benefits, distinguishes the Miller Road scheme from more traditional affordable housing schemes.

Contingency Plans for Funding

- 1.11 In order to mitigate any potential risk to funding or the risks arising from a period of funding uncertainty, the Council should approve a Supplementary Capital Estimate using the earmarked capital receipts for housing, to provide local authority social housing grant to Sanctuary Housing Association under Section 25 of the Local Government Act 1988 in order that the scheme can continue to proceed. This would be a worst case scenario if funds from the Homes and Communities Agency are not forthcoming at all, and in which case we would negotiate with Sanctuary Housing Association and Southwark Habitat for Humanity to find an acceptable funding package that minimises the call on the Council's earmarked housing capital receipts.
- 1.12 Discussions have already taken place with Sanctuary Housing Association and they have indicated that they would forward fund the scheme if HCA funding was approved but delayed to the following year.
- 1.13 Several other schemes in the Council's affordable housing programme may also be affected by the Homes and Communities Agency's funding position, and further reports will be made to the Executive as further information becomes available.

2.0 Conclusion

The Miller Road Youth Self Build Scheme is an exciting and innovative housing project that provides not only much needed affordable housing but key additional benefits of skills training, life skills development, and improved employment prospects for young people who are not currently in employment, education, or training. It is a significant Cherwell District Council contribution to the Banbury 'Brighter Futures' initiative to improve the opportunities of a relatively deprived area of the Town. It is also a scheme that can be replicated locally and nationally.

Background Information

- 3.1 The site of the Miller Road Youth Self Build scheme is a largely landlocked area at the rear of existing housing on Miller Road, some of which are owned by the Sanctuary Housing Association [see Appendix 1]. The site is accessible via an access road owned by Sanctuary Housing Association. The land for the self build scheme was transferred by the Council to Banbury Habitat for Humanity for residential housing purposes on 15th September 2000. The land was then subsequently transferred to Southwark Habitat for Humanity which is part of the same Group Structure.
- 3.2 The site is in the Ruscote Ward which is one of the three areas of highest deprivation in the District identified in 'Brighter Futures'.
- 3.3 The housing scheme provides 10 one bedroom maisonettes for rent by single young people. The maisonettes will be developed by Sanctuary Housing Association with the construction being undertaken by Southwark Habitat for Humanity. It will involve a self build element which will comprise on site and classroom based study leading to a Diploma Level One in construction skills. The skills training will be provided by the Oxford and Cherwell Valley College which is developing a bespoke course specifically for the scheme. Two cohorts of ten students each will work on the scheme, one commencing at the beginning, one joining midway through the building process. Key skills will involve use of simple building tools and equipment, building, bricklaying, plastering, joinery, painting and decorating, and also team working and general work orientation. The College will also use the scheme to enrich other existing courses they provide so that a wider group of students can gain some practical experience from the scheme for example photography, design etc.
- 3.4 The composition of the two cohorts undertaking the self build element of the scheme will be targeted at young people 18 to 25 years of age who are not in employment, education, or training [NEETS]. It is hoped that the skills training will attract young people who meet the above criteria and who live in or close to the Ruscote Ward.
- 3.5 It is anticipated that the young people who achieve the Diploma Level One will be encouraged to undertake further qualification skills training, and/or use the Diploma as a means of supporting applications for future employment.
- 3.6 The Project will contribute to a number of Local Area Agreement 2 targets, in particular: [* denotes CDC leads]
NI 46 : Young Offenders access to suitable accommodation
NI 91 : Participation of 17 year olds in education
NI 117 : 16-18 year olds who are not in education, employment or training .
NI 141 : Percentage of vulnerable people achieving independent living
NI 154 : Increase in total housing*
NI 155 : Increased units of affordable housing*
NI 156 : Reduced number of households living in temporary accommodation*.
- 3.7 The total scheme costs are £1,273,301 and social housing grant is required to supplement the private finance raised by the Sanctuary Housing Association. The social housing grant is subject of an application to the Homes and Communities Agency for funding. In addition a successful application was made to the Public Services Board for Reward Grant Funding arising from the

out-performance of Local Area Agreement affordable housing targets. The funding was in recognition of the additional benefits provided by the scheme and the additional costs of the extended building process as a result of the self build element of the project. A Reward Grant of £324,000 was awarded comprising £300,000 capital and £24,000 revenue and payable in two tranches, one at commencement [£224,000] which has now been received by the Council, and the second tranche of £100,000 to be received on project completion.

- 3.8 A scheme design has been completed and an application for full planning approval is to be made at the end of June 2010. An Information Session was arranged on 26th June 2010 in the local area prior to the submission of the planning application in order to fully inform nearby residents about the scheme, how it will be developed and managed, and the benefits that will be created.
- 3.9 During the Project the two cohorts of students will receive life skills coaching / mentoring to support them in the work environment, assist in team working and self development, and prepare them for independent living. This is a very specialised area of support and the Children, Young People and Families Service of Oxfordshire County Council have assisted in the development of a brief for this role.
- 3.10 Start on site is planned for 1st November 2010 and completion by January 2012. At the end of the project, ten of the young people will be rehoused into the maisonettes and they will receive intensive life skills support prior to their tenancy, and tenancy support after the commencement of tenancy to assist tenancy sustainability. All of the students will receive housing options advice from the Council and those for which the scheme is appropriate will be rehoused into the scheme with particular attention given to those who may already have local connections to the area. Charter Community Housing will manage the properties once they are completed.
- 3.11 It is critical that the scheme achieves start on site in November 2010 as not only is the scheme of high profile given the additional benefits over and above a normal affordable housing scheme, but the College will be recruiting staff and students in the summer ready to begin their studies when the scheme starts. A delay would lead to reputational risk and could lead to complications with the funding of the skills training.

Key Issues for Consideration/Reasons for Decision and Options

-
- 4.1 This report highlights the success of the bid for Reward Grant funding for the development of a Youth self build affordable housing scheme leading to improved training and employment prospects of 20 young people who are not in employment, education, or training [NEETS].
 - 4.2 The report addresses the distribution of funding in line with the bid and the work that has been undertaken on the project to date.

- 4.3 The scheme is managed by a Project Board which met formally for the first time on 8 June 2010 and comprises the partner agencies i.e. Southwark Habitat for Humanity, Sanctuary Housing Association, the Children Young People and Families Service of Oxfordshire County Council, Oxford and Cherwell Valley College, the Council, Cllr Gibbard and Cllr Strangwood.

Consultations

Homes and Community Agency

The HCA have stated that they support the ethos and outcomes of the scheme but their funding for the National Affordable Housing Programme still has to be confirmed following the recent Budget. An application for funding is to be made imminently by Sanctuary Housing Association. The scheme offers a number of key outcomes over and above a traditional housing scheme and provides significant additionality. The outcomes from the scheme are wholly consistent with the priorities in the HCA's Forward Investment Programme.

Implications

Financial:

The report informs the Executive of the award of £324,000 Reward Grant specifically for the funding of a youth self build scheme at Miller Road by way of Reward Grant from the Public Services Board, the first tranche of which has been received by the Council in the sum of £224,000. The report proposes that funding is allocated in accordance with the successful bid.

The report also proposes that supplementary capital estimates are approved in the sums of £238,976 and £45,064, and that a Supplementary Revenue Estimate is approved in the sum of £40,000.

The report further proposes that a Supplementary Capital Estimate is approved as contained in the Exempt Appendix of this report.

Comments checked by Eric Meadows, Service Accountant , 01295 221552

Legal:

The Head of Housing Services will work closely with the Legal Services Unit to ensure the funding agreements arising from this report properly and robustly secure the Council's interests, aims and objectives in relation to the scheme.

Comments checked by Richard Hawtin, Team Leader – Property and Contracts 01295 221695

Risk Management:

There are five key risks identified in the Risk Map for this Project.

- Availability of second tranche of Reward Grant funding. As the Project is well underway discussions with the County Council are ongoing

to ensure that this unique project which is the flagship housing scheme in the LAA Reward Grant Programme is able to secure the second tranche of funding.

- Availability of Homes and Communities Agency funding for the scheme. This report proposes alternative funding options as a contingency plan to meet the social housing grant requirement.
- Obtaining Planning Permission. Outline planning permission for residential development already exists. Pre planning advice has been received and the scheme design has been thoroughly discussed with Planners and with Sanctuary Housing Association. An information giving session for nearby residents has been held on 26th June in order to fully inform the near residents about the scheme.
- Recruitment of Young People. The scheme objectives are based on the recruitment of approx 20 young people who are NEETS. Discussions have been held in the District with key agencies to quantify and identify young NEETS who may be potentially interested in the scheme. The College will be marketing the scheme shortly and will be targeting young NEETS. It is felt that this combination of work will ensure the cohorts of students reflect the Project's objectives.
- Sustainability of Young People. The College and in particular the Life skills coach / mentor will help to ensure that the young people are able to adapt to the requirements of the training course and the disciplines of the self build. In addition ongoing tenancy support will be available from Charter Community Housing to the tenants once the development is completed and occupied. This will assist ongoing tenancy sustainability.

Comments checked by Rosemary Watts, Risk Management & Insurance Officer 01295 221566

Equalities

The completion of the Miller Road Youth Self Build Project delivers construction training skills and life skills development to twenty young people who are not in employment, education or training. Such an opportunity raises their level of life skills and interaction skills, as well as improving their future employability. Some of the young people will also be living in unsettled accommodation and the Project provides for ten young people to be rehoused into the development once it is completed. Others will receive housing options advice appropriate to their circumstances. By supporting the interaction between the young people themselves and with key agencies, as well as developing life skills, team working and construction skills it provides an opportunity pathway for some of the more disadvantaged young people in the District to fully

integrate into the community and maintain a sustainable tenancy. The scheme is consistent with the equality impact assessments for the Housing Strategy and Homelessness Strategy.

Comments checked by Claire Taylor, Strategy and Performance Manager 01295 221563

Wards Affected

Ruscote

Corporate Plan Themes

By the provision of much needed affordable housing to rent and the provision of construction related skills , and thereby improved employment prospects to young people who hitherto were not in employment , training or education ; the proposals in the report address the following Corporate Plan Themes:-

Cross Cutting Aim – Break the Cycle of Deprivation and Address Inequalities Across the District [Banbury Brighter Futures].

A District of Opportunity

- Delivery of 100 new homes for those in need of better housing.

In addition the Miller Road scheme supports the achievement of the Cherwell Sustainable Community Plan’s four ambitions as follows:

- Opportunities for All – Our Communities in 2030
- Diverse and Resilient – Our Economy in 2030
- Connected and Protected – Our Infrastructure and Environment in 2030
- Resourceful and Receptive – Community and Leadership in 2030

Executive Portfolio

Councillor Michael Gibbard
Portfolio Holder for Planning and Housing

Document Information

Appendix	Title
Appendix 1	<i>Miller Road Site Plan</i>
Appendix 2	<i>Restricted</i>
Background Papers	
None	
Report Author	Ian Saville, Strategic Housing Officer
Contact Information	01295 221787 ian.saville@Cherwell-dc.gov.uk

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RS

Segment: 106.7 METERS

Area: 1090.33 Sq METERS



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Executive

Eco Town Arrangements – Local Authority Funding Arrangements

5 July 2010

Report of Project Manager, Eco Town Bicester

PURPOSE OF REPORT

To advise Members of the outcome of the Council's Eco Town Funding Bid. To agree the mechanism for determining, and authorisation for, the spend of the funding received.

This report is public

Recommendations

The meeting is recommended:

- (1) To note the outcome of the funding bid and approve the Governance and decision making arrangements (Eco Bicester Strategic Delivery Board) shown in place to manage allocation and use of the monies received.
- (2) To delegate to the Chief Executive in consultation with the Leader of the Council, decisions on spend of the funding, (within the framework of priorities and a budget plan set by the Eco Bicester Strategic Delivery Board).

Executive Summary

Introduction

- 1.1 Following the announcement by the Government of £60 million ring fenced allocation for eco towns in July 2009 the Council submitted a bid for growth funding from this allocation. The Bid was reported to the Executive on the 2 November 2009. The purpose of this funding is to pump prime and support private sector development.
- 1.2 Following the submission of the bid in November 2009 further information was requested by the Department for Communities and Local Government and this was supplied on the 30 November 2009. The Bid and subsequent information submitted dealt with not just the proposals for on and off site spending, but also the governance arrangements for joint working with the creation of The Strategic Delivery Board to steer the project.
- 1.3 The Council was notified of the outcome of the Bid in March and received

£7,886,620.75 capital funding and £1,834,065.75 of revenue funding to support the eco town. A further £0.46m was identified from the Department of Children Schools and Families to fund the zero carbon sixth form centre at Cooper School. This latter funding has not yet been received at the time of writing this report.

- 1.4 Further funding was anticipated for the 2010/11 year, with the indication that between £2-£6 million was available. The Council has agreed payment milestones in connection with this funding, but there is now considerable uncertainty about its availability given the new Government's plans to reduce public expenditure.

Proposals

Governance Arrangements

- 1.5 The Bid document identified the governance arrangements for the running of the project. This focused on the establishment of a Strategic Delivery Board (SDB) led by Cherwell District Council with representation from Oxfordshire County Council, Bicester Town Council, the Primary Care Trust, Homes & Communities Agency, Environment Agency, SEEDA and Bicester Vision. The SDB is to promote the project and steer effective partnership working. It works by consensus and has no formal powers. Planning applications will remain to be determined by this Council's Planning Committee and the Executive for ultimate responsibility for any policy and funding decisions. The SDB has now met and established its terms of reference and will continue to meet quarterly to guide the project.
- 1.6 The SDB will be supported by the Core Project Team which is now in place. The team comprises of a project manager, implementation officer, transport post, infrastructure officer (P/T), Bicester community liaison officer (temp 2yrs) and communications officer (P/T). The project team is also supported by a two day a week secondment to the project team by the Environment Agency. Details of the SDB and its terms of reference and Project Team are attached at Appendix A.
- 1.7 These formal arrangements are supplemented by an informal meeting of six leading Members of CDC and OCC meeting monthly to deal with matters arising, an internal project board that can be called if necessary and a weekly briefing of the Leader and Chief Executive.

Funding Bid

- 1.8 The Bid submitted identified over £20m worth of spending in connection with the eco town proposals. This fell within a number of different categories including; an on site demonstration project, off site demonstration projects, measures for preparing the local community, community infrastructure and on site infrastructure. The funding received at £9.7m, in common with all other eco towns, was less than half the amount that was bid for. An indication of a further £2 - £6 million was identified as potentially available from the government for 2010/11.
- 1.9 Following the receipt of the initial funding allocation discussions commenced on access to the second round funding. The second round funding varies from the first round in that it is available either through a funding agreement

with milestones or as block grant. The Council has opted for a funding agreement with milestones as the method likely to provide greatest certainty over the funding. Milestones have now been agreed, although not the amount of funding available. A copy of the letter announcing the milestones is attached at Appendix B.

- 1.10 The second round funding has been caught up in the government's spending review and as such no further announcement as to the amount has been received at the time of writing this report. A verbal update will be given at the meeting.

Allocation of Funding

- 1.11 Originally it had been intended to leave allocation of funding until the full amount was known from the two rounds of funding. However in the light of the current uncertainty over the timing of any second round funding the SDB has commenced work on identification of priorities for spending.
- 1.12 The original funding bid was made on the basis that spending would be spread over five years in recognition of the long term nature of the proposed large scale development. Second round funding is dependent on achieving milestones in 2010/11 and in year spending on projects. At the present time, given the uncertainty about the amount of funding available or the timing of its receipt, an indicative list of areas of spend has been identified and provided to the Housing and Communities Agency, who are to be responsible for monitoring the achievement of milestones and allocation of funding to projects. The focus of any spending is likely to be on facilitating the delivery of the on site demonstration project, the first phase of development on the site.
- 1.13 Of the first round funding received, money has been committed to the funding of the core project team over five years and an allowance for expenses and consultancy. The Funding Bid also included a commitment to deliver six off site demonstration projects as a priority. These are the temporary demonstration building at the Garth, redevelopment of Bryan House, Community Hall on Causway, new sixth form block to Cooper School, a travel demonstration project and construction skills training. Of these projects £110k has been committed to support the demonstration building and up to £600k for the sixth form at Cooper School (although it is anticipated that £460k will in due course be repaid from DCSF funding when it is received). A commitment of £75k has been given to funding of a survey to support the development of the travel demonstration project. These commitments are identified on the attached summary of the budget at appendix C.
- 1.14 The priorities for further spending have yet to be finalised. There are still a number of areas, such as the extent and cost of infrastructure, that are currently unknown, although work is underway to establish these costs. Without certainty over the infrastructure requirements for the site it is prudent to retain some of the funding for the time being whilst infrastructure planning and master planning are progressed. As these progress the need or otherwise for support from the eco town funding will become more evident.
- 1.15 A focus for initial spending would also be proposals to prepare the existing community and to facilitate the delivery of the development at North West Bicester. Such projects would include matters such as travel behaviour project in the town or early provision of infrastructure that might benefit the

whole town.

- 1.16 Priorities for funding over the five year period will be considered by the SDB when it next meets on 21 July 2010. The SDB will need to consider short term funding priorities and a five year strategy for dealing with the funding. As greater certainty is established around the development at North West Bicester and other projects identified in the bid the spending profile can be established and reviewed to ensure it is meeting requirements. However Cherwell District Council is the accountable body for the funding, rather than the SDB, and therefore a mechanism is required for formal authorisation of spending from the eco town funding.

Authorisation of expenditure

- 1.17 It is essential that clear and accountable monitoring of expenditure is carried out. The mechanism needs to be robust to ensure Cherwell as the accountable body deals with the funding in an effective manner. With the support of the Head of Finance a monitoring spreadsheet has been produced and is attached at appendix C illustrating the current commitments.
- 1.18 As many of the projects identified for spend are to be carried out by third parties it is also necessary to ensure that any payments made will be used to deliver the required outcome. The Head of Legal and Democratic Services advises that there are two potential methods of ensuring appropriate spend;
- Informal exchange of letters to give prior agreement of this Council to any intended expenditure, to ensure that the money is being spent for a proper purpose and that the amount is appropriate and reimbursement following presentation of evidence of the spend (invoices). The limit for this approach is £150,000 in accordance with CDC financial procedure rules.
 - Alternatively a legal agreement will be needed to cover :
 1. prior agreement as above;
 2. agreement in writing that the money will only be used for the purpose agreed under 1 above;
 3. submission of paid invoices and reimbursement of any moneys not spent; and
 4. evidence that the money has been used for the agreed purpose
- 1.19 The method used will need to depend on the nature and the amount of funding involved. Large sums where funding is needed in advance of works taking place will be more appropriately dealt with through a funding agreement whereas the submission of invoices for agreed spending may well be appropriate for smaller sums or where forward funding is not required.
- 1.20 Whilst the above arrangements cover the monitoring of expenditure it may be necessary to require other monitoring. For example on Cooper School sixth form block DCSF and CLG have indicated they would wish to monitor carbon reduction from the proposed building. DCLG have currently commissioned work on monitoring in connection with the four eco towns identified in the PPS

and further details of the monitoring requirements are likely to emerge later this year. Funding may well need to be subject to such monitoring requirements.

- 1.21 The level of monitoring and control of expenditure needs to be proportionate to the amount of funding required. All major funding decisions will be the subject of consideration by the SDB but will still require a formal authorisation decision by Cherwell. The decision process needs to be efficient and speedy. It is therefore recommended that the Chief Executive, who has the delivery of the eco town as a priority for the current year, is given delegated authority, in consultation with the Leader of the Council, to authorise spend from the eco town growth fund. This will be done in the context of the SDB's guidance on its frame work of priorities and an associated budget plan.

Conclusion

- 1.22 The eco town proposal and funding provide a significant opportunity to bring benefits to Bicester. However the reduced amount of funding received will require careful allocation to maximise the benefit for the town. The work of the SDB will ensure scrutiny with public sector partners and Bicester Vision of the priorities for spending and budget constraints.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 The progress on securing funding in connection with the eco town
- 3.2 Appropriate mechanisms for sanctioning spending of the eco town funding received.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

- | | |
|-------------------|---|
| Option One | To delegate to the Chief Executive in consultation with the Leader to authorise spending |
| Option Two | For the Executive to retain authorisation of expenditure from the eco town growth fund bid. |

Consultations

The funding and governance issues noted in this report have been subject to extensive consultation with all project partners agreeing to the funding bid process and establishment of the SDB.

Implications

- Financial:** The Council has been given responsibility for a significant sum of money which is ring fenced for the Eco Bicester project. The arrangements noted in this report will be

combined with normal Cherwell District Council accountancy and audit routines.

Comments checked by Karen Curtin, Head of Finance, 01295 221551

Legal:

The governance arrangements set out provide an appropriate balance for strategic overview on use of funding and ability to make necessary day to day decisions as well as ensuring binding legal arrangements where necessary to ensure delivery

Comments checked by Liz Howlett, Head of Legal and Democratic Services, 01295 221686

Risk Management:

The arrangements set out in the report are designed to manage risks around effective use of eco town funding and proper accountability for budgets and spend

Comments checked by Rosemary Watts, Risk Management and Insurance Officer, 01295 221566

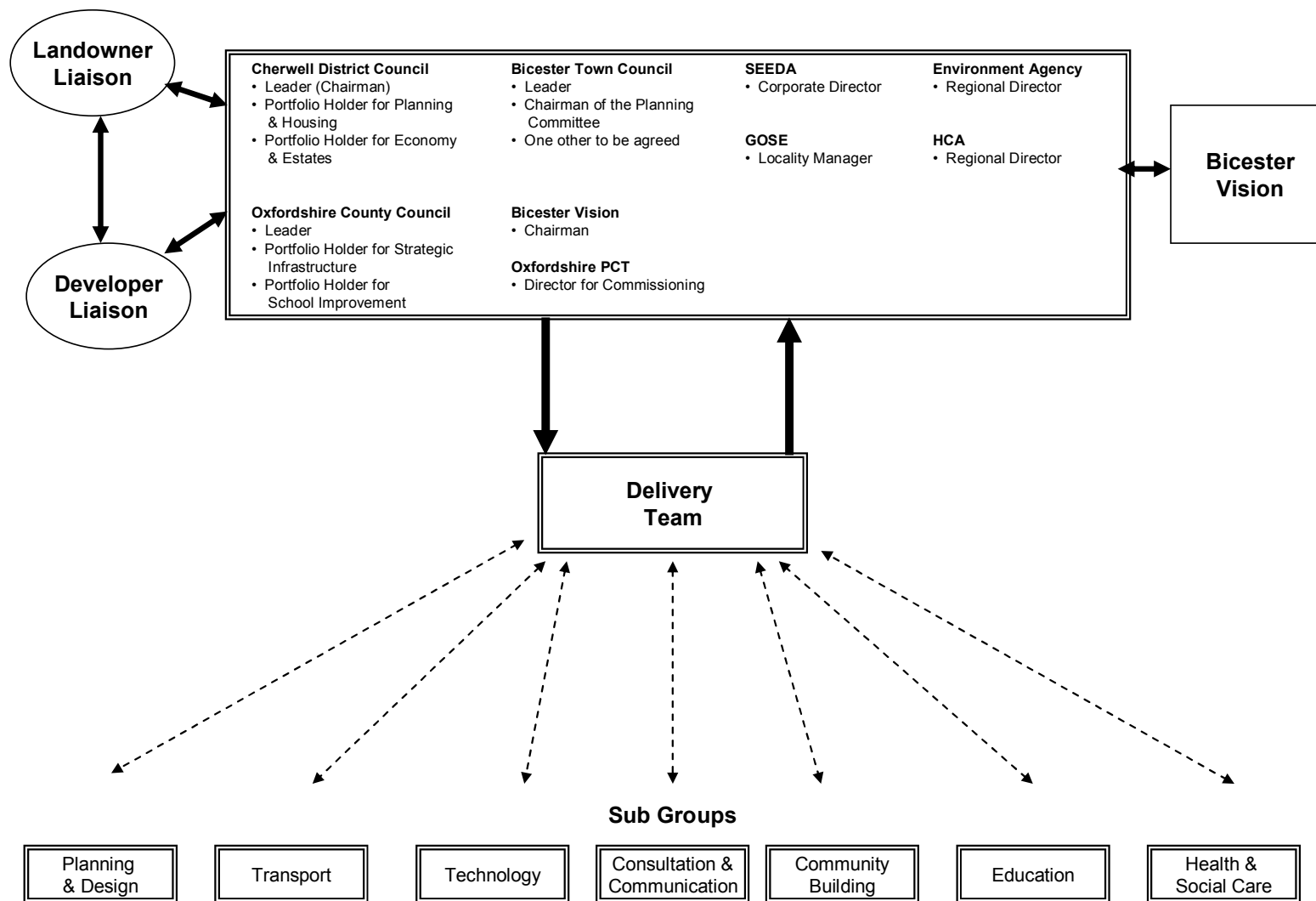
Wards Affected

All

Document Information

Appendix No	Title
Appendix A	Structure of SDB and Project Team
Appendix B	2010/11 Funding Letter from CLG
Appendix C	Summary of Funding Awarded to Date
Background Papers	
(1) North West Bicester Eco-Town Final Bid for Start Up Growth Funding, November 2009 (www.cherwell.gov.uk/media.cfm?mediaid=7133).	
(2) 2009/10 Funding letter from CLG (www.cherwell.gov.uk/media.cfm?mediaid=6775)	
Report Author	Jenny Barker , Project Manager Eco Bicester
Contact Information	01295 221828 Jenny.barker@Cherwell-dc.gov.uk

Chart A - NW Bicester Strategic Delivery Board – from January 2010



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NW Bicester Eco Development

Delivery and Governance - Notes on Proposed Arrangements

These notes provide clarification and detail in respect of the outline proposals contained in the CDC's Eco Towns funding Bid submitted to Government in November 2010.

It is important to recognise that the proposals presented are for the initial phase of work. They are expected to evolve as the project progresses and reference is made to the possibilities that exist in that respect.

Final arrangements will respond to the specific needs of the project and in particular to developments in the local authority partnership and decision making framework. In addition the relationship between public sector leadership and private sector delivery will be influential (characterised in CDC's funding Bid as the preferred private sector led form of delivery, as against the possible contingency plan involving greater direct public sector involvement).

Bid Submission Statement

The following is an extract from the Bid document (Section 7) :

“ 7. LOCAL DELIVERY MECHANISMS

There is now clear political support for NW Bicester in each local authority. In light of this we propose to put in place the arrangements detailed in this section, comprising

- A NW Bicester Strategic Delivery Board, supported by a number of Strategic Delivery Board sub-groups
- An independent 'challenge panel' modelled on the national model used during the early stages of eco town selection
- A dedicated NW Bicester delivery team
- A forum for leading members from Cherwell District Council and Oxfordshire County Council to meet formally to facilitate decision-making
- A forum for senior officers from Cherwell District Council, Oxfordshire County Council, Bicester Town Council and other organisations represented on the Strategic Delivery Board to meet formally to facilitate delivery

These arrangements could be further developed in the future and we touch on this at the end of this section.

7.1 NW Bicester Strategic Delivery Board

The NW Bicester Liaison Group has operated very effectively until now. The NW Bicester Strategic Delivery Board represents an evolution from this, bringing together the key organisations and government agencies which collectively have the powers and authority to deliver the NW Bicester development.

The NW Bicester Strategic Delivery Board will comprise Cherwell District Council, Oxfordshire County Council, Bicester Town Council, Bicester Vision, the Homes and Communities Agency, the South East Development Agency, the Government Office of the South East, the Environment Agency and Oxfordshire PCT. Other partners will be asked to attend as required.

The Board's job will be to steer the project to delivery, by providing direction to the sub-groups and delivery team and resolving issues which threaten to get in the way of delivery. Its proposed membership is laid out below and it will meet every six weeks for the foreseeable future.

We consider it important that this Board has an appropriate link to the private sector developers involved in the eco town (currently P3 Eco) and as the development of the Eco Town progresses the Board will establish a formal liaison arrangement with lead developer(s). This will include the facility for reports made directly to the Board. However, we recognise that for some items of business development partners will not be present and that it will be the decision of the other Board members as to when and when is not appropriate for them to be in attendance.

Like the current NW Liaison Group the status of this Board will initially be informal, although a greater degree of formality could be adopted in the future.

The Board will be the vehicle for a local area element of the Local Area Agreement and will seek to agree implementation targets with Government. Its work will also play a key role in wider arenas such as the Single Conversation led by the Strategic Planning and Infrastructure Partnership and overall LAA delivery led by the Public Service Board.

The administrative support for the Strategic Delivery Board will be provided from within the NW Bicester delivery team.

Proposed membership

- Cherwell District Council (3 members): Leader; Portfolio Holder for Planning and Housing; Portfolio Holder for Economy and Estates (a member for Bicester)
- Oxfordshire County Council (3 members): Leader; Portfolio Holder for Strategic Infrastructure; Portfolio Holder for School Improvement (a member for Bicester)
- Bicester Town Council (3 members): Leader; Chairman of Planning Committee; one other to be agreed
- Bicester Vision (1 member): Chairman
- Homes and Communities Agency (1 member): Regional Director
- South East Development Agency (1 member): Corporate Director
- Government Office of the South East (1 member): Locality Manager
- Environment Agency (1 member): Regional Director
- Oxfordshire PCT (1 member): Director for Commissioning

7.2 Strategic Delivery Board sub-groups

We will establish a number of **Strategic Delivery Board sub-groups** comprising Delivery Board member organisations and others as appropriate. The groups which are required will change over time but these seven will be established now:

- Planning and design
- Transport
- Technology
- Community building
- Consultation and communications
- Education
- Health and social care

7.3 An independent 'challenge panel'

Modelled on the national panel, this will bring together national, regional and local experts from the public, private and voluntary sector to challenge the Strategic Delivery Board and the private developer (s) on issues of technology and of meeting the PPS standards.

7.4 Dedicated NW Bicester delivery team

This will be a dedicated staff team with appropriate expertise and access to specialist consultancy skills. It will report to the Strategic Delivery Board. A full time Project Manager and Implementation Officer, with part time administration support are already in place (forward funded by CDC from reserves).

Details of the proposed team are at Appendix .8.2

7.5 A forum for leading Members from Cherwell District Council and Oxfordshire County Council to meet formally to facilitate decision-making

This arrangement is designed to deliver consensus between Cherwell District Council and Oxfordshire County Council on a whole host of key areas of policy and implementation. Where decisions are required by the District's Executive or the County's Cabinet these will be discussed informally at this meeting with the objective of tackling in advance any key issues and agreeing the content of the formal reports which will then be considered by the appropriate existing Committee. This group will also meet every six weeks.

Agreed membership

- From the District Council: Leader; Portfolio Holder for Planning and Housing; Portfolio Holder for Economy and Estates (a member for Bicester)
- From Oxfordshire County Council: Leader; Portfolio Holder for Strategic Infrastructure; Portfolio Holder for School Improvement (a member for Bicester)

The secretariat for this meeting will be provided by Cherwell District Council.

7.6 A forum for senior officers from Cherwell District Council, Oxfordshire County Council, Bicester Town Council and other organisations represented on the Strategic Delivery to meet formally to facilitate delivery

This group will support the work of the Delivery Board, Delivery Team and the leading members and will be critical to facilitating delivery across the organisations on the Strategic Delivery Board.

Proposed membership

- From the District Council: Chief Executive; Strategic Director for Planning, Housing and Economy
- From Oxfordshire County Council: Chief Executive; Director for Transport and Infrastructure
- From Bicester Town Council: Chief Officer
- From the Homes and Communities Agency: Area Manager
- From the South East Development Agency: Area Director
- From Government Office of the South East: Locality Manager
- From Environment Agency: Regional Director
- From Oxfordshire PCT: Director of Commissioning

As plans for creating NW Bicester develop, local partners will be ready to consider establishing a more independent arms-length partnership for delivery. This more formal partnership would be designed to support a long running commitment to the scheme and its implementation. This could be particularly useful in respect of community building and long term custodianship of the public assets created by the development. The partnership could utilise a company structure or other formal arrangement. One potential route is to consider the further development of the existing Bicester Vision partnership, (which is already based on business sector leadership and an independent Chairmanship), although this will need considerable further thought and agreement of the partners currently involved."

Delivery and Governance Structures

To support the Bid statement the proposed initial structures are illustrated in the three attached Charts:

Delivery and Governance Chart A - Strategic Delivery Board

Delivery and Governance Chart B - Delivery Team

Delivery and Governance Chart C - Arrangements to Facilitate Decision Making

The notes below provide further detail on how these arrangements will function.

Delivery and Governance Chart A - Strategic Delivery Board

Role: Provides overall partnership leadership to the Project and in particular provides continuity of leadership on a long term basis, regardless of changes in the local political environment. Informally constituted and operates by consensus. It will make recommendations to all delivery partners.

A series of special interest, implementation sub groups are envisaged. Examples are shown in the diagram. (see also Chart B below for management arrangements)

Potentially meetings of the Strategic Delivery Board are open access to the public.

The board will meet at least quarterly, but at certain stages more frequent meetings will be required.

Terms of Reference:

- To act as custodian for the “vision” of the project as a special form of development
- To achieve consensus on the policy framework for implementation of the development (policy in the general sense – this is wider than formal planning policy)
- To achieve Project “buy in” and delivery action by public sector partners
- To support and advise CDC as the primary accountable body for public sector actions on the Project
- To encourage the private sector interests implementing the Project to retain the “vision”

Guidance Notes:

- The preferred delivery model for NW Bicester is a private sector led development within a strong local authority policy framework. The role of the local planning authority in deciding formal planning policy, determining planning applications and striking the correct balance on planning agreements is the leading public sector role. This position is particularly important in the initial phases of delivery. For this reason the Chairman of the Delivery Board is the leader of the Council as it is the ultimate accountable body.
- Given this private sector led delivery model and the current landownership / developer position it would be inappropriate for these interests to be formally represented on the Board. However a strong

arms length relationship with landowners and developers will be built. This will allow formal reports in and information and guidance exchanges with the Board (as shown in the diagram).

- To achieve long term continuity it may eventually become desirable to consider a company structure and independence of chairmanship. Early involvement of the existing Bicester Vision Partnership (business led) allows for this issue to be addressed effectively at the appropriate point.
- The local Planning authority intends to explore how it might establish a second phase delivery vehicle that has power and influence in terms of community building and the long term custodianship of the eco development. This can however only be achieved by the application of planning powers and the use of pump priming funding in the context of planning policy and development control decisions. A suitable planning agreement will be needed to secure a delivery body with a sufficient land, financial or other equity stake in the development to secure these objectives. At this point it may be possible to form a formal partnership delivery body with formal landowner / lead developer involvement.

Delivery and Governance Chart B - Delivery Team

Role: This is the executive arm of the Delivery Board and has a direct, two way, reporting and action taking relationship with the Board. It will project manage, identify issues and propose solutions.

The Team provides the additional special purpose staff capacity to undertake core public sector work on the Project. A series of special interest / implementation sub groups is likely to be needed. Examples are shown in the diagram. These will be accountable to the Strategic Delivery Board but will report in via the project team to ensure effective project management arrangements

The Project Team Leader has day to day management control and authority over the Project Team, and is accountable to the Board (with a direct reporting line). Partners will need to secure internal authority for executive actions but this will be driven by the recommendations and backing of the Strategic Delivery Board.

Terms of Reference:

- To prepare a project (business) plan and project manage the Project
- To provide the central public sector administrative support and expertise for governance of the Project.
- To provide the core public sector technical expertise and support to progress the Project.

- To advise, and make recommendations to the Delivery Board, and through that mechanism, to influence its constituent partners.
- To advise, and make direct recommendations, to the Local Planning Authority, (taking account of Delivery Board recommendations).
- To advise and make recommendations to public sector partners participating in the projects (some as part of the Delivery Board, others as partners affected by the proposals).
- To establish appropriate liaison and co operative working arrangements with the private sector land owner and development interests involved in the Project. (In addition, to seek appropriate methods to develop and enhance that relationship in order to progress the Project effectively, particularly through use of planning agreements and public sector pump priming funding. Such arrangements may lead to adjustments in the role of the Project team in respect of Local planning authority reports and recommendations).
- To oversee and advise on the use of any pump priming funding budget for the project where provided by Government or other partners (CDC will be the accountable body for this budget, but will hold it in a ring fenced account with proposals for, and monitoring of, spend reported quarterly to the Strategic Delivery Board).

Guidance Notes:

- The Delivery team will report direct to the Strategic Delivery Board and be responsible for implementing its recommendations.
- The Project is expected to be a primarily private sector led and funded project. There is however a necessity for a strong public sector “policy”, project management and support funding framework. Planning decisions (policy and development control) and associated planning agreements are the main public sector tool to provide that framework. For this reason the Delivery Team is proposed as being employed by and embedded within Cherwell District Council – the body responsible for decisions on these matters. Also for this reason the Delivery Team will need to report direct to the Council’s Executive and Planning Committee as well as to the Delivery Board.
- Delivery Team skills and expertise will need to be developed and adjusted to circumstances. Where possible direct staff employment will be favoured. Support from secondments by partner agencies and retained consultancy will be part of the skills available. Existing in house staff teams will be expected to provide routine input in a number of areas.

- In the short term it is recognised that ready access to skills in economic viability and property and in specialist project management will need to be available to the Team.

Delivery and Governance Chart C – Local Authority Arrangements to Facilitate Decision Making

Role:

This Chart shows general arrangements (involving three types of meeting) that will operate flexibly “behind the scenes”. The first purpose is to facilitate decision making within the three councils involved. The second is to provide for inter-authority and partner liaison on a more regular basis than is feasible through formal partnership meetings. It is essential to organise the work in this way so as to ensure that the formal partnership arrangements operate effectively at high level (in the Strategic Delivery Board).

All meetings involved are business meetings and there is no public access.

Because the structure set out here is an informal working arrangement there is no danger of confusion with the formal Strategic Delivery Board’s role. There is no formal linkage to the role of the Project Board and the Strategic Delivery Board. The Board will clearly hold the lead role, albeit it may receive reports and recommendations that have been influenced by prior work through these informal arrangements. In practice there will also be a need to manage the business and level of detail of Board work to an appropriate level, and this will serve to further avoid any confusion of roles.

CDC currently has its own internal Project Board which operates to the Council’s standard project management system (allowing for the inclusion of Portfolio holding Members). CDC will continue to lead most of the public sector work on the Project for the foreseeable future and this arrangement is essential to plan and deliver the necessary work corporately. It is anticipated that the County and Town Councils may have some need for similar arrangements to cover their day to day involvement in the project, so this is shown as a feature of the structure.

Terms of Reference:

CDC NW Bicester Project Board is a regular monthly meeting to organise CDC’s day to day involvement in and resourcing of the Project. This will be crucial to ensure the substantial and detailed work of the Council on as community leadership of the project and on Local Planning Authority matters is effectively managed.

Ad hoc, informal, meetings between appropriate combinations of senior officers from key partners are envisaged for delivery facilitation

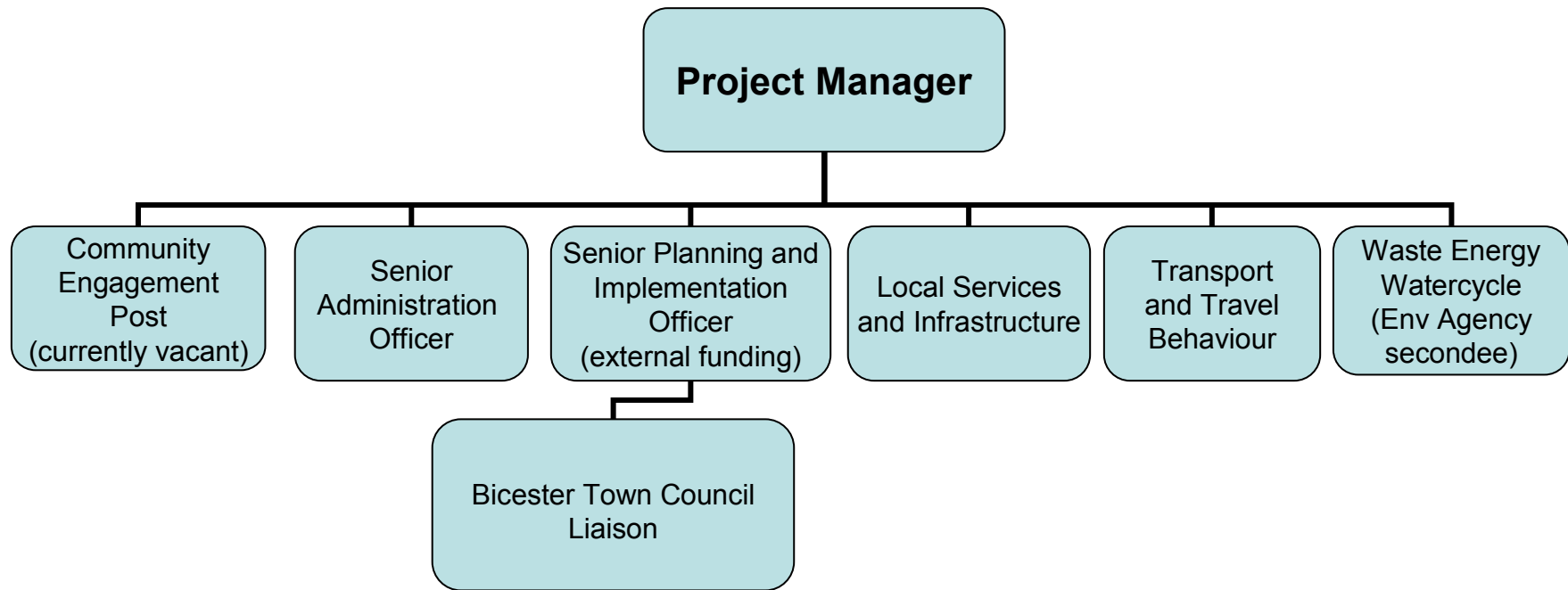
Similarly ad hoc, informal, County and District local authority joint Member meetings may be required to facilitate decision making.

Guidance Notes:

- All these meetings are working internal or partnership business meetings. There are no formal links to the formal project structure described in Charts A and B. The arrangements are however important mechanisms for informal influence and to facilitate detailed preparatory or problem solving work on issues that feature in the Board's overall work programme.
- Any final, or strategic, decisions will always be made through the formal Strategic Delivery Board.

Version 1 Dec 09

Dedicated NW Bicester Delivery Team – from June 2010



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John Hoad
Strategic Director
Cherwell District Council

6 May 2010

Dear John,

ECO-TOWNS: 2010-11 FUNDING

1. Thank you for your recent note asking about the position on this. This letter takes stock of where we have reached. As you will appreciate it will be for a new government to review the position on all proposed payments and agreements (this applies to all our programmes) taking account of the extent to which payments and their conditions have been announced and their detail proposed or agreed.

2. As you know the Minister of Housing announced funding awards for the first wave eco-towns on 8 February 2010. Payments for 2009-10 have been made by CLG/HCA and for 2010/11 the Minister announced a potential award in the range of £2-6m depending on further assessment of the exemplar schemes by HCA and advice to CLG. The criteria and process were set out in my e-mails of 25 January, 9 and 22 March.

3. Subsequently:

- Each authority has confirmed that it wishes to adopt the funding agreement approach for 2010/11;
- CLG has circulated its standard funding agreement terms and conditions;
- Milestones for a funding agreement have been negotiated and agreed with HCA Regional teams (our copy of these is attached to this letter);
- More detailed discussions on delivery structures and related issues have taken place with HCA Regional teams.

4. We are content with this approach and are satisfied that it is consistent with the Minister's decision and announcement of 8 February.

5. The next stages would be for CLG to transfer to HCA the remaining funding needed for these awards to enable HCA to issue the agreements (there may be advantages to the parties in using HCA's form of funding agreement and this is something you would need to discuss with HCA). However as you will understand, and in common with any other funding agreement at this stage, this is subject to the approach of a new government.

6. An additional element is the DCSF funding for eco-innovation in relation to schools, and amounts and projects were also included in 8 February announcement. Subsequently we have been in discussion with DCSF and finance colleagues here and the approach is likely to be to use the funding agreement route but have separate agreements covering the education elements. We will be in touch further on this.

7. I am writing similarly to the other authorities and copying to Steve Carr and, clearly, we will keep you informed as matters develop.

Yours sincerely



HENRY CLEARY
DEPUTY DIRECTOR

EcoTowns

HCA Recommendations

Summary Headline Funding Milestones/Conditions for Local Authority Agreements

First Wave EcoTowns Stage 2 Funding: 2010-11

NW Bicester (Cherwell District Council)

Milestone/ Condition		Payment
1. June	Leadership and Decision Making Arrangements concluded	5%
2. June	Planning Performance Agreement signed	5%
3. Sept	Shared vision document for Bicester signed	5%
4. Sept	Planning Application for Demonstration Project Phase 1 of Development submitted	5%
5. Sept	Energy Strategy and specific energy solution for Demonstration project agreed	10%
6. Sept	Infrastructure Plan for EcoTown agreed	10%
7. Sept	Costed Infrastructure Plan agreed	10%
8. Dec	Planning Permission and Section 106 agreed for Demonstration Project/Phase 1 in which a Start on Site date is agreed.	50%
Total		TBC

Note - General Terms: To continue to remain eligible for additional funding in 2010-11 all authorities will need to demonstrate the conclusion of projects and works funded in 2009-10. All payments will be made quarterly on the presentation of grant claims justifying the eligible amounts that fall into each quarter and monitoring by the HCA will then take place against the stated milestones and any clawback of grant will be enacted should funding not be deployed as agreed.

HCA/HGP
6.5.10

Department for Communities and Local Government
Housing & Growth Programmes Team
Housing Delivery and Homelessness Directorate
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ECO TOWN - MONITORING STATEMENT - APRIL 2010

Project Reference	Account Code	Initial bid Revenue	Initial bid Capital	Initial bid Total	Committed Revenue	Committed Capital	Committed Total	Uncommitted Total
	CAPACITY							
1	Local Authority Core Project Team	1,250,000		1,250,000		1,250,000	1,250,000	
2	Consultancy	1,035,000		1,035,000	517,500		517,500	
	ON SITE PROJECTS							
3	Demonstration Scheme	170,000	2,000,000	2,170,000				
	OFF SITE PROJECTS							
4	Exhibition House	60,000	50,000	110,000	60,000	50,000	110,000	
5	Community Hall	20,000		20,000				
6	Bryan House	180,000	100,000	280,000				
7	Cooper School -		750,000	750,000		600,000	600,000	
8	Construction Skill Training	275,000		275,000				
9	Residential Retro Fits	40,000	460,000	500,000				
10	Travel Behaviour	620,000	1,200,000	1,820,000	75,000			
11	Energy Saving Schemes	60,000	940,000	1,000,000				
12	Green Infrastructure	60,000	60,000	120,000				
13	Waste reduction & Recycling	80,000	2,205,000	2,285,000				
14	Electric Buses Project	100,000	275,000	375,000				
	OFFSITE PROJECTS							
15	Cemetery	50,000	950,000	1,000,000				
16	Allotments	40,000	50,000	90,000				
17	Community Health	100,000	1,300,000	1,400,000				
18	Civic Function Centre	75,000	925,000	1,000,000				
19	Enhanced Sport	60,000	1,940,000	2,000,000				
20	Community Halls	25,000	75,000	100,000				
21	Fast Transport Link	100,000		100,000				
22	Town Centre Development	260,000	100,000	360,000				
	ONSITE INFRASTRUCTURE PROJECTS							
23	Renewable Energy and Waste		1,000,000	1,000,000				
24	Flood Alleviation Assessment		1,000,000	1,000,000				
25	Advance Green Infrastructure		1,500,000	1,500,000				
	LAND ACQUISITION							
26	Land Purchase		1,000,000	1,000,000				
27	Contingency	275,000		275,000				
	THIRD PARTY FUNDING		(2,780,000)	(2,780,000)				
	BID TOTALS	4,935,000	15,100,000	20,035,000	652,500	1,900,000	2,477,500	7,243,187
	% of funding						25%	75%
	FUNDS RECEIVED			9,720,686.50				
	% of Bid			49%				

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Funds currently split in 2 A/c's : Clydesdale (0.85%) and Santander (0.85%) - currently looking to put £8.5m out for 1 year

Cash Profile					
2010/11	2011/12	2012/13	2013/14	2014/15	Uncommitted
250,000	250,000	250,000	250,000	250,000	
150,000	150,000	72,500	72,500	72,500	
110,000					
600,000					
1,110,000	400,000	322,500	322,500	322,500	7,243,187
11%	4%	3%	3%	3%	75%

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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