

EXECUTIVE FUNCTIONS DECISION RECORD

The following decisions were taken on Tuesday, 11th April, 2017 by Cabinet.

Date notified to all Members: Thursday, 13th April, 2017

The end of the call in period is 5.00 p.m. on Wednesday, 26th April, 2017 and therefore, the decisions can be implemented on Thursday, 27th April, 2017.

Present:

Chair - Mayor Ros Jones (Mayor of Doncaster with responsibility for Budget and Policy Framework)

Vice-Chair - Councillor Glyn Jones (Deputy Mayor and Portfolio holder for Adult Social Care and Equalities)

Cabinet Member for:

Councillor Joe Blackham	Regeneration and Transportation
Councillor Nuala Fennelly	Children, Young People and Schools
Councillor Pat Knight	Public Health and Wellbeing
Councillor Chris McGuinness	Communities, the Voluntary Sector and Environment
Councillor Bill Mordue	Business, Skills, Tourism and Culture
Councillor Jane Nightingale	Housing

An apology for absence was received from Councillor Tony Corden.

PUBLIC MEETING – SCHEDULE OF DECISIONS

Public Questions and Statements

Mr Tim Brown asked the Mayor the following question:-

“The Enterprise Market Place project is seeking to access £3.189m SCRIF money. Can you state how much money is being paid to the Market consultants and whether you agree that the proposed Communication Plan referenced at 15.1, may be strengthened by aligning it to Accessible Information Standards and the co-production of a cogent Consultation Plan involving Market Traders and Citizens, including those covered by the term BAME (Black, Asian, Minority Ethnic) and that this approach will result in meaningful and proportionate involvement at each stage of the aforementioned Enterprise Market Place project?”

Mayor Ros Jones gave the following response:-

“Doncaster’s award winning and historic market has always been the jewel in the crown of the town centre.

We are very proud of our market and ambitious for its future. We want to ensure that Doncaster Market is the best in the country, so we are investing in its future, with this money that we have secured from the Sheffield City Region.

To help ensure that our multi-million pound investment is successful and delivers real improvements, Quarterbridge have been brought in to review the markets, produce a strategic analysis and set out new opportunities. This activity was included as a requirement of the SCRIF bid. The in depth knowledge and experience of Quarterbridge is important for helping to make the markets a success. It has been agreed that a short term engagement of six months be put in place and work has begun to design artistic impressions and 3D visuals for the new market, to help deliver this multi-million pound project. Their fee is £65,000.

A robust communications plan is being worked up that targets the relevant stakeholders. This includes engagement with the traders which began this week and will continue throughout the project.

We are also keeping residents across the borough informed of our plans to transform the markets area. The Enterprise Market Place scheme is part of the Town Centre Masterplan which is set to transform our urban centre. It has been promoted and covered in detail by the media in recent months.

The SCRIF funding is time limited and as such, it is not possible to engage with people at every stage, however once we have agreed the final scheme, we will engage with residents on the plans.

The market offers an excellent opportunity for people from across Doncaster, both for local residents, traders and for people who wish to develop a new business. With this investment, it has a great future.

Once again, thank you for your question.”

Mr Brown asked the following supplementary question:-

“Thank you for your response. You failed to differentiate between a Communication Plan and a Consultation Plan. There is a distinction between a Communication Plan and a Consultation Plan. The Communication Plan enables people like me to be engaged. It gives out information, consultation and devolvement. I am seeking clarification, given that over the last few years we have been promised a Consultation Plan and to have a proper Consultation Plan, so that people are properly engaged through each stage of the project.”

Mayor Ros Jones, gave the following response:-

“We will engage as necessary. We have engaged consultants who have the expertise in this area. We have a great market and we want to improve on that.”

The Decision Records from the meeting held on 28th March 2017, were noted.

DECISION 1

1. AGENDA ITEM NUMBER AND TITLE

6. Approval to enter into a Funding Agreement with Sheffield City Region to be able to draw down Sheffield City Region Investment Fund (SCRIF) approved funding for the delivery of Enterprise Marketplace Scheme.

2. DECISION TAKEN

Cabinet:-

- (1) approved the progression to Funding Agreement and the subsequent acceptance of £3.189m SCRIF funding in relation to the Enterprise Marketplace project;
- (2) approved Delegation in respect of negotiating and agreeing those terms and conditions to the Director of Regeneration & Environment, in consultation with the Mayor and the Chief Financial Officer & Assistant Director of Finance (Section 151 Officer); and
- (3) agreed that the Final scheme and design be brought to Cabinet for approval.

3. REASON FOR DECISION

In presenting the report, the Mayor stated that Doncaster's award winning and historic market had always been one of the Borough's most important assets. The Mayor and Cabinet were very proud of the market and ambitious for its future.

The report sought Cabinet approval to progress to Funding Agreement with Sheffield City Region (subject to agreement with Corporate Finance and Legal) and accept the Funding Offer (subject to offer being officially made) for the delivery of Enterprise Marketplace project.

The proposal to draw down more than £3m of new investment and to ensure that Doncaster Market was the best in the country was welcomed. This would help the Council to invest in the future of Doncaster's Markets, in addition to the current renovation of the Corn Exchange, bringing benefits to local people, traders and encouraging more visitors to the town. It would also play a vital role in delivering the Council's new Town Centre Masterplan, which aimed to create a vibrant, thriving and sustainable town centre, where more people work, visit, shop and live.

4. ALTERNATIVES CONSIDERED AND REJECTED

Option 1 - Do Nothing

This option would see little or no investment in upgrades at the marketplace. The project would be mothballed and the market would continue to operate under current arrangements. In recent years, there had been notable declines in footfall at the market and an associated loss of traders and jobs. The take-up of trading units at the market has fallen by 5% each year over the past 5 years, and for the more permanent stalls, vacant rates had risen from 16% to 34% over the period (Q1, 2011/12 – Q1, 2015/16). As such, the position would be that this trend continued over the medium-long term.

Option 2 - Reduced SCRIF funding

A reduction in funding would directly impact the quality of any scheme with a reduction in the specification which would diminish the potential to attract tenants and increase pedestrian footfall. Reduced investment would support some improvements to the area with lower investment costs, but would not produce the desired effects or benefits, to the surrounding area. The impact of potentially increased voids due to the lack of improvements to the area, could mean the

reduced investments deliver the same outcomes as no investment.

5. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations.

6. IF EXEMPT, REASON FOR EXEMPTION

Not Exempt.

7. DIRECTOR RESPONSIBLE FOR IMPLEMENTATION

Peter Dale, Director of Regeneration and Environment.

DECISION 2

1. AGENDA ITEM NUMBER AND TITLE

7. The Granby Housing Development, Edlington.

2. DECISION TAKEN

Cabinet approved the change of tenure and accepted the additional capital receipt offered by Keepmoat Homes for the 10.9 hectare (27 acres) Granby Estate/Yew Gardens site they are currently developing.

3. REASON FOR DECISION

The former Granby Estate, Edlington, (Yew Gardens) was currently being developed by Keepmoat Homes. Due to the lack of demand from Registered Providers for general needs affordable housing, Keepmoat Homes' proposed solution was to switch the remaining general needs affordable housing units to open market sale. This would enable the development and generate an increased capital receipt for the Council, which would support further affordable housing provision in Doncaster, including the development on the former Thompson and Dixon site.

Cabinet commended the report and felt that it was long overdue.

4. ALTERNATIVES CONSIDERED AND REJECTED

Option 2 – Do Nothing

This was not recommended. If the Council was to insist that Keepmoat develop out the remainder of the site in accordance with the Development Agreement, all the evidence suggests they would not be able to find a Registered Provider to transfer the affordable units to. This would mean that Keepmoat, at some future point, would be in breach of the Development Agreement and the Council could then trigger a buy-back of land on which building has not yet commenced. In such an event, the Council would buy the land back at the same price, pro-rata, which Keepmoat paid for it, less any adjustments for any infrastructure such as roads and drains, where the Council would pay 50% of those costs.

The Council would then need to re-market the site to find a developer prepared to complete a development they had not started, with possibly different designs,

financing options and build methodology. An estimate from the Assets Team of the value of the land that the Council would be re-marketing compared poorly to the additional capital receipt offered by Keepmoat which was considerably higher.

5. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations.

6. IF EXEMPT, REASON FOR EXEMPTION

Appendix 1 to the report contained exempt information under Paragraph 3 of Part 1 of Schedule 12 (a) of the Local Government Act 1972 (as amended) information relating to the financial or business affairs of any particular person (including the authority holding that information).

7. DIRECTOR RESPONSIBLE FOR IMPLEMENTATION

Peter Dale, Director of Regeneration and Environment.

DECISION 3

1. AGENDA ITEM NUMBER AND TITLE

8. The Provision of Adult Social Care Housing in Edlington.

2. DECISION TAKEN

Cabinet:

- (1) approved the purchase of 20 no. 2 Bedroomed Bungalows on the former Thompson and Dixon Estate from Wates Living Space Homes including, a contribution towards the direct infrastructure costs associated with the bungalows; and
- (2) approved the addition of the former Thompson and Dixon/Wates Living Space Homes project, to the Regeneration and Environment Capital Programme and drawdown of the funding without the need for a further Officer Decision Record.

3. REASON FOR DECISION

Cabinet considered a report which set out the future provision of adult social care housing on the former Thompson and Dixon site in Edlington and sought approval to proceed with a proposal from Wates Living Space Homes.

The former Thompson and Dixon site was due to be developed by Quality Social Housing (QSH), in partnership with Wates. The proposal was to deliver 106 Rent to Buy housing units however, QSH had withdrawn from their original offer. Wates had therefore developed an alternative proposal for the site which would deliver 86 houses for open market sale and 20 bungalows for rent.

The report was welcomed as a positive move towards addressing the housing shortage for older people in Doncaster and demonstrated the Council's

commitment to deliver housing to meet the future needs of older people, who wanted to live in fully adapted accommodation.

4. ALTERNATIVES CONSIDERED AND REJECTED

Option 2 – Do Nothing

Do not take the opportunity to direct purchase the units. This is not a recommended option, as it would leave an area of wasteland which detracted from the street scene and would continue to attract fly tipping and other anti-social behaviour.

5. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations.

6. IF EXEMPT, REASON FOR EXEMPTION

Appendix 1 to the report contained exempt information under Paragraph 3 of Part 1 of Schedule 12 (a) of the Local Government Act 1972 (as amended) information relating to the financial or business affairs of any particular person (including the authority holding that information).

7. DIRECTOR RESPONSIBLE FOR IMPLEMENTATION

Peter Dale, Director of Regeneration and Environment.

Signed.....Chair/Decision Maker