

**COMMUNITY SERVICES SCRUTINY COMMITTEE**

13 March 2014  
1.30 - 5.40 pm

**Present:** Councillors Blackhurst (Vice-Chair), Johnson, Kightley, Moghadas, Price, Tucker, Bird and Brierley.

**Executive Councillor for Housing:** Councillor Smart

**Executive Councillor for Community Wellbeing:** Councillor Brown

**Tenant and Leaseholders Representatives:** Diane Best, Kay Harris and Diana Minns

**Officers Present:**

Director of Customer and Community Services: Liz Bisset  
Head of Arts and Recreation: Debbie Kaye  
Head of Community Development: Trevor Woollams  
Head of Strategic Housing: Alan Carter  
Sport and Recreation Manager: Ian Ross  
Housing Development Manager: Sabrina Walston  
Cultural Facilities Manager: Steve Bagnall  
Urban Growth Project Manager: Tim Wetherfield  
Environmental Health Manager – Commercial: Yvonne O'Donnell  
Arts and Events Manager: Elaine Midgley  
Committee Manager: Toni Birkin

<b>FOR THE INFORMATION OF THE COUNCIL</b>
---

**14/18/CS Apologies**

Apologies were received from Councillor Kerr. Councillor Blackhurst took the Chair.

**14/19/CS Declarations of Interest**

Item Number	Name	Interest
14/31/CS	Councillor Johnson	Personal: Member of Unison

**14/20/CS Minutes**

Minutes for the meeting of the 16<sup>th</sup> January 2014 were approved and signed as a correct record.

**14/21/CS Public Questions (See information below)**Mr Pipe-Wolferstan

Mr Pipe-Wolferstan addressed the Committee regarding Agenda Item 4, Compulsory Purchase of Empty Dwelling, and made the following points.

- i. Apologised for wasting the Committee's time on this matter.
- ii. Stated that he was on track with the timetable agreed with officers in January 2014.
- iii. Confirmed that officers were satisfied with the progress made to-date.

**Exclusion of the Press and Public for Items 14/22/CS and 14/23/CS**

The Community Services Scrutiny Committee resolved to exclude members of the public from the meeting on the grounds that, if they were present, there would be disclosure to them of information defined as exempt from publication by virtue of paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

**14/22/CS Compulsory Purchase of Empty Dwellings****Matter for Decision:**

The Executive Councillor was asked to approve the Compulsory Purchase of three long-term empty properties in order to bring the properties back into use as residential accommodation.

**Decision of Executive Councillor for Housing:**

The Executive Councillor resolved:

- i. Should the owners of the properties not bring forward any satisfactory plans or timescales to bring properties back into use, the Head of Refuse

and Environment is authorised to apply a Compulsory Purchase Order in respect of properties A, B and C.

- ii. To approve the recommendations in the project appraisals for each property as outlined in Appendices A, B and C of the Officer's report.

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Empty Homes Officer regarding the compulsory purchase of empty properties as detailed in the confidential report.

The Committee considered and voted on the appendices individual.

Recommendation i.

Appendix A: The Committee resolved unanimously to endorse the recommendation.

Appendix B: The Committee resolved unanimously to endorse the recommendation.

Appendix C: The Committee resolved unanimously to endorse the recommendation.

Recommendation ii.

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/23/CS Compulsory Purchase Orders - Council New Build Programme**

**Matter for Decision:**

The report requested approval to apply for Compulsory Purchase Orders (CPO) of three leasehold flats, under section 17 of the Housing Act 1985.

Negotiations with the leaseholders have been unsuccessful or have not been concluded and approval to proceed with compulsory Purchase of the flats was now required to allow the redevelopment of the sites to proceed.

**Decision of Executive Councillor for Housing:**

The Executive Councillor resolved to approve the Compulsory Purchase of:

- i. Property as detailed at 2.1 of the Officer's report
- ii. Property as detailed at 2.2 of the Officer's report
- iii. Property as detailed at 2.3 of the Officer's report

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Head of Strategic Housing regarding the compulsory purchase of leasehold properties as detailed in the confidential report.

The Committee considered and voted on the recommendations individually as set out in the Officer's report.

- i. Property 2.1: The Committee resolved 4 votes to 0 to endorse the recommendations.
- ii. Property 2.2: The Committee resolved 4 votes to 0 to endorse the recommendations.
- iii. Property 2.3: The Committee resolved 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/24/CS Housing Portfolio Plan 2014/15****Matter for Decision:**

The report covered the Housing Portfolio Plan 2014-15, which sets out the strategic objectives for the portfolio for the year ahead, describes the context in which the portfolio was being delivered and details the activities required to deliver the outcomes and the vision. Performance measures and risks were also shown for each strategic objective.

**Decision of Executive Councillor for Housing:**

The Executive Councillor resolved:

- i. To approve the Housing Portfolio Plan 2014-15

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The committee received a report from the Executive Councillor for Housing.

In response to comments and questions from the Committee, the Executive Councillor confirmed:

- i. The Portfolio Plan was a high level, forward thinking document and that detailed performance indicators were included at an operational level.
- ii. Whilst non vulnerable, youth homelessness was not a statutory obligation, a strategy was being developed to address emerging issues.
- iii. Housing Officers had the skills required to pick up potential mental health issues and would refer their concerns to specialist services.

The Director of Customer and Community Services stated that the current focus for vulnerable groups was tenancy sustainment. Linkages with other agencies and commissioning of specialise services was being developed.

The Committee requested further information on Discretionary Housing Payment and how other social housing providers were meeting the challenges of the current situation. This would be supplied outside the meeting.

The Committee Manager undertook to circulate a report received by Strategy and Resource Committee concerning Discretionary Housing Payment.

It was suggested that the details in Strategic Objective HSO1 lacked clarity on timeframes and that something needed to be added to clarify when the objective would be delivered. The Executive Councillor stated this was a long term plan, with too many variables, and that she was not willing to specify timeframes at this point.

The Scrutiny Committee considered and endorsed the recommendation by 4 votes to 0.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/25/CS Homes & Communities Agency Affordable Housing Programme 2015-18 Grant Bid**

**Matter for Decision:**

The Council has successfully bid for Homes and Communities Agency (HCA) grant funding for developing new build Affordable Housing in the previous two bid rounds. It was proposed within the report that Cambridge City Council bids for grant to help fund the delivery of future Affordable Housing to be owned and managed by the Council.

**Decision of Executive Councillor for Housing:**

The Executive Councillor resolved:

- i. To approve that delegated authority be given to the Director of Customer and Community Services following consultation with the Executive Councillor for Housing, Chair and Spokes to agree the final bid to secure grant funding from the HCA and to agree to enter into a Framework Delivery Agreement (FDA) with the HCA if successful.
- ii. To approve delegated authority be given to the Director of Customer and Community Services following consultation with the Executive Councillor

for Housing, Chair and Spokes to agree future bids to the HCA for grant funding via future market engagement.

**Reason for the Decision:**

If the Council does not bid for the grant funding other sources of funding will be required to deliver future new build Affordable Housing schemes.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Housing Development Manager regarding the bid to the HCA.

Concerns were raised regarding the reference to affordable rents of 80% of market rent. The Executive Councillor assured members that Cambridge City Council had successfully argued for a lower rate on the grounds that 80% was unaffordable due to high values in the local market.

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/26/CS Lease of Housing Land - Eastfields, Chesterton**

**Matter for Decision:**

- i. The Council's Housing Revenue Account (HRA) owns the freehold to a number of parcels of land, on which Hundred Houses Society historically had built a number of homes for social rent. Hundred Houses Society currently lease the land from the City Council under two long leases, due to expire in January 2065 and March 2119.
- ii. The housing on the site, which comprises 82 homes built in 1935 and 41 in 1993, is now in need of some refurbishment / re-development to ensure that the housing provision continues to be maintained to an appropriate standard.
- iii. To facilitate a financially viable refurbishment / re-development of the site, Hundred Houses Society are seeking to re-negotiate the terms of

the two existing leases with the City Council, to arrive at one new consolidated lease.

### **Decision of Executive Councillor for Housing:**

The Executive Councillor resolved:

- i. To agree that a new consolidated lease with Hundred Houses Society, for lease of the land at Eastfields, Chesterton (the areas marked on the plan at Appendix A of the Officer's report), is negotiated.
- ii. To delegate responsibility to the Director of Customer & Community Services, in consultation with the Head of Property Services, Head of Legal Services and Section 151 Officer, to agree the final terms for lease, and to subsequently enter into a new consolidated lease for the land at Eastfields, Chesterton.

### **Reason for the Decision:**

As set out in the Officer's report.

### **Any Alternative Options Considered and Rejected:**

Not applicable.

### **Scrutiny Considerations:**

The Committee received a report from the Head of Strategic Housing regarding a new consolidated lease with Hundred Houses Society, for lease of the land at Eastfields, Chesterton.

The Committee expressed support for the proposal and were pleased that a compromise, with benefits for all parties, had been agreed.

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendations.

### **Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.



**Matter for Decision:**

The report covered the draft Community Wellbeing Portfolio Plan 2014-15, which sets out the strategic objectives for the portfolio for the year ahead, describes the context in which the portfolio was being delivered and details the activities required to deliver the outcomes and the vision. Performance measures and risks are also shown for each strategic objective.

**Decision of Executive Councillor for Community Wellbeing:**

The Executive Councillor resolved:

- i. To approve the draft Community Wellbeing Portfolio Plan 2014-15

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Executive Councillor for Community Wellbeing regarding Community Wellbeing Portfolio Plan 2014/15.

In response to questions and comments from the Committee, the Executive Councillor provided an update on Greenwich Leisure Limited (GLL). GLL were aware of the shortcomings of their website and were taking appropriate action. There would be a number of summer promotions and an advertising campaign was planned. Transitional issues since being awarded the contract were also being addressed and monitored.

The Committee asked for an update on implementation of the restructure of Community Development and the Children and Young People's Participation Service (ChYpPs). Officer's confirmed that the new structure was being implemented and that the ChYpPs team would be taking over Brownsfield Community Centre very soon. The 9 to 13 year old group was confirmed as the key priority of the ChYpPs team. However, the Sports Development service does offer services for the 13 to 17 year old group.

Members made the following comments in response to the report:

- i. Performance measure for the ChYpPs service were said to be vague.

- ii. Concerns were raised about the number of staff who remained in the redeployment pool following the restructure.
- iii. Concerns were raised about the public awareness that School sports facilities could be used by the wider community.
- iv. 'Learn to Swim' access was questioned and how would those who would benefit from it find out about it?
- v. The Committee questioned the progress on the consultation regarding the Grants Funding review.

The Executive Councillor updated the Committee on the lasting legacy of the Tour de France.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/28/CS Sports & Physical Activity Plan 2014-2017**

**Matter for Decision:**

- i. The Council's current sport strategy ended in 2013 and a steer was given for the new strategy to have outcomes focussed on evidence-based need assessment, widening access, promoting participation in sport and improving health and well-being. There was also a need to identify local facility investment and improvement priorities and opportunities, in particular in relation to the use of developer contributions for outdoor and indoor sports facilities.
- ii. Workshop sessions were undertaken and well attended by many local sporting organisations, National Governing Body representatives, and delivery partners, where initial feedback was received on the emerging priority areas. Following the workshops an online survey about these new priorities was circulated to many organisations. The Council received a large number of responses, which have helped shape this evidence-based focus for the new Sport and Physical Activity Plan for 2014 – 2017.

**Decision of Executive Councillor for Community Wellbeing:**

The Executive Councillor resolved:

- i. To consider the conclusions from the recent public consultation and approve the proposed priorities and approach (paragraphs 4.8–10 of the Officer's report).
- ii. To focus the use of developer contributions for outdoor and indoor sports on capital projects to improve existing sports facilities in order to encourage greater participation in sports and physical activity (see paragraphs 5.5-6 of the Officer's report).

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Sports and Recreation Manager regarding the Sports and Physical Activities Plan 2014-2017.

The in response to questions from the Committee, officers confirmed the following:

- i. 'Value for Money' was important and was monitored.
- ii. Exercise referrals were monitored by health professionals.
- iii. GLL had employed an exercise referral expert.
- iv. The service specifications had been closely examined.
- v. The Plan targets were in line with Council priorities.
- vi. Synergies with other services, such as ChYpPs, allowed this discretionary service to achieve good results.
- vii. Clear targets would be developed with partner agencies in future.

The Committee welcomed the proposals and agreed the sports opportunities needed to be available for all levels of ability and for all ages. However, it was recognised that it was hard to set target of the measure progress of social goals.

The Sports and Recreation Manager undertook to circulate the Equality Impact Assessment information.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/29/CS Proposal for Use of Indoor Sports Developer Contributions: City of Cambridge Swimming Club**

**Matter for Decision:**

The report on the Sport and Physical Activity Plan 2014-17, elsewhere on the agenda, had recommended focussing the use of developer contributions for outdoor and indoor sports on capital projects to improve existing sports facilities in order to encourage greater participation in sports and physical activity. Whilst none of the proposals for sport facility improvements during recent consultations are ready for early consideration, the Council had recently received a fresh proposal for the provision of new starting blocks at Parkside Pool, which would fit the proposed new approach.

**Decision of Executive Councillor for Community Wellbeing:**

The Executive Councillor for Community Wellbeing resolved:

- i. To allocate around £21,000 of city-wide developer contributions for indoor sports facilities for the provision of new starting blocks at Parkside Pool.

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Sports and Recreation Manager regarding the use of Indoor Sports Developer Contributions for the provision of new starting blocks at Parkside Pool.

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**14/30/CS Arrangements for Event Booking Fees**

**Matter for Discussion:**

The Opposition Spokesperson for Community Well-being, Councillor Moghadas, had asked for a report on the rationale and arrangements for event booking fees to be brought to the scrutiny committee. The report from the Head of Arts and Recreation provided the information requested.

Councillor Moghadas stated that she had requested this reports as she had been approached by local residents who felt that the booking fees were unfair.

The Head of Arts and Recreation stated that the booking fees were competitive and transparent. The website now clearly indicated the booking fees and makes it clear what the full price of an event would be.

The Committee suggested that the perception that the fees were unfair might be a generation issue, with young event attendees being more familiar with this as standard practice.

Councillor Moghadas thanked officers for the report and expressed satisfaction with the outcome.

**14/31/CS Future Management Arrangements for Cambridge Folk Festival and Cambridge Corn Exchange**

**Matter for Decision:**

The report outlined a proposal to establish an alternative delivery mechanism for elements of the Arts & Recreation Service, namely the Cambridge Corn Exchange, Cambridge Folk Festival, and outdoor events. The report was based on a study completed by consultants Bates Wells Braithwaite, (BWB) in association with Festivals & Events International (FEI). Officers recommend a Trust is established on the basis of the business case and an analysis of the risks and benefits in relation to the options available to the Council. The report

highlights the issues that will need to be addressed and a process for taking these forward.

### **Decision of Executive Councillor for Community Wellbeing:**

The Executive Councillor resolved:

- i. To approve in principle the establishment of a Trust to run Cambridge Corn Exchange, Cambridge Folk Festival and other events, and to authorise work to progress this, subject to further decisions required as part of iii. below (recommendation 2.3 of the Officer's report).
- ii. To approve that a Working Group should be set up as outlined in section 3.10 of the Officer's report, to support the work involved in the implementation stage.
- iii. To agree that the following further work (see section 3.10 of the officer's report) which has wider implications for the Council, is progressed in discussion with the relevant Directors and the Working Group prior to discussion at Strategy & Resources Scrutiny Committee and final authorisation by the Executive Councillor for Customer Services and Resources:
  - § Management of transfer of staff
  - § Funding Agreement
  - § Agreement of property, land use and other rights
  - § Expectations and relationships between the Council and the Trust
- iv. To delegate authority for all other decisions necessary to implement and establish the Trust (including the appointment of a Chair) to the Director of Customer and Community Services in discussion with the Working Group.
- v. To acknowledge the indicative timetable for implementation, and agree that this may be varied in accordance with the delegation in iv. above.
- vi. To bring forward proposals to the autumn 2014 committee cycle for a refreshed programme of outdoor events.

### **Reason for the Decision:**

As set out in the Officer's report.

### **Any Alternative Options Considered and Rejected:**

Not applicable.

### **Scrutiny Considerations:**

The Committee received a report from the Head of Arts and Recreation regarding the future management arrangements for the Cambridge Folk Festival and Cambridge Corn Exchange.

The Director of Customer and Community Services outlined further the rationale behind the proposal. She stated that the current delivery method was not sustainable in the long term. She stated that public consultation, over a number of years, had indicated public support for the events but had consistently highlighted unhappiness about any financial subsidy to support the events.

The Strategy and Partnerships Manager would be asked to circulate details of public consultation using the Citizen Survey.

In response to questions from the Committee, the Head of Arts and Recreation confirmed the following:

- i. A decision to move to an arms-length trust should be regarded as permanent as it would be very difficult undo once agreed.
- ii. The relationship of the Trust Board and the Council would be key.
- iii. A strong board with a range of skills would be needed.
- iv. The model had been adopted successfully elsewhere.
- v. The decision was based on securing the future of the events rather than looking for savings.
- vi. Trade Unions had been involved in the early discussions and risks to staff had been considered.
- vii. A working group would set the ethos for staff and good relationships had already been established.
- viii. The financial separation of the trust could include a 5 year capped subsidy which could be reduced if not needed. Some degree of flexibility would be needed.
- ix. Whilst it was anticipated the remaining outdoor events programme would run 'as is' in 2015 via the Trust, a review would take place in 2014 to determine future arrangements

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendations.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

The meeting ended at 5.40 pm

**CHAIR**