

Agenda



HYNDBURN

The place to be
an excellent council

Cabinet

Wednesday, 18 July 2018 at 3.00 pm,
Scaitcliffe House, Ormerod Street, Accrington

Membership

Chair: Councillor Miles Parkinson (in the Chair)

Councillors Clare Cleary, Paul Cox, Munsif Dad, Gareth Molineux and Joyce Plummer

This Agenda gives notice of an item to be considered in private as required by Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

SUPPLEMENTAL AGENDA

The following items are submitted as urgent business with the Chair's agreement in accordance with Section 100B(4) of the Local Government Act 1972. The reasons being:-

Items 17 & 18 – To ensure the most up to date information available is provided.

Item 19, 21 & 22 – Information contained in the report was not available by the publication deadline.

17. **Presentation- As the Crow flies, Nature on our doorstep**

Presentation film showing the striking landscapes and richness of the Local Nature Reserves at Peel Park and Woodnook Vale.

As prepared for a Celebration of Nature Event held on 11th July, where distinguished guests from national, regional and local organisations joined with local people in recognising the special qualities and achievements of Hyndburn.

18. **Financial Position May 2018 Report for the Year Ending 31st March 2019 (Pages 3 - 6)**



Report attached.

19. Huncoat Garden Village *(Pages 7 - 10)*

Report attached.

20. Exclusion of the Public

Recommended - That, in accordance with Section 100A(4) Local Government Act 1972, the public be excluded from the meeting during the following items, when it is likely, in view of the nature of the proceedings that there will otherwise be disclosure of exempt information within the Paragraphs of Schedule 12A of the Act specified at the items.

Details of any representations received by the Executive about why the following report should be considered in public - none received.

Statement in response to any representations - not required.

21. Proposed Disposal of Land at Walmsley Avenue & Walmsley Street, Rishton
(Pages 11 - 20)

Report attached.

22. Appointment of Consultant Facilities Management (FM) Function- Request to waive the Council's Contract Procedure Rules *(Pages 21 - 26)*

Report attached.

REPORT TO:		Cabinet	
DATE:		18 July 2018	
PORTFOLIO:		Cllr Joyce Plummer - Resources	
REPORT AUTHOR:		Joe McIntyre Deputy Chief Executive	
TITLE OF REPORT:		Financial Position May 2018 Report for the Year Ending 31 st March 2019	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. Purpose of Report

- 1.1. The report informs Cabinet of the financial spending of the Council up to the end of May 2018 and the financial forecast outturn position for the Accounting Year 2018/19.

2. Recommendations

- 2.1. Cabinet notes the report and asks that the Corporate Management Team look to reduce costs and increase income over the remainder of the year to help improve the overall financial position of the Council.

3. Reasons for Recommendations and Background

Summary

- 3.1. The financial detail of the report is shown as a table at the end of this document.
- 3.2. The spend for the first 2 months of the financial year to the end of May 2018 is £1,556,661 compared to a Budget of £1,553,332 giving a small adverse variance of £3,000 over the first two months of the year.

- 3.3. The current forecast spend to the end of the financial year in March 2019 is £11,106,000 compared to a Budget of £11,174,000. This forecast produces a positive variance of £68,000. The main areas of financial pressure are Planning & Transportation and Regeneration & Property Services.

Detail

Environmental Services

- 3.4. Food Safety is predicting that net expenditure will be in line with their Budget at the end of the year with no variance forecast.
- 3.5. Waste Services are predicting a positive variance for the financial year of £20,000. This is due to £19,000 of salary savings and £16,000 of extra income less £15,000 of additional miscellaneous expenditure.
- 3.6. The Parks & Cemeteries Service is forecasting a positive variance of £13,000. This is due to an expected £24,000 of additional income from cremations in the year, less a reduction of £7,000 in burial income and a reduction of £4,000 in income on the Parks operation.

Culture & Leisure Services

- 3.7. Culture and Leisure Services are predicting an adverse variance of £11,000 due to the costs associated with the continuing ownership of Clayton Civic Hall of £19,000 per year less £8,000 of miscellaneous savings.

Planning & Transportation

- 3.8. Planning & Transportation are predicting an adverse variance for the year of £40,000. This is due to an expected reduced fee income compared to budget on Building Control of £40,000 and additional staff cost in this area during a time of change of £17,000. The adverse variance in Planning and Transportation is reduced by £15,000 of net additional income generated elsewhere and £2,000 of savings in the Department on miscellaneous costs less £1,000 of increased staffing costs.

Regeneration & Property Services

- 3.9. Regeneration & Property Services are predicting an adverse variance for the year of £149,000. This is due to the income forecast against budget for the Market Hall indicating an adverse variance of £110,000, offset by increased income elsewhere reducing the overall net reduction in income to £14,000. Expenditure on non-pay items is forecast to be £44,000 above budget and expenditure on salaries is predicted to exceed the budget by £91,000.

Policy & Corporate Governance

- 3.10. Policy & Corporate Governance are predicting a positive variance of £8,000 for the year. This is due to £161,000 of extra income, salary savings of £92,000 and

£47,000 reduced expenditure on pension costs. These positive variances are reduced by the Corporate Savings Target of £107,000, predicted additional Housing Benefit costs of £125,000 and £52,000 of additional miscellaneous costs.

Non Service Items

3.11. The current estimate for the year is a positive variance of £229,000.

4. Alternative Options considered and Reasons for Rejection

4.1. Not applicable. This report is for information purposes.

5. Consultations

5.1. Not applicable

6. Implications

Financial implications (including any future financial commitments for the Council)	As outlined in the report.
Legal and human rights implications	
Assessment of risk	
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	

7. Local Government (Access to Information) Act 1985: List of Background Papers

Council Meeting 22nd February 2018
General Revenue Budget 2018/19
The report can be found by clicking on this link
[Budget 2018/19](#)
And downloading the relevant PDF from that page.

Budget Monitoring 2018/19

Period 2 Summary - GF Revenue

Description	Y-T-D Period 2			Month 2			Year			
	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance	
	£	£	£	£	£	£	£	£	£	
Environmental Services										
Food Safety	37,915	38,534	-619	36,471	37,422	-951	434,736	434,736	0	
Waste Services	219,655	199,949	19,706	313,813	305,187	8,626	3,377,098	3,356,910	20,188	
Parks & Cemeteries	164,198	170,472	-6,274	82,099	90,846	-8,747	985,189	971,989	13,200	
Sub-Total Environmental Services	421,768	408,955	12,813	432,383	433,455	-1,072	4,797,023	4,763,635	33,388	
Culture & Leisure	217,470	219,194	-1,724	67,547	71,106	-3,559	892,945	904,619	-11,674	
Planning & Transportation	133,516	147,369	-13,853	66,758	77,714	-10,956	801,097	841,608	-40,511	
Regeneration & Property Services	304,177	340,527	-36,350	152,089	223,951	-71,862	1,825,063	1,974,503	-149,440	
Policy & Corporate Governance	571,286	571,114	172	285,967	306,550	-20,583	3,427,717	3,419,903	7,814	
TOTAL General Fund Services	1,648,217	1,687,159	-38,942	1,004,744	1,112,776	-108,032	11,743,845	11,904,268	-160,423	
Non Service Items	-94,885	-130,498	35,613	-47,442	-86,920	39,478	-569,308	-797,646	228,338	
TOTAL Net Expenditure	1,553,332	1,556,661	-3,329	957,302	1,025,856	-68,554	11,174,537	11,106,622	67,915	
Contribution (from) / to GF Reserves							-100,000	-32,085		
TOTAL Net Requirement							11,074,537	11,074,537	0	

REPORT TO:		Cabinet	
DATE:		18 July 2018	
PORTFOLIO:		Cllr Miles Parkinson, Leader	
REPORT AUTHOR:		Mark Hoyle, Head of Regeneration & Housing	
TITLE OF REPORT:		Huncoat Garden Village	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. Purpose of Report

- 1.1 To update Cabinet on progress with plans to establish a Garden Village at Huncoat that can make a major contribution towards housing and employment growth in the Borough.

2. Recommendations

I recommend that Cabinet:

- 2.1 Notes and welcomes the steps being taken to establish a Garden Village at Huncoat which provides a major opportunity for housing and employment growth in the Borough.
- 2.2 Notes that Arcadis Consultancy (UK) Limited has been selected to support the Council in preparing a Masterplan and Delivery Strategy for the proposed Huncoat Garden Village as set out in this report.
- 2.3 Notes and welcomes that key stakeholders and residents will be consulted on the emerging vision for a Huncoat Garden village as set out in the report.

3. Reasons for Recommendations and Background

- 3.1 Huncoat village and surrounding area is subject to strategic housing and employment land allocations within the Hyndburn Core Strategy (2012) centred on the former colliery and power station sites. These allocations together with other land in the wider Huncoat area provide a major opportunity for meeting the Borough's future housing requirements and economic growth.
- 3.2 This was acknowledged and endorsed by the decision of the former Department of Communities and Local Government (now the Ministry of Housing, Communities and Local Government) to award Huncoat Housing Zone status as part of the wider Pennine Lancashire Housing Zone. The Council subsequently secured £224,000 from the Government's Large Sites and Housing Zones Capacity fund to help fund a detailed Masterplan Framework and Delivery Strategy that is capable of being implemented unlocking the potential for housing and employment growth in the Huncoat area.

- 3.3 Recognising the growth opportunities in the Huncoat area Cabinet gave its consent on the 4th of January 2017 for a Masterplan for Huncoat to be developed in consultation with residents and other stakeholders.
- 3.4 The Masterplan and Delivery Strategy will set out a shared spatial vision and development objectives for the proposed Garden Village. It will provide clarity on the development, design, infrastructure and financial requirements needed to implement the proposed Garden Village. Critically it will de-risk and provide certainty to the market and others on the planning requirements and lever in private finance and any public sector funding that may be needed.
- 3.5 Following a comprehensive tendering exercise using Homes England's Multi-Disciplinary Framework Panel the Council has selected Arcadis Consulting (UK) Limited who is an internationally renowned design consultancy to help the Council develop the Huncoat Masterplan and Delivery Strategy. The Arcadis team will be supported by GVA who are a leading real estate advisory-led business.
- 3.6 Arcadis have started the commission, which will take place over four stages and to the following 2018/19 timetable:-
- Stage 1: Baseline Evidence & Vision
June 18 - August 18
- Stage 2: Option Development and Testing
August 18 - October 18
- Stage 3: Development of Draft Masterplan and Delivery Strategy
October 18 - January 19
- Stage 4: Review and Finalise Masterplan and Delivery Strategy
January 19 - February 19
- 3.7 As part of the baseline and options development works, the Council with the support of Arcadis will consult with key stakeholders including Huncoat residents. Huncoat residents will be consulted on development options in October 2018 at a public exhibition and will be consulted again early in 2019 on the proposed Masterplan and Delivery Strategy.
- 3.8 The Garden Village Masterplan and Delivery Strategy will determine a new preferred spatial vision for Huncoat. This will in turn feed into the Council's Site Allocations DPD which is the formal mechanism through which any site allocations for the proposed Garden Village will be permitted and subsequently considered as part of the Council's review of the Local Plan.
- 3.9 To summarise the Masterplan and Delivery Strategy will consider and recommend a new site allocation boundary for the proposed Huncoat Garden Village based on the study area at Appendix 1 and a robust funding and delivery strategy. This will be identified following a rigorous option testing exercise to assess the optimal spatial distribution of development within the Garden Village study area, the infrastructure requirements needed to support the development viability and delivery plan.

4. Alternative Options considered and Reasons for Rejection

- 4.1 The Masterplan and Delivery Strategy will be subject to option development that will probably comprise of three options as follows:-

- Policy compliant scenario, based on existing Core Strategy allocations and policies (up to 800¹ new homes)
- A medium growth scenario (800-1,500 new homes)
- A maximum growth option (1,500-2,000 new homes)

5. Consultations

- 5.1 The indicative options outlined in 4.1 will be the basis for stakeholder consultation, including Huncoat residents, as described in paragraph 3.7 above.

6. Implications

Financial implications (including any future financial commitments for the Council)	The costs associated with producing the Masterplan and Delivery Strategy and any associated work will be met from the £224,000 secured from the Government referred to in paragraph 3.2 of the report. Consequently there are no direct financial implications for the Council arising from this report.
Legal and human rights implications	The Council will enter into a contract with Arcadis Consulting (UK) Limited prepared by the Council's legal team.
Assessment of risk	There are no direct risks to the Council arising from this report
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	There are no direct policy implications arising from this report. The Masterplan and Delivery Strategy may contribute towards future planning policy, at which point equality and diversity implications will need to be considered

7. Local Government (Access to Information) Act 1985: List of Background Papers

- 7.1 Report to Cabinet on the 4th of January 2017:

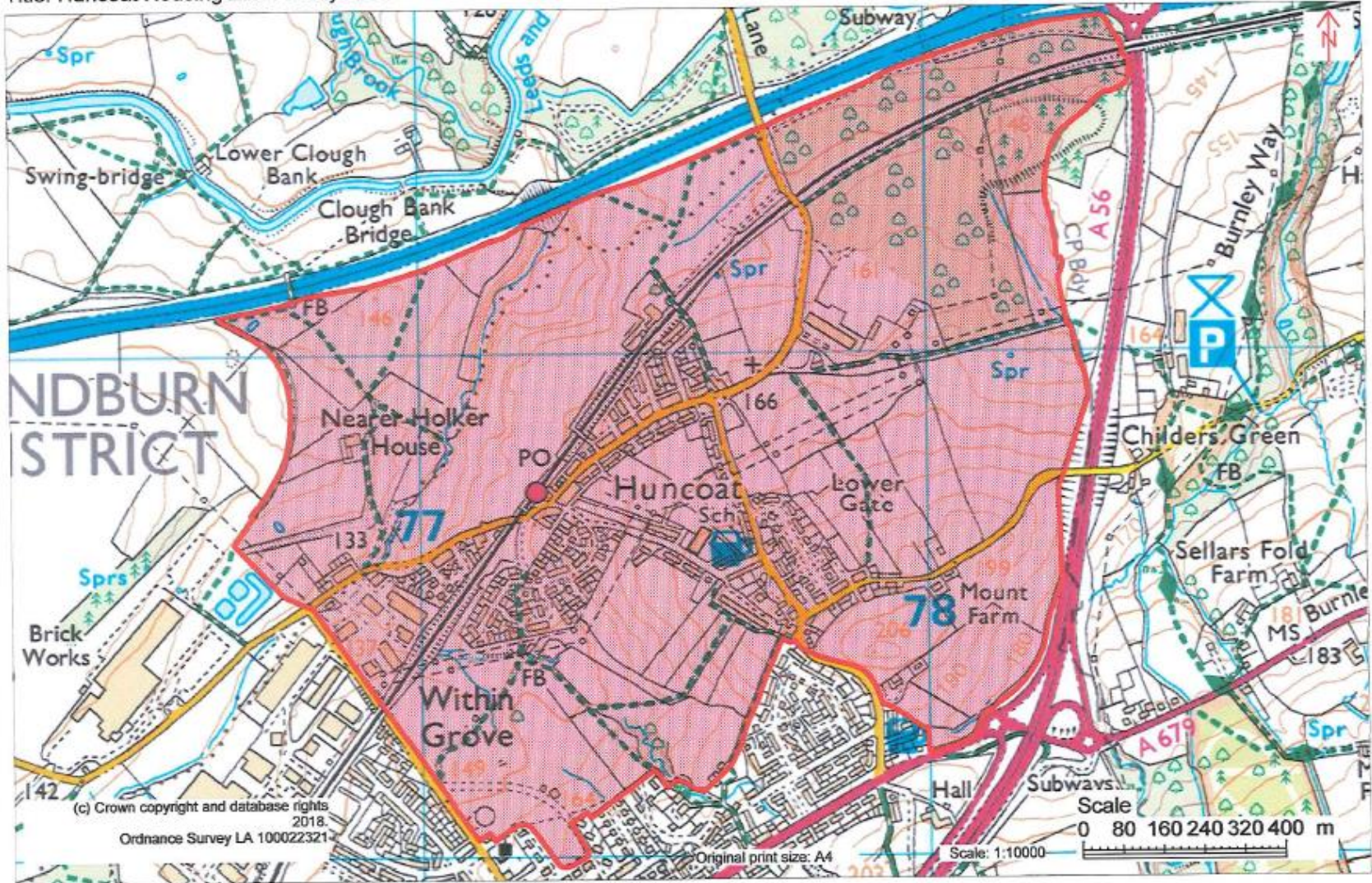
<https://democracy.hyndburnbc.gov.uk/ieListDocuments.aspx?CId=133&MId=1078&Ver=4>

¹ The current strategic housing site has capacity for circa 450 homes, however, the development of a further 350 homes on employment land could be policy compliant in order to help bring forward employment/development infrastructure

Appendix 1: Huncoat Garden Village Study Area

Title: Huncoat Housing Zone Study Area

Date: 13 July 2018



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

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