



## LATE REPORTS, URGENT BUSINESS and SUPPLEMENTARY INFORMATION

Cabinet

Tuesday, 22<sup>nd</sup> January 2008

*The following report/appendix were received too late to be included on the main agenda for this meeting. They are now enclosed, as follows:*

Agenda Item Number	Page	Title	Reason	Officer Responsible
7	1 - 6	LAND AT SCOTFORTH ROAD, LANCASTER	The Overview and Scrutiny Committee from which this supplementary information is from was not held until after the publication of the Agenda.	Head of Democratic Services.

Agenda Item Number	Page	Title	Reason	Officer Responsible
12	7	BUDGET AND POLICY FRAMEWORK UPDATE	General Fund Revenue Budget – revised Appendix F circulated at the meeting.	-.

<b>CABINET</b>
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**Referral from Overview and Scrutiny  
22<sup>nd</sup> January 2008**

**Report of Head of Democratic Services**

PURPOSE OF REPORT				
To request Cabinet to consider the recommendations of the Overview and Scrutiny Committee regarding Land at Scotforth East.				
<b>Key Decision</b>	<input type="checkbox"/>	<b>Non-Key Decision</b>	<input type="checkbox"/>	<b>Referral from Overview and Scrutiny</b>
				<b>X</b>
<b>Date Included in Forward Plan</b>				
<b>This report is public</b>				

**RECOMMENDATIONS OF OVERVIEW AND SCRUTINY COMMITTEE**

- (1) That community wood land containing the footpath adjacent to the southern boundary of Rays Drive should be deleted from the area that is proposed to be sold in order to protect it for reasons of visual amenity, biodiversity conservation, public access and connectivity to other paths in the area, and the footpaths be included as public rights of way.
- (2) That the Council retain a narrow ransom strip to the south and this will be clarified in the tender documents.
- (3) That the Minutes and comments made at the meeting be forwarded to Cabinet.

**Introduction**

At an extraordinary meeting of the Overview and Scrutiny Committee on 17<sup>th</sup> January 2008, Members considered the draft brief relating to land at Scotforth Road. This additional meeting had been convened in order to enable the Overview and Scrutiny Committee to comment on the draft brief and forward comments to Cabinet.

**Details**

After a number of questions and discussion the following recommendations were agreed by the Overview and Scrutiny Committee:

- (1) That community wood land containing the footpath adjacent to the southern boundary of Rays Drive should be deleted from the area that is proposed to be sold in order to protect it for reasons of visual amenity, biodiversity conservation, public access and connectivity to other paths in the area, and the footpaths be included as public rights of way.
- (2) That the Council retain a narrow ransom strip to the south and this will be clarified in the tender documents.
- (3) That the Minutes and comments made at this meeting be forwarded to Cabinet.

The draft Minutes are attached to this report.

<b>RELATIONSHIP TO POLICY FRAMEWORK</b> As per Cabinet report.	
<b>CONCLUSION OF IMPACT ASSESSMENT (including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)</b> As per Cabinet report.	
<b>FINANCIAL IMPLICATIONS</b> As per Cabinet report.	
<b>SECTION 151 OFFICER'S COMMENTS</b> As per Cabinet report.	
<b>LEGAL IMPLICATIONS</b> As per Cabinet report.	
<b>MONITORING OFFICER'S COMMENTS</b> As per Cabinet report.	
<b>BACKGROUND PAPERS</b> None.	<b>Contact Officer:</b> Liz Bateson <b>Telephone:</b> 01524 582047 <b>E-mail:</b> ebateson@lancaster.gov.uk

**OVERVIEW AND SCRUTINY  
COMMITTEE**

6.00 P.M.

17TH JANUARY 2008

**PRESENT:-** Councillors Stuart Langhorn (Chairman), Emily Heath (Vice-Chairman), Susan Bray, Ken Brown, Rebekah Gerrard, Roger Plumb and Jude Towers Shirley Burns (substitute for Mike Greenall) and Tina Clifford (substitute for Robert Redfern)

Apologies for Absence

Councillor Mike Greenall and Robert Redfern

Also present: Councillors Roger Mace, Tony Johnson, Evelyn Archer, David Kerr, John Gilbert, Sheila Denwood, and Jane Fletcher

Members of the public

Officers in attendance:-

Roger Muckle	Corporate Director (Finance and Performance)
Graham Cox	Head of Property Services
James Doble	Principal Democratic Support Officer
Liz Bateson	Senior Democratic Support Officer

**35 LAND AT SCOTFORTH ROAD, LANCASTER**

The Chairman welcomed members of the public and Cabinet Members and outlined the procedure that would be followed during the meeting. The Chairman explained that the meeting had been convened to discuss the disposal brief and that any comments should be limited to this issue.

The Corporate Director (Finance & Performance) introduced the report on Land at Scotforth Road and explained that following a request from the Overview and Scrutiny Committee at its meeting on 31<sup>st</sup> October 2007, the Committee had the opportunity to comment on the draft tender brief before its consideration at Cabinet on 22<sup>nd</sup> January 2008.

The Head of Property Services explained that the documents did not specify a particular use for the land and Cabinet would be making a decision as to whether to market the land in general terms.

**The Chairman invited questions from Members of the Overview and Scrutiny Committee.**

Questions were asked regarding the estimated value of the site, the advertising process and possible cost, the covenant on the neighbouring land, score sheet criteria and the impact assessment. Clarification was sought regarding compliance with sustainability criteria, the example date, the possibility of retaining the wooded area, and the possibility of not having to accept the highest bid.

In response Officers confirmed that it was considered best practice to offer for sale assets that the council no longer required to deliver its agreed corporate priorities. Officers confirmed that the value of the site had been estimated on the basis of a food store but that this would vary depending on the type of development that took place. It was reported that the original report was couched in the terms of a possible food store development as the council had originally been approached by a food store. Officers confirmed that the site would be advertised in the property press and local press but would not be targeted at a particular sector. With regard to the score sheet criteria, officers confirmed that this would be adapted for different uses once the type of development was known. The development agreement would also be adapted when the successful bid was identified and would be a means to ensure the developer adhered to the agreed criteria.

Officers confirmed that it would be possible to remove the wooded area from the area to be sold although this might remove the flexibility to understand how developers would incorporate these features in their bids. Officers confirmed that if the site went out to tender and Cabinet decided none of the proposals met the criteria, a decision could be made not to sell the land. Officers confirmed that any decision which Cabinet made would need to clarify the reasons for that decision.

Questions were asked regarding alternative asset sales and Members were advised that the 5 year capital programme was reviewed annually as part of the budget process and took account of possible funding streams including grants, borrowing and donations.

Concern was raised that the Budget and Performance Panel had not reviewed the robustness of the capital programme as recommended by the Overview and Scrutiny Committee at its meeting on 31<sup>st</sup> October 2007. It was reported that this would be considered by the Panel at its next meeting in accordance with the agreed work schedule.

Questions were raised as to how soon any development would be completed and why the sale of the freehold rather than leasehold was proposed. Officers confirmed that it would be possible for a long lease to be offered although housing developers preferred to purchase the freehold. Whilst it was not possible to estimate a completion date, Officers confirmed that it was not unusual to measure such developments in years. It was noted that there was no provision for inflation if a number of years elapsed between tender approval and final payment.

**The Chairman invited other Members present to address the Committee.**

Councillor Denwood, Ward Councillor for Scotforth West expressed concern that the land was used as a dumping ground.

The Chairman read out a letter from Councillor Kirkman, Ward Councillor for Scotforth East, who expressed concern at the potential for increased traffic, noise and pollution arising from any development on the site, and her support for the 'town green status.'

**The Chairman invited members of the public to address the Committee.**

Comments were raised regarding the capital programme, the sale of alternative council assets, the covenant on the adjacent land and the suggested artificial distinction between asset management and planning. Comments were made regarding the strength of feeling against development and the importance of green space. Reference was made to the

criteria and weighting, community strategy, the woodland area and concerns regarding the sustainability of the budget management.

**The Chairman thanked the members of the public for their comments and confirmed that the Committee would now debate the issue.**

It was proposed by Councillor Heath and seconded by Councillor Towers:

“That Cabinet be requested to support option 2, not to approve tender documents, and the potential use of the land should be established through the Local Development Framework with a development brief drawn up prior to the marketing of the land to enable proper public consultation and scrutiny of any proposed change in use to take place. This would give Cabinet an agreed policy framework within which to operate and enable alternative funding proposals to be properly considered.”

Members debated the recommendation.

Upon being put to the vote 3 Members voted in favour of the proposition and 6 against whereupon the Chairman declared the proposal to be lost.

It was proposed by Councillor Langhorn and seconded by Councillor Bray:

“That the Minutes and comments made at the meeting be forwarded to Cabinet.”

Councillor Heath proposed the following amendment:

- (a) “That community woodland containing the footpath adjacent to the southern boundary of Rays Drive should be deleted from the area that is proposed to be sold in order to protect it for reasons of visual amenity, biodiversity conservation and public access and connectivity to other paths in the area.”
- (b) That the Council will retain a narrow ransom strip to the south and this will be clarified in the tender documents.”

The proposer and seconder indicated that they would be willing to second the proposed amendment with the addition of ‘and to include the footpath as a public right of way’ at the end of the first proposed amendment.

It was proposed by Councillor Heath and seconded by Councillor Langhorn:

- (1) “That community woodland containing the footpath adjacent to the southern boundary of Rays Drive should be deleted from the area that is proposed to be sold in order to protect it for reasons of visual amenity, biodiversity conservation and public access and connectivity to other paths in the area and to include the footpath as a public right of way.”
- (2) That the Council will retain a narrow ransom strip to the south and this will be clarified in the tender documents.”

Upon being put to the vote, 5 Members voted in favour of the proposal and 3 against, whereupon the Chairman declared the proposal to be carried.

The Chairman requested the Committee to identify any comments to be forwarded to Cabinet. It was agreed to highlight the importance of public involvement, to note the

comment from the floor regarding links to the community strategy, to inform Cabinet that the trees were originally planted for Ethiopia. It was agreed that Cabinet be made aware of concerns regarding the adequacy of the fence around the pond area in view of its proximity to the west coast mainline. Consideration should be given to adjusting the score sheet to put more emphasis on visual impact and that Cabinet note the area is a gateway to Lancaster. Score sheet should include biodiversity and sustainable landscaping. The impact assessment should highlight energy use and lighting spillage.

Members were then asked to vote on the substantive motion:

- (1) "That the Minutes and comments made at this meeting be forwarded to Cabinet."
- (2) "That community woodland containing the footpath adjacent to the southern boundary of Rays Drive should be deleted from the area that is proposed to be sold in order to protect it for reasons of visual amenity, biodiversity conservation and public access and connectivity to other paths in the area and to include the footpath as a public right of way."
- (3) That the Council will retain a narrow ransom strip to the south and this will be clarified in the tender documents."

Upon being put to the vote Members voted unanimously in favour of the proposal whereupon the Chairman declared the proposal carried.

***Resolved:***

- (1) That the Minutes and comments made at this meeting be forwarded to Cabinet.
- (2) That community woodland containing the footpath adjacent to the southern boundary of Rays Drive should be deleted from the area that is proposed to be sold in order to protect it for reasons of visual amenity, biodiversity conservation and public access and connectivity to other paths in the area and to include the footpath as a public right of way.
- (3) That the Council will retain a narrow ransom strip to the south and this will be clarified in the tender documents.

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Chairman

(The meeting ended at 7.49 p.m.)

**Any queries regarding these Minutes, please contact  
Liz Bateson, Democratic Services - telephone (01524) 582047 or email  
ebateson@lancaster.gov.uk**

LEADER'S DRAFT RECOMMENDATIONS FOR BUDGET PROPOSALS  
For Consideration by Cabinet 22 January 2008

			2008/09 £'000	2009/10 £'000	2010/11 £'000
<b>SAVINGS PROPOSALS:</b>					
<b>FINANCE &amp; PERFORMANCE</b>					
Corporate Strategy	Review of Communications Function/Mgt Team Support (note: net of LSP request for additional publicity)		(14.0)	(14.0)	(14.0)
Econ Dev & Tourism	Business Development Grants (if new scheme is not implemented)		(21.8)	(22.2)	(22.8)
Property Services	Concessionary Travel - withdrawal of peak time concessions Energy Reduction (Invest to Save) - LTH Powerfactor Postages - procurement of service from TNT Removal of free car parking for voluntary organisations		(40.0) (3.0) (19.0) (8.7)	(40.0) (3.0) (20.0) (8.7)	(40.0) (3.0) (20.0) (8.8)
<b>COMMUNITY SERVICES</b>					
Health & Strategic Hsg	Withdrawal of out-of-hours Emergency Call Out System		(9.3)	(9.5)	(9.7)
<b>TOTAL SAVINGS PROPOSED</b>			<b>(115.8)</b>	<b>(117.4)</b>	<b>(118.1)</b>
<b>GROWTH PROPOSALS:</b>					
<b>CHIEF EXECUTIVE</b>					
Democratic Services	Electoral Registration Act Grants / SLA Review by Budget and Performance Panel	Statutory Requirement Subject to final recommendations	+39.0 +3.5	+40.0 (0.4)	+41.0 (4.4)
Legal & HR	Homeworking Pilot Project - Project Manager and Support costs (IT Costs to be met from Invest to save or Renewals Reserve)	Project Manager and Support costs only	+40.0	+27.0	+28.0
<b>FINANCE &amp; PERFORMANCE</b>					
Corporate Strategy	Climate Change Strategy Implementation Community Safety staffing capacity (Between £12-20K)	Report to February Cabinet Based on maximum cost for 1 year	- +20.0	+20.0 -	+20.0 -
Financial Services	Payment Card industry Data Security Standards	Figure to be confirmed	+20.0	-	-
<b>REGENERATION</b>					
Econ Dev & Tourism	Regeneration Staffing (2010/11 amounts to be reviewed / set next year) The Dome	Per Cabinet Dec 2007 Increased pumping costs	+34.5 +3.0	+19.0 +3.0	TBC +3.0
<b>COMMUNITY SERVICES</b>					
City Contract (Direct) Services	Waste & Cleansing Enforcement (£26K per post) Street Pride Scheme	1 additional staff 2008/9 and 2009/10 included within existing base budget Spread over two years	+26.0	+52.0	+52.0
Health & Strategic Hsg	Dog Control Orders Stray Dogs Headstone Programme (various cemeteries, other than Lancaster) Cemeteries Administration - new post Wasp Infestation Removal in Domestic Premises	Continuation of Programme - one-off cost As per Recommendation of Task Group No fee increase	+6.0 +7.0 - +24.9 +0.4	+6.0 +7.0 +55.0 +23.6 +0.4	- +7.0 - +24.2 +0.4
<b>REVENUE IMPLICATIONS OF CAPITAL PROGRAMME</b>					
Cultural Services	Play England / Big Lottery Projects	Agreed at Cabinet 24 July 2007	+16.2	+16.9	+17.6
Econ Dev & Tourism	Lancaster TIC relocation to Storey Institute Upgrade of IT link to Tourism Offices, at The Platform	Additional growth over 2006/07 allocation	- +2.5	+2.8 +2.6	+2.8 +2.7
<b>TOTAL GROWTH PROPOSED</b>			<b>243.0</b>	<b>274.0</b>	<b>194.3</b>
<b>NET GROWTH TOTAL</b>			<b>127.2</b>	<b>167.5</b>	<b>76.2</b>
<b>CURRENT DRAFT BASE BUDGET PROJECTIONS</b>			<b>23,274</b>	<b>24,706</b>	<b>26,242</b>
<b>POTENTIAL REVENUE BUDGET (INCLUDING ROUNDED NET GROWTH)</b>			<b>23,401</b>	<b>24,864</b>	<b>26,318</b>
<b>TARGET REVENUE BUDGET FOR ASSUMED MTFS COUNCIL TAX INCREASES</b> (4.5% in 2008/9, 4.0% assumed in 2009/10 and 2010/11))			<b>23,205</b>	<b>24,019</b>	<b>24,762</b>
<b>RECOMMENDED PROPOSAL TO MEET SHORTFALL: Addition to savings from Staff Turnover</b>			<b>-196</b>	<b>-200</b>	<b>-200</b>
<b>FUTURE YEARS' POTENTIAL SAVINGS REQUIREMENTS (IF ALL SAVINGS &amp; GROWTH ARE SUPPORTED)</b>			<b>+0</b>	<b>+645</b>	<b>+1,356</b>

**SAVINGS PROPOSALS NOT RECOMMENDED**

<b>CHIEF EXECUTIVE</b>					
Democratic Services	Introduce Charging for Parish Council By-elections	Based on one by-election per year	(1.0)	(1.0)	(1.0)
<b>REGENERATION</b>					
Cultural Services	Salt Ayre - Close Every Bank Holiday		(5.0)	(5.0)	(5.0)

**GROWTH PROPOSALS NOT INCLUDED**

<b>CHIEF EXECUTIVE</b>					
Democratic Services	Twining (re Slave Trade Triangle)	Options reported to Star Chamber	?	?	?
<b>FINANCE &amp; PERFORMANCE</b>					
Corporate Strategy	Children & Young People - Full time manager Children & Young People - Contingency Young Advisor's Scheme Children & Young People - Section Running Costs	Any growth agreed from cabinet report To be met from C&YP reserve To be From Existing budgets	+13.0 ? +4.0 +4.0	+13.3 ? +6.0 +4.1	+13.6 ? +6.0 +4.2
<b>REGENERATION</b>					
Econ Dev & Tourism	NW Coastal Trail Development Officer - max. contribution via NWRA	Options reported to Star Chamber	+2.0	-	-
<b>COMMUNITY SERVICES</b>					
Health & Strategic Hsg	Sanctuary Scheme KIMO Subscription (re Pollution in Morecambe Bay)	Met from Govt Grant for Homelessness Met from existing budgets per Council	+20.0 +0.8	+21.0 +1.7	+22.0 +1.7

**REPORTS BACK IN 2008/9 FOR 2009/10 BUDGET CONSIDERATION**

Concessionary Travel to include Community Transport Contracts  
 Carparking permits to be reviewed again during 2008/09, w/e August.  
 Home working and Hot Desking roll out - to include use of Group Rooms/Mgt team offices as priority  
 Accommodation Review - following hotdesking / homeworking pilot  
 Democratic Review to consider range of initiatives including review of blue bags  
 Review of Corporate marketing - issue for 2009/10 budget.  
 Festivals and Events efficiency savings - issue for 2009/10 budget.  
 Middleton Wood M'ice  
 Neighbourhood Management District Wide Roll Out - issue for 2009/10 budget. Similar for Poulton / West End continuation.  
 Community Safety Financing  
 Customer First Policy (2009/10 onwards) - issue for 2009/10 budget.  
 Review of CCTV function - issue for 2009/10 budget.  
 Community Pools - report back required (again issue for 2009/10 budget).