

CABINET

6.00 P.M.

29TH MARCH 2016

PRESENT:- Councillors Eileen Blamire (Chairman), Janice Hanson (Vice-Chairman), Abbott Bryning, Darren Clifford, Karen Leytham, Margaret Pattison, David Smith and Anne Whitehead

Officers in attendance:-

Mark Cullinan	Chief Executive
Nadine Muschamp	Chief Officer (Resources) and Section 151 Officer
Andrew Dobson	Chief Officer (Regeneration and Planning)
Gary Watson	Senior Property Officer
Rephael Walmsley	Assistant Solicitor
Liz Bateson	Principal Democratic Support Officer

82 MINUTES

The minutes of the meeting held on Tuesday 16 February 2016 were approved as a correct record.

83 DECLARATIONS OF INTEREST

There were no declarations of interest made at this stage.

84 PUBLIC SPEAKING

The Chairman advised that Councillor Hamilton-Cox had requested to speak as Ward Councillor on the St Leonards's House item and would address Cabinet prior to consideration of that report (Minute 90 refers).

85 APPOINTMENT TO OUTSIDE BODY - YORKSHIRE DALES NATIONAL PARK AUTHORITY

(Cabinet Member with Special Responsibility Councillor Blamire)

Cabinet received a report from the Chief Executive to enable Cabinet to appoint a Cabinet Member to the Yorkshire Dales National Park Authority (YDNPA), if invited to join.

There were no options as Council had agreed that the basis of the appointment should be the appropriate Cabinet Member and had referred the issue to Cabinet to endorse. It was recommended that the appointment be aligned as closely as possible to an individual Cabinet Member's portfolio.

Councillor Smith proposed, seconded by Councillor Clifford:-

"That the recommendation, as set out in the report, be approved."

Councillors then voted:-

Resolved:

(7 Members (Councillors Blamire, Clifford, Hanson, Leytham, Pattison, Smith and Whitehead) voted in favour and 1 Member (Councillor Bryning) abstained.)

- (1) That the Cabinet Member with Special Responsibility for Rural Affairs be appointed to the Yorkshire Dales National Park Authority subject to an invitation to join.

Officer responsible for effecting the decision:

Chief Executive

Reasons for making the decision:

Representation on Outside Bodies is part of the City Council's community leadership role. The decision ensures that the appointment is aligned as closely as possible to an Individual Cabinet Member portfolio and that there will be no delay in the Cabinet Member taking a seat if the City Council is invited to join the YDNPA.

86 CORPORATE PLAN 2016 - 2020**(Cabinet Member with Special Responsibility Councillor Blamire)**

Cabinet received a report from the Chief Executive to enable consideration of the draft Corporate Plan 2016-2020 with a view to recommending the Corporate Plan to Council for approval.

The options, options analysis, including risk assessment and officer preferred option, were set out in the report as follows:

	Option 1: Recommend to Council the draft Corporate Plan as presented or recommend with minor amendments	Option 2: Corporate Plan not recommended to Council at this stage
Advantages	Assuming no significant impact on resources and forward planning arrangements, minor amendments can be managed without interruption to the strategic planning cycle and the Corporate Plan can be submitted for consideration by full council	A revised Corporate Plan will reflect any significant changes recommended by Cabinet
Disadvantages	None identified	This option is likely to lead to delays in publication of the Corporate Plan leading to

		uncertainty regarding the council's intentions and possible interruptions to delivery of some services and activities
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	Option 1: Recommend to Council the draft Corporate Plan as presented or recommend with minor amendments (continued)	Option 2: Corporate Plan not recommended to Council at this stage (continued)
Risks	Objectives and funding may change during the year that will have an impact on needs, aspirations, financial forecasts and other resource implications	May have an impact on the strategic direction for the delivery of council services and the achievement of corporate priorities. The budget has been approved in line with the priorities set out in the Corporate Plan and significant changes at this stage may have budget implications that would need to be considered further

The Officer preferred Option was Option 1 as this would underpin Council activities, business and resource planning from an early point in the municipal year. Additionally, local residents, communities and partners would be clear about the priorities and outcomes the Council wished to achieve in the coming three years.

The strategic planning arrangements create an opportunity each year to consider the changing needs and aspirations of local communities and the shifting priorities, opportunities and challenges that the council faces. These are reflected in the draft Corporate Plan for 2016 – 2020 taking into account recommendations by Council and Cabinet, consultation and engagement with residents and visitors and budget information and options that have been set out in various Budget and Policy Framework updates during 2015/16.

Councillor Hanson proposed, seconded by Councillor Pattison:-

“That the draft Corporate Plan 2016-2020 be endorsed by Cabinet and referred to Council for consideration.”

Councillors then voted:-

Resolved unanimously:

(1) That the draft Corporate Plan 2016-2020 be endorsed by Cabinet and referred to

Council for consideration.

Officer responsible for effecting the decision:

Chief Executive

Reasons for making the decision:

The Corporate Plan is a central part of the Council’s Budget and Policy Framework stating the key priorities, outcomes and measures that the Council hopes to achieve for the district. The Corporate Plan forms part of the Policy Framework, and, as such, must be approved by Council.

87 TOWN HALL TOURS

(Cabinet Member with Special Responsibility Councillor Clifford)

Cabinet received a report from the Chief Officer (Regeneration & Planning) which had been produced at the request of Councillor Barry and proposed new arrangements for Town Hall tours in Lancaster Town Hall.

The options, options analysis, including risk assessment and officer preferred option, were set out in the report as follows:

	Option 1: Provide Town Hall tours	Option 2: Do not provide Town Hall tours
Advantages	<p>Better use of the Town Hall, as a public building, by visitors and local communities</p> <p>Increased profile for Lancaster as a visitor destination, as a result of higher profile events</p> <p>Improved recognition of the Town Hall as an important historical building in an English Heritage City</p> <p>Potential for income generation for the Council</p> <p>Efficient use of existing staff resources and skills</p>	<p>Building management arrangements simpler, as fewer public visits and events taking place</p> <p>Visitor marketing resources can be used for alternative campaigns</p>
Disadvantages	<p>Greater public access would directly lead to an increased security risk for the building</p> <p>Would take a large number of our events spaces out of</p>	<p>Lost opportunity to increase use of the Town Hall by visitors and local communities</p> <p>Lost opportunity to enhance Lancaster’s profile as a visitor</p>

	<p>action for one afternoon per week preventing bookings that may offer a greater financial reward</p> <p>Future building works are envisaged that could prevent access to some areas of the building. Adequate windows in the tours to allow completion of the works would need to be planned or there could be potential for complaints, refunds and the like.</p>	<p>destination and as an English Heritage City</p> <p>Less awareness of the Town Hall's historical and heritage value</p> <p>Loss of potential income</p>
<p>Risks</p>	<p>Low level financial risks exist as expenditure is required where income is not guaranteed. Quality of the tour experience and good marketing and promotion will help to minimise this risk.</p> <p>There are currently several disabled access challenges within the building that could potentially have legal implications.</p> <p>The tours could prove to be unpopular but the resources necessary to make them to happen would still need to be accounted for.</p>	

The Officer preferred option was Option 1, which increased access to and use of Lancaster Town Hall, within manageable costs and with the potential for income.

Lancaster Town Hall is an exceptional heritage building with facilities that do not exist elsewhere in the district. The report describes a number of ways in which the Town Hall can be made more available to visitors and those who live and work locally. This also raises the profile of Lancaster, supports the visitor economy, delivers an economic impact and generates income for the Council.

Councillor Clifford proposed, seconded by Councillor Smith:-

“That the recommendation, as set out in the report, be approved.”

Councillors then voted:-

Resolved unanimously:

- (1) That Cabinet approves the proposals outlined in the report for development and delivery of Town Hall tours at Lancaster Town Hall.

Officer responsible for effecting the decision:

Chief Officer (Regeneration & Planning)

Reasons for making the decision:

The decision is consistent with the Corporate Priority of Sustainable Economic Growth, the outcome 'Lancaster ... will be recognised as (an) important visitor destination' and the success measure 'visitor numbers and spend will be increased.' The decision enables arrangements for the tours and events described in the report to be developed and initial tours and events to be staged. All tours and events will be reviewed to establish their viability on an ongoing basis.

88 CATERING AT THE STOREY, LANCASTER**(Cabinet Member with Special Responsibility Councillor Hanson)**

Cabinet received a report from the Chief Officer (Resources) to update Members on the catering/bar offer at The Storey in context of recent changes and the forthcoming wider review of The Storey's operation.

The options, options analysis, including risk assessment and officer preferred option, were set out in the report as follows:

Various options have been considered relating to the catering/bar operation including putting it out to tender or working in partnership with outside organisations. These have been dismissed at this stage, primarily for operational reasons and due to the need for a wider formal review of The Storey operation before 2017/18. The timing of the current tenant wishing to leave The Storey has therefore presented the Council with this opportunity to undertake the catering/bar operation itself.

For operational and property management reasons Officers consider bringing in-house the café/bar operation, with the catering of large events being undertaken initially by a preferred shortlist of outside caterers, the better option at this stage. The former restaurant space would be made available for leasing to a new tenant or for additional room hire. It is considered that an in-house operation would work much better in terms of room hire that requires catering, and it would allow other efficiency savings to be made with regard to existing facilities support / reception staffing, through more flexible job roles and working arrangements. It would also allow the Council to take more control of the building and offer more flexibility and choice to room hirers.

From the initial appraisal undertaken so far, bringing the operation in-house is expected to become financially viable after the initial setting up period and would help The Storey to achieve at least a break-even position - that is the budgetary target now adopted for next year and beyond. As with any such initiative, however, it is not without its risks, but these are thought to be manageable, subject to an effective staffing structure being put

in place as set out at *Appendix A* to the report.

Furthermore independent advice obtained when the Council was in lease negotiations with the current tenant demonstrated that the trading market is weak with potential tenants of commercial catering premises. Those that are out there would require incentives such as rent free periods, a reverse premium from the landlord, limited levels of service charges, with the risk of low rental incomes.

It is considered unlikely that one of the big national chains would be interested in the catering offer and there is always the risk that the Council would not secure a tenant.

Bringing the operation in-house will give the Council increased flexibility with the catering/bar operation and the existing facilities management staff and improved integration within the overall Storey offer. This is expected to become financially viable after the initial setting up period and would therefore assist The Storey to achieve at least a break-even budget position. This will feed into the wider forthcoming review.

Councillor Hanson proposed, seconded by Councillor Clifford:-

“That the recommendations, as set out in the report, be approved.”

Councillors then voted:-

Resolved unanimously:

- (1) That Cabinet endorses the principle of the Council providing the catering/bar offer at The Storey with immediate effect, following vacation by the current tenant.
- (2) That Cabinet receives an update report on the longer term viability of providing the catering/bar operation in-house as part of the wider formal review of The Storey operation prior to 2017/18, with updates being provided through normal quarterly monitoring arrangements in the interim.

Officer responsible for effecting the decision:

Chief Officer (Resources)

Reasons for making the decision:

The surrender of the lease by the current tenant enables the Council to assess how the catering operation is provided and it makes sense to close the restaurant but deliver and manage the bar/café in-house until the outcome of the review is known. The Storey operation as a whole will need to support Council's priorities and be sustainable, to fit with the Council's theme of managing its resources to deliver value for money.

89 EXCLUSION OF THE PRESS AND PUBLIC

It was moved by Councillor Clifford and seconded by Councillor Whitehead:-

“That, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the

grounds that it could involve the possible disclosure of exempt information as defined in paragraph 3 of Schedule 12A of that Act.”

Members then voted as follows:-

Resolved unanimously:

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

90 ST. LEONARD’S HOUSE - LANCASTER

(Cabinet Member with Special Responsibility Councillor Bryning)

Councillor Hamilton-Cox addressed Cabinet on this issue, having registered to speak as Ward Councillor on this item in accordance with Part 4, Section 4, (2.6) of Cabinet Procedure Rules.

Cabinet received a report from the Chief Officer (Resources) which provided an update on progress since approval of the Stage 2 report for the redevelopment of St Leonard’s House in February 2015. The report presented available options for moving forward and sought Cabinet’s decision on how to proceed. Cabinet gave full consideration to the options which were detailed in the report which was exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.

The options, options analysis, including risk assessment and officer preferred option, were set out in the exempt report.

Councillor Bryning proposed, seconded by Councillor Smith:-

“That the recommendation, as set out in the exempt report, be approved.”

Councillors then voted:-

Resolved unanimously:

- (1) That Cabinet notes the progress made following the financial commitment made to progress the ‘Stage 2’ report for the redevelopment of St. Leonard’s House as student accommodation.
- (2) That Cabinet approves Option 1 as set out in the exempt report, this being the disposal of St. Leonard’s House to Robertson Property Limited in line with the exclusivity agreement and other heads of terms developed through the Lancashire Regeneration Property Partnership (LRPP) as set out at Appendix A to the exempt report, in support of the economic well-being of the area.
- (3) That progress on this matter be covered in the normal quarterly reporting arrangements.

Officer responsible for effecting the decision:

Chief Officer (Resources)

Reasons for making the decision:

The proposal aims to help achieve the targets within the Council's Medium Term Financial Strategy, whilst also supporting current corporate priorities in connection with Economic Growth and Health and Wellbeing (housing). The development proposal could bring wider benefits including acting as a potential catalyst for regeneration and freeing up student homes to the domestic housing supply chain.

91 DISPOSAL OF THE SITE OFF CENTRAL DRIVE, MORECAMBE**(Cabinet Member with Special Responsibility Councillor Bryning)**

Cabinet received a report from the Chief Officer (Resources) which sought approval to the freehold disposal of part of the existing car park site north of Central Drive, Morecambe for the provision of a new drive-thru restaurant. The report was exempt from publication by virtue of paragraph 3, of Schedule 12A of the Local Government Act 1972.

The options, options analysis, including risk assessment and officer preferred option, were set out in the exempt report.

Councillor Bryning proposed, seconded by Councillor Clifford:-

"That the recommendation, as set out in the exempt report, be approved subject to confirmation that Appendix A is for illustrative purposes only."

Councillors then voted:-

Resolved unanimously:

- (1) That the land off Central Drive shown edged in red on the plan attached to the exempt report (Appendix C) be declared surplus to requirements and disposed of to McDonald's in line with the terms and conditions as set out in the exempt report.
- (2) That Cabinet notes the additional capital receipt to be generated from this proposal, together with the resulting reduction in borrowing need and indicative revenue savings.
- (3) Notwithstanding the inclusion of Appendix A to the report for illustrative purposes, this decision does not in any way imply any approval, support or otherwise for any redevelopment or regeneration proposals relating to the land at Central Drive Morecambe beyond those already identified in the adopted Morecambe Area Action Plan.

Officer responsible for effecting the decision:

Chief Officer (Resources)

Reasons for making the decision:

The adopted Morecambe Area Action Plan is part of the Council's policy framework. Policy DO5 identifies particular opportunities for investment and development of main town centre uses within this area and accepts that this may require reductions in car park capacity. The Corporate Property Strategy requires that the Council review its asset base and only retain those assets required to meet its agreed objectives and priorities. Where assets are not required for this purpose they should be disposed of at best value. This is an opportunistic sale that has evolved from the development of the MAAP and will contribute to economic regeneration in Morecambe while at the same time allowing the Council to improve the management of its assets.

Chairman

(The meeting ended at 7.00 p.m.)

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

MINUTES PUBLISHED ON FRIDAY 1ST APRIL, 2016.

**EFFECTIVE DATE FOR IMPLEMENTING THE DECISIONS CONTAINED IN THESE MINUTES:
MONDAY 11TH APRIL, 2016.**