STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

27 November 2017

Commenced: 2.00pm	**Terminated: 3.00pm**
Present:	**Councillor K Quinn (Chair)** **Councillors Cooney, Dickinson, J Fitzpatrick, B Holland, McNally and Taylor**
Monitoring Officer:	**Sandra Stewart**
Section 151/Chief Finance Officer:	**Kathy Roe**
Also in attendance:	**Robin Monk – Director of Place** **Tom Wilkinson – Assistant Director of Finance** **Ian Saxon, Assistant Director (Environmental Services)** **Paul Moore - Head of Planning** **Ade Alao - Head of Investment and Development** **Paul Dulson – Head of Adult Assessment and Care Management** **Dave Wilson – Team Manager – Joint Commissioning and Performance Management**
Apologies for absence:	**Councillor Fairfoull**

22. DECLARATIONS OF INTEREST

Members	**Subject Matter**	**Type of Interest**	**Nature of Interest**
Councillor Taylor	Agenda Item 12 - Review of Learning Disability Day Services – Oxford Park Development; and Agenda Item 13 – Leisure Assets Capital Investment Programme Update	Prejudicial	Chair of Active Tameside

23. MINUTES

The Minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 9 October 2017 were signed by the Chair as a correct record.

24. CAPITAL MONITORING QUARTER 2 2017/2018

Consideration was given to a report of the First Deputy (Performance and Finance)/Assistant Executive Director (Finance) summarising the capital monitoring position at 30 September 2017. The report showed projected capital investment in 2017/2018 of £73.703 million by March 2018. This was £6.033 million less than the current capital budget for the year. Re-phasing of £5.494 million into the next financial year was therefore proposed.

It was explained that the three year capital programme included earmarked schemes of over £16 million in 2017/2018 which had not yet been fully approved. If these schemes were delivered in 2017/18, then total capital investment in 2017/2018 would exceed £89 million.

Details of the capital expenditure to date were shown by service area and Section 3 of the report referred to the most significant scheme variations.

Reference was also made to capital receipts and prudential indicators and it was –

RESOLVED
(i) That the re-phasing to reflect up-to-date investment profiles be approved;
(ii) That the changes to the Capital Programme be approved;
(iii) The updated Prudential indicator position be approved;
(iv) That the current capital budget monitoring position be noted;
(v) That the resources currently available to fund the capital programme be noted;
(vi) That the updated capital receipts position is noted; and
(vii) That the timescales for review of the council's three year capital programme be noted.

25. VISION TAMESIDE PHASE 2 PROGRESS UPDATE

The Director of Place submitted a report providing a progress update on project delivery, costs and funding, delivery timescales and risks associated with the Vision Tameside Phase 2 Programme, which included the new Shared Service Centre and the Streetscape Improvement Project.

The Director introduced Sean Stafford, who was working with the Council in a consultancy capacity, to help deliver the Vision Tameside programme.

It was reported that, since the last report to the Strategic Planning and Capital Monitoring Panel on 10 July 2017, good progress had been made with key elements of the Programme as follows:

- Demolition contract completed on 12 September 2016;
- Enabling works for construction commenced on 13 September 2016;
- Piling works commenced on 19 September 2016;
- Construction contract awarded on 22 November 2016;
- Steel beam signing ceremony had been held on 6 December 2016;
- Construction of foundations complete;
- Steel frame erection complete;
- Metal decking complete;
- Topping out ceremony on 21 June 2017; and
- Upper floor slabs complete; and
- Drainage and ground works complete.

It was noted, however, that there were new emerging risks associated with certain elements of the programme. Although not currently on the critical path, these emerging risks needed to be monitored closely to prevent delay with completion.

It was explained that, following the tragedy at Grenfell Tower on 14 June 2017, assurance had been sought from the LEP and Carillion that the specifications and method of installation of the proposed cladding material for the building did not pose unacceptable levels of fire risk. The Council had received confirmation from the designers and constructors that no ACM cladding material would be used in the building. As a third level of assurance, the Council had commissioned an independent technical review to confirm that the specifications, method of construction and overall fire strategy proposed for the building did not post unacceptable levels of fire risk. The report was expected to be received in the next few weeks and details of this would be reported to the next meeting of the Panel.

The high level programme, previously reported, was currently reported by the Contractors as being on target and was detailed in the report. The contractor reported that the project remained on programme against the contract programme, however the current construction programme identified a six week delay with the curtain walling. A detailed review of the programme was underway and the contractor had been requested to provide a Recovery Plan to provide assurance that the overall project programme was not compromised by the delay in curtain walling works.

In respect of the streetscape improvement project, Member were informed that, at the last meeting of the Panel on 9 October 2017, it was reported that the council was awaiting the autumn statement funding announcement from government on National Productivity Investment Fund in order to determine if the full project could be delivered or whether there would be a requirement for de-scoping or consideration given to delivering the project in phases. The Department for Transport made their announcement on 19 October 2017 and the NPIF bid for Streetscape Improvement Project was unsuccessful in attracting funding.

Following the announcement, work had now commenced to progress the development of the project in line with the confirmed funding and additional funding would continue to be bid for as and when it became available. Based on the finances available the Vision Tameside Public Realm Task Group had considered various options detailed in the report and recommended the re-phasing and re-programming of works option (option 4 in the report), which entailed committing to prioritising works around the new VTP2 building, completion of Market Square, Wellington Road and outside Clarendon College which was affordable within the current funding. This would realistically take up to 2 years to complete which provided the opportunity to bid for additional funding for the works outside the new Tameside Transport Interchange and along the Ashton Northern bypass up to Penny Meadow.

It was noted that the recommendation to phase the delivery of the wider public realm works did not affect the programme to deliver works within the boundary of the new Shared Service Centre. These works were part of the Vision Tameside contract and would be delivered by the Council's Environmental Services team to ensure consistency with the wider works as they were delivered. A further report would be provided at a future meeting with details of a recommended phasing plan.

With regard to the recant plan, a detailed Vision Tameside Recant Plan was currently being developed to form part of a wider Council Office Accommodation Strategy which would be implemented when the new Shared Service Centre was completed in summer 2018. The aim was to have a final fully costed Recant Plan available by January 2018 and a comprehensive communication plan for staff would be implemented from January 2018.

It was reported that partnership work continued between Carillion and the Council's Employment and Skills team to maximise opportunities for local employment, apprenticeships, work placements and local supply chains. A summary of the outputs achieved to date was provided in the report.

An analysis of furniture, fittings and equipment for all elements of the scheme, was completed as part of the Stage 2 submission. The original £1.5 million budget for the Council and partners had been confirmed to be sufficient at Stage 2. The last report to the Strategic Planning and Capital Monitoring Panel on 13 March 2017, highlighted that the projected FF&E contribution from the DWP and CCG, was anticipated to be £432,000. However due to negotiations still underway with NHS Property Services, acting on behalf of the CCG, and recent design changes requested by the DWP, this contribution was under review.

In respect of Variation Notices and impact on Contingency Budget, it was explained that the programme currently had a contingency allowance of £639,711.

In terms of risk management, it was explained that the Vision Tameside Phase 2 programme had a comprehensive risk register and issues log which was pro-actively managed by the Project team. The primary risks associated with the proposals outlined in the report were detailed. The new emerging risk associated with the construction programme had been added and would continue to be monitored closely.

In conclusion it was reported that, delivery of the Vision Tameside Phase 2 programme was key to the achievement of the Council's overall strategic priorities and a new exciting future for Tameside attracting new businesses, creating new jobs and future opportunities for Tameside residents.

It was important that the one outstanding agreement for lease negotiations was completed urgently to provide certainty around projected income and FF&E contributions.

Careful monitoring of the construction programme was required to ensure no further slippage thereby ensuring that the building could be open for business in September 2018.

Budget monitoring was critical to the successful delivery of this project to ensure costs were contained within the budget envelope. It was essential that the Reviewable Design Data process previously approved, continued to be reviewed, as a matter of urgency, to ensure project remained on time and budget.

Improvement to the public realm was critical to the success of the Vision Tameside programme and following TfGM's funding announcement on the 1 October 2017 it was important that project development was progressed based on a phased approach to delivery and that funding opportunities continued to be accessed as they became available.

Following completion of the floor plan review, the work to develop a detailed Recant Plan could be progressed. Proposals would be the subject of a future report which was to be considered expediently.

Continuing to maximise opportunities for local employment, apprenticeships and work placements was contributing to economic prosperity in the Borough.

Members raised concerns with regard to the level of financial risk identified in the report as status Red, and sought assurances of the measures in place in respect of the emerging risk associated with the construction programme and the recovery plan to minimise the risk of project delay.

Mr Stafford explained that the a detailed review of the contractor was underway and the contractor had been requested to provide a Recovery Plan to give assurance that the overall project programme was not compromised by the delay.

The risk ratings were challenged by the First Deputy (Finance and Performance) and the Director of Place agreed misleading and needed to be clarified.

RESOLVED
That the following RECOMMENDATIONS be made to Executive Cabinet:

- **(i) That the progress with the delivery of the overall Vision Tameside Phase 2 programme, be noted;**
- **(ii) That the emerging risk associated with the delay in the installation of the curtain walling, as set out in the report, be noted, however this must be closely monitored to ensure that the overall project programme was not compromised by the delay;**
- **(iii) That the outcome of the recent National productivity Investment Fund (NPIF) announcement, which had an impact on the Streetscape Improvement project, as set out in the report, be noted;**
- **(iv) That the budget variations and virements identified in Section 7 of the report, be approved; and**
- **(v) That progress being made to drawdown the £4 million Skills Funding Agency Capital Funding, be noted.**
- **(vi) That a further report be received from the Director of Place on the recant plan as a matter of urgency so clarity could be provided about service delivery going forward.**

26. CORPORATE ASSET MANGEMENT PLAN UPDATE

The Director of Place submitted a report updating Members of the Panel with progress on the disposal of the Council's surplus assets, anticipated capital receipts that would be realised and investment that was required to maintain those buildings being occupied and retained or dilapidations arising from the termination of leases.

With regard to the disposal strategy, it was reported that in the financial year 2016/17 the total sales achieved amounted to £3,929,550. The Asset disposal process continued with a sum of £1,029,476 achieved since 1 April 2017.

A public consultation exercise for the disposal of the five larger school sites had been completed and terms were agreed subject to contract for the sale of the former Samuel Laycock site completion of which was to coincide with the grant of planning which was expected before the end of the year. An outline planning application had been submitted and approved for the former Mossley Hollins school site and Section 77 consultations were nearing an end in respect of the former Two Trees School. Planning applications for Two Trees and Hartshead schools had been submitted and were awaiting approval. The master planning for the Windsor Road site in Denton was now almost complete.

Continued focus was being placed on future Auctions with work ongoing for a number of sites to be potentially sold at future Auctions.

Properties being actively marketed for sale or lease would be advertised on the council's website, in addition to the marketing agents' websites. Where potential disposals would impact on tenants, for example sale of garage or garden plots, which had become too expensive to administer, written notification would be given to tenants in advance for the proposed sale and the tenant would be given the opportunity to purchase.

With regard to leased buildings, as reported at previous meetings of the Panel, the Council's policy was to terminate leases it had for buildings owned by others and to relocate services to surplus space in Council owned properties, where this delivered value for money, to reduce the revenue costs of operating and occupying buildings.

In respect of Investment in Civic and Corporate Buildings, it was reported that, at the meeting of the Panel on 9 October 2017, it was agreed that the sum of £3,000 would be allocated over 3 years for the purpose of Property Assets Statutory Compliance. This money would be used to ensure the property assets complied with all statutory building compliance issues, e.g. fire regulations, asbestos management, electrical checks etc. Money spent on these requirements would be summarised and reported to the Panel on a regular basis.

It was further reported that, during August and September 2017 a total of £25,730 capital monies was spent on a range of statutory and regulatory building improvements, this included remedial works from fire risk assessments and the replacement of unsafe infrastructures.

As requested at the last meeting of the Panel, the Director of Place explained that the list of properties identified for disposal at Appendix 1 to the report, was as of 5 September 2016, but not yet complete at 27 October 2017. It was noted that the list only included property above the value of £50,000.

A list of completed sales since 1 April 2017 was also appended to the report.

Further to a query from Members, the Director of Place agreed to forward a list of all property identified for disposal, including those valued below £50,000, to Members of the Panel as it was agreed that there needed to be complete transparency.

RESOLVED
That the following RECOMMENDATIONS be made to Executive Cabinet that:
(i) The list of disposals identified in Appendix 1 to the report be approved; and
(ii) The capital schemes on corporate buildings detailed in section 3.1 of the report, totalling £25,730.58 be approved. This would be funded from the earmarked resource of £3 million for Property Assets Statutory Compliance works.
(iii) The Director of Place provide all members of the Panel with a complete list of all property identified for disposal, including those valued below £50,000.

27. EDUCATION CAPITAL PROGRAMME UPDATE

Consideration was given to a report of the Director of Place, advising Members of the Panel on the latest position with the Council's Education Capital Programme 2017/18 and sought approval for various recommendations as set out in the report.

The report gave details of:
- Funding allocation;
- Basic Need Schemes progress update;
- School Condition Funding Scheme Proposals, including request for additional funding allocations/amendments;
- Procurement and value added; and
- Risk Management.

The report concluded that there had been significant capital investment in schools over the recent past to support the Council's delivery of its statutory responsibilities connected with the provision of sufficient and suitable places. The work identified would enable the Council to meet its statutory duties.

RESOLVED
That the following RECOMMENDATIONS be made to Executive Cabinet:
(i) That the allocation of Basic Need grant funding schemes as outlined in Section 3 and Appendix 1 be approved;
(ii) The allocation of School Condition grant funding schemes as outlined in Section 4 and Appendix 2 and 3; and
(iii) The establishment of an Education Capital Programme Working Group be noted, to ensure the programme was delivered effectively in line with Council priorities.

28. SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS

Consideration was given to a report of the Director of Place, summarising the current position with regard to receipts received from Section 106 Agreements and Developer Contributions, and made comments for each service area. New Agreements made and requests to draw down funding were also detailed.

It was reported that the summary position as at 31 August 2017 for Section 106 Agreements totalled £483,000, with Developer Contributions totalling £295,000, less approved allocations of £117,000 leaving a balance of £178,000. The balance of unallocated section 106 funds and developer contributions were as follows:-

- Services for Children and Young People - £242,000 (s106) and £80,000 developer contributions;
- Community Services (Operations and Greenspace) - £210,000 (s106) and £75,000 developer contributions; and
- Engineering Services - £31,000 (s106) and £23,000 developer contributions.

It was reported that no new Section 106 Legal Agreements had been entered into since 20 February 2017, although there were a number of resolutions to grant planning permission subject to agreements being entered into. These would be reported to a future meeting of the Strategic Planning and Capital Monitoring Panel.

No new requests to draw down funding had been made since the previous report to the Panel, as follows.

Members were informed that, in 2016, a review was undertaken of Planning Obligations within the Development Management Service. The final report was published in April 2017 and key issues were reported to a previous meeting of the Panel.

Previous reports to the Panel had provided an update on the work that had been taking place since this audit report was published including the recent appointment of a new officer to undertake a piece of work over the course of the next 12 months to monitor and review historic legal agreements and Development Contributions. This work had now commenced, with the officer having held initial meetings with legal and finance to assist in pulling together information and records from the different service areas to allow a review of those historic S106 agreements in the system to commence.

RESOLVED
That the content of the report be noted.

29. ENGINEERING CAPITAL PROGRAMME 2017/18

The Director Place, submitted a report updating Members on a successful award of additional Cycle City Ambition Grant 2 (CCAG2) capital grants totalling £0.255 million; additional information for Safer Roads Fund bid, a joint bid with Oldham MBC and details of proposed profiled spend of capital allocation for Flooding – Prevention and Repairs.

RESOLVED
That the following RECOMMENDATIONS be made to Executive Cabinet:
(i) The allocation of CCAG2 grant funding and the schemes detailed in Section 1.5, Table 1 of the report, be approved;
(ii) That the additional information contained with the report regarding Safer Roads Fund bid, a joint bid with Oldham MBC, be noted; and
(iii) That the allocation of capital expenditure for Flood repairs with the revised spend for 2107/18, as detailed in Section 5.4, Table 2, be approved.

30. INVESTING IN CHILDREN'S PLAYGROUNDS

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods explaining that there were 35 Council owned playgrounds within Tameside. They were very well used and an important asset for the community. They had not had significant capital investment for almost 10 years so were now in need of an injection of capital funding to renew play equipment and safety surfacing. This would improve the play offer to Tameside's younger residents as well as reducing the risk to the Council of personal injury claims due to accidents on poor quality play equipment.

Members were informed that the funding request was for £600,000, which would be spent across playgrounds in Tameside. Officers were currently undertaking an audit of all playgrounds within Tameside and the results of this audit would inform how the funding was spent.

The funding would be profiled over two financial years – 2018/19 and 2019/2020. Officers would need to programme the playground works carefully to ensure that playgrounds are open during the school holidays. The funding would only be spent on children's playgrounds, it would not be used for Multi Use Games Areas (MUGAs) or outdoor gym equipment. The £600,000 would ensure that playgrounds were at a good safe standard however further capital investment would be required in the future.

The replacement of play equipment, particularly if it was on a like for like basis, was popular with most residents. The public recognised the importance of playgrounds and were keen to see the Council invest in facilities for young residents.

Once the audits of playgrounds had taken place and costs received for work, officers would consult with Ward Members on the work planned for playgrounds within their area. Following consultation with Members, officers would notify residents of planned work to the playground by displaying posters around the playgrounds illustrating the work to be done and planned timescales for the work.

A report would be brought to the next meeting of the Panel setting out the proposed works and associated costs to be spent on each play area based on the audit currently being undertaken.

RESOLVED
That the following RECOMMENDATIONS be made to Executive Cabinet:
- **(i) That £600,000 capital funding be allocated for improvements to children's playgrounds across Tameside Council; and**
- **(ii) That a report be submitted to the next meeting of the Panel setting out the proposed works and associated costs to be spent on each area based on the audit currently being undertaken.**

31. 4C COMMUNITY CENTRE ASHTON – CAPITAL INVESTMENT PROGRAMME

A report of the Assistant Director, Adults, was submitted a report providing an overview of the developments and plans in relation to the delivery of the new community development in Ashton, working in partnership with Christ Church Community Developments Charitable Organisation (CCCD). The £150,000 investment programme would provide a high quality community facility in the centre of Ashton.

It was explained that Christ Church Community Developments was an experienced innovative and successful organisation who had much experience in attracting external funding. It had already been successful in securing a significant amount of funding to reach the position it was currently in.

Match funding negotiations had been ongoing with a number of funders, the primary one being the ASDA Foundation for £30,000. ASDA had also confirmed a donation of up to £5,000 worth to internal equipment. Plans were well underway to attract the remaining £20,000 required for the match funding, through a number of smaller grant applications. Support was also being provided by an organisation called Gifted Philanthropy to assist with the remaining match funding requirements.

The £150,000 capital investment programme was comprised of a number of individual elements to complete the build and these were detailed in the report.

The primary risks associated with the 4C Community Centre were also set out in the report.

Discussion ensued with regard to the proposed investment and Members raised concerns with regard to the lack of detail in the report and the absence of a clear business case.

The Chair made reference to the Council's Community Loans Policy currently being developed and requested that a clear business case be submitted to a future meeting, which included how the proposals would link to this policy.

RESOLVED

(i) That the content of the report be noted; and

(ii) That a further report be submitted to the Strategic Planning and Capital Monitoring Panel, setting out a clear business case for the investment programme and explaining how the proposals would link with the Council's Community Loans Policy.

Having declared a prejudicial interest, Councillor Taylor left the meeting during consideration of the following two items and paid no part in the voting or decisions thereon.

32. REVIEW OF LEARNING DISABILITY DAY SERVICES – OXFORD PARK DEVELOPMENT

The Head of Operations, Adult Services, submitted a report explaining that the Learning Disability and Autism internally provided day services had been significantly reduced since 2012 as a result of budget reductions. The review was undertaken in response to further savings being set against this area of operations.

The report reviewed current internal and external day service capacity and current and future demand and identified that, due to current lack of capacity to meet current and future predicted demand for day services that closure of any further day services would result in a lack of capacity to meet assessed need and would have a potential impact in terms of higher costs of provision having to be purchased from specialist providers out of area.

The report proposed capital investment in a new disability centre at Oxford Park Ashton. This centre would increase current day service capacity as well as providing services for looked after children, children with disabilities and as an alternative post 16 further education site reducing out of area placements. The centre and site would be utilised to expand the internship programme assisting 16-24 year olds into employment and could be utilised for a range of other early intervention and prevention services focused on promoting good health. It was envisaged that through collaborative working that significant financial and non-financial savings and benefits could be achieved across the sector through the development of this scheme.

It was concluded that due to current and future predicted demand that it would be unwise to close a day centre base as this would result in possible increased cost in future to meet demand and assessed needs. The report highlighted the developmental proposal of Oxford Park as a means of meeting current and future demand of children, young people and adults who had learning disabilities and autism as well as providing a base to assist with the provision of services to other vulnerable groups such as looked after children and hard to reach young people as well as providing a resource for post 16 further education and independent living opportunities. The scheme would also fit with the upcoming Employment Review and would link in this work with the Oxford Park offer and other provider offers to increase pre-employment training, qualifications and placements.

Following a review of the available options the recommendation was to seek capital investment to develop the Oxford Park site to become a disability service base for children, young people and adults, and to review internal day service packages to establish if individuals currently using internal services could move into services provided by the sector releasing capacity for more complex individuals. Both financial and non-financial efficiencies and benefits would be realised across partner agencies with cost avoidance return on investment being realised within three years of the scheme opening.

Discussion ensued with regard to the above and the need to ensure that the project was deliverable and would not adversely impact Active Tameside's revenue generating activities, as this may affect the contribution sought from the Council through the leisure management contract.

RESOLVED
That the following RECOMMENDATION be made to Executive Cabinet:

That capital investment of £0.455 million to fund the development of the Oxford Park site be approved, subject to agreement being reached with Active Tameside to ensure that the project, as described, is deliverable and will not adversely impact Active Tameside's revenue generating activities as this may affect the contribution sought from the Council through the leisure management contract. The Council should record and monitor the costs avoided through the development to ensure that best value can be shown and the assumptions upon which the decision was based were correct.

33. LEISURE ASSETS CAPITAL INVESTMENT PROGRAMME UPDATE

[Cllr Taylor left the meeting when this item was discussed]

A report was submitted by the Director of Place, providing a summary of progress to date with the delivery of the Council's capital investment programme into improving sports and leisure facilities in Tameside.

Individual elements of the programme were highlighted in the report as follows:

- Active Copley Heating Replacement (£0.369m)
- Active Copley Pitch Replacement (£0.177m)
- Active Medlock Roof Replacement (£0.120m)
- Active Hyde Wave Machine Replacement (£0.060m)
- Active Hyde Pool Extension (£3.096m)
- New Denton Wellness Centre (£14.724m)
- Active Dukinfield (ITRAIN) (£2.3m)
- Active Longdendale (Total Adrenaline) (£0.6m)

It was reported that overall, good progress was being maintained with the delivery of the Council's capital investment programme to improve sports and leisure facilities.

RESOLVED
That the content of the report be noted.

CHAIR