



## Exeter City Council

To the Chair and Members  
of the Executive

Philip Bostock, Chief Executive

Bindu Arjoon, Assistant Chief Executive

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A meeting of the **EXECUTIVE** will be held in the Rennes Room, Civic Centre, Paris Street, Exeter at **5.30 pm** on **TUESDAY 23 MARCH 2010** to consider the following business. If you have an enquiry regarding any items on this agenda, please contact Rowena Whiter, Member Services Manager on **Exeter 265110**.

**Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.**

Pages

### AGENDA

#### Part I: Items suggested for discussion with the press and public present

1

#### MINUTES

To sign the minutes of the meetings held on 26 January and 9 February 2010.

2

#### GRANTS COMMITTEE

To receive and adopt the minutes of the meeting held on 25 February 2010.

1 - 8

(Minutes circulated)

3

#### DECLARATIONS OF INTEREST

Councillors are reminded of the need to declare personal and prejudicial interests, including the nature and extent of such interests, in relation to business on the agenda, before any discussion takes place on the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

4                    **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 -  
EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED** that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of items 11 to 13 on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3 and 5 of Part I, Schedule 12A of the Act.

5                    **THE SINGLE CONVERSATION: NEW PROCESS FOR SECURING  
INVESTMENT IN HOUSING AND REGENERATION**

To consider the report of the Projects and Business Manager and the Director Economy and Development. 9 - 14

(Report circulated)

6                    **GAP FUNDING FOR THE NEW GROWTH POINT**

To consider the report of the Director Economy and Development. 15 - 16

(Report circulated)

7                    **PARKING ENFORCEMENT AT THE ROYAL DEVON AND EXETER HOSPITAL**

To consider the report of the Director Economy and Development. 17 - 18

Scrutiny Committee – Economy considered the report at its meeting on 11 March 2010 and comments will be reported.

(Report circulated)

8                    **LORD MAYORALTY**

To nominate the Lord Mayor Elect and the Deputy Lord Mayor Elect for the 2010/11 Municipal Year.

9                    **APPOINTMENT OF REPRESENTATIVES TO SERVE ON OUTSIDE BODIES**

To consider the appointment of representatives to serve on outside bodies. 19 - 20

(Schedule circulated)

10                  **REGENERATION OF THE EXETER BUS AND COACH STATION SITE**

To consider the report of the Head of Estates Services and the Director Economy and Development. 21 - 26

(Report circulated)

**Part II: Items suggested for discussion with the press and public excluded**

- 11                    **REGENERATION OF EXETER BUS AND COACH STATION SITE:  
PROCUREMENT ISSUES**
- To consider the report of the Head of Estates Services and the Director Economy and Development setting out background advice on procurement issues concerning the regeneration site.                    27 - 28
- (Report circulated to Members)
- 12                    **EXETER BUSINESS CENTRE - OPTIONS ON LEASE EXPIRY**
- To consider the report of the Head of Estates Services on the options on expiry of the current Exeter Business Centre Ltd lease.                    29 - 32
- Scrutiny Committee – Economy considered the report at its meeting on 11 March 2010 and comments will be reported.
- (Report circulated to Members)
- 13                    **ROYAL ALBERT MEMORIAL MUSEUM (RAMM) PROJECT CLAIM REVIEW**
- To consider the report of the Head of Leisure and Museums seeking authority to pursue claims against consultants on the Royal Albert Memorial Museum (RAMM) project.                    33 - 34
- (Report circulated to Members)
- 14                    **THE FORMER DEBENHAMS BUILDING, SIDWELL STREET**
- To consider the report of the Head of Estates Services and Director Economy and Development on the current position on the former Debenhams site in Sidwell Street and seeking authority to restructure the existing lease to facilitate refurbishment and re-occupation of the building.                    35 - 38
- (Report circulated to Members)

**DATE OF NEXT MEETING**

The next scheduled meeting of the Executive will be held on **Tuesday 13 April 2010** at 5.30 pm in the Civic Centre.

***A statement of the executive decisions taken at this meeting will be produced and made available as soon as reasonably practicable after the meeting. It may be inspected on application to the Customer Service Centre at the Civic Centre or by direct request to the Member Services Manager on 01392 265110. Minutes of the meeting will also be published on the Council's web site as soon as possible.***

***Membership -  
Councillors Fullam (Chair), S Brock, Cole, Edwards, Mrs Henson, Mitchell, Mrs J Morrish, Newton and Wadham***

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Member Services Officer on (01392) 265115 for further information.

**Individual reports on this agenda can be produced in large print on request to Member Services on 01392 265111.**

# Agenda Item 2

## GRANTS COMMITTEE

Thursday 25 February 2010

### Present:-

Councillor Vanessa Newcombe (Chair)  
Councillors Gale, Robson and R Smith

### Also Present

Director Community and Environment, Head of Leisure and Museums, Projects and Business Manager, Principal Accountant (SH), Senior Valuer (TJ), Festival and Events Manager, Community Inclusion and Engagement Officer, Policy Officer (MP-J), Play Development Manager and Member Services Officer (SJS)

1

### MINUTES

The minutes of the meeting held on 3 December 2009 were taken as read and signed by the Chair as correct.

2

### DECLARATIONS OF INTEREST

Members declared the following personal interests:-

<b>COUNCILLOR</b>	<b>MINUTE</b>
Councillor Gale	4 (Trustee of Exwick Community Association) 6 (Chair of Exeter Community Transport Association and his wife is a Trustee of Exeter Community Transport Association)
Councillor Newcombe	4 (Trustee of the Citizens Advice Bureau and on the Committee of Turntable) 5 (Trustee of the Citizens Advice Bureau & on the Committee of Turntable)
Councillor Robson	4 (Director of Wonford Community Centre and Trustee of Exeter Relate)
Councillor Mrs R Smith	9 (knows Bethany and Eleanor Partridge)

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### UPDATE ON THE CURRENT GRANTS BUDGET

The Principal Accountant outlined to Members the current budget position with regards to the grants budget and stated that the funds available for the core, project and individual talent scheme was £422,063, including the current balance of £3,893 in 2009/10 that would be requested to be carried forward to 2010/11.

The total amount of the grants recommended for approval was £421,666 leaving a balance of £397.

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### RENT GRANTS

Councillor Gale declared a personal interest as Trustee of Exwick Community Association.

Councillor Newcombe declared a personal interest as a Trustee of the Citizens Advice Bureau and was also on the Committee of Turntable.

Councillor Robson declared a personal interest as a Director of Wonford Community Centre and a Trustee of Exeter Relate.

**RESOLVED** to recommend to Executive that:-

- (1) the decisions as set out below be implemented in respect of the bodies indicated; and
- (2) the Director Community and Environment and the Head of Treasury Services, subject to prior consultation with the Chair, be authorised to agree a grant increase to those organisations indicated by an asterisk to match any increase in rental following forthcoming rent reviews and also, where applicable, a pro rata reduction in grant where a rent reduction occurs following a reduction in the amount of accommodation occupied.

## **DECISIONS**

### **Community/Social Need**

#### **RECOMMENDED**

Citizens Advice Bureau	£33,190
Exeter Age Concern	£9,500
Exeter CVS	£63,425
Exeter Relate*	£11,600
Turntable	£9,000

### **Museums**

Topsham Museum*	£4,354
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### **Arts**

Exeter Phoenix*	£43,500
Exeter Barnfield	£8,000
Magic Carpet – Scrapstore (The rental stated is a fully serviced rent i.e. includes rates, heating, lighting, building insurance, maintenance etc.)	£3,000

### **Sport/Recreation**

Exeter BMX Track	£18,000
Exeter Cycle Speedway Club	£9,750
Exeter Water Sports Association	£6,350
Merry Go Round Toy and Leisure Library - Scrapstore (The rental stated is a fully serviced rent i.e. includes rates, heating, lighting, building insurance, maintenance etc.)	£1,750

### **Community Associations**

Alphington Community Association	£6,000
Exwick Community Association	£6,500
Newtown Community Association*	£2,000
Stoke Hill Community Association*	£8,300
Sylvania Play and Community Facilities Association	£1,250
Topsham Community Association*	£6,800
Wonford Community and Learning Centre Ltd	£3,750
Stoke Hill Pre-School Group	£800

(Schedule circulated)

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### **CORE GRANTS**

Councillor Newcombe declared a personal interest as Trustee of the Citizens Advice Bureau and was also on the Committee of Turntable.

Members were updated on the current position regarding Exeter Northcott Theatre.

**RESOLVED** to recommend to Executive that the decisions as set out below be implemented in respect of the bodies indicated;

### **DECISIONS**

	<b>CORE GRANTS</b>	<b>RECOMMENDED</b>
<b>BODY</b>		
<b>Community/Social Need</b>		
Citizens Advice Bureau	£70,489	3 year rolling funding agreement
Devon Council for Racial Equality	£1,500	support for BME community
Exeter CVS	£13,367	3 year rolling funding agreement
Living Options	£5,000	supports people with disabilities within the City
Paperchain	£4,500	recycling in the City generally, volunteers with disabilities, supports the City Council's objectives

Turntable	£6,000	environmentally friendly project, 30% of those helped take up housing association tenancies and 50% Council tenancies
Age Concern	£5,000	to help support Age Concern to continue to provide services to Exeter residents

### **Arts**

Arts organisations subject to Service Level Agreements (3 year rolling funding agreements - a to f)

(a)	Bournemouth Symphony Orchestra	£11,865
(b)	Exeter Northcott *	£85,231
(c)	Spacex	£11,365
(d)	Theatre Alibi	£19,196
(e)	Wren Trust	£16,205
(f)	Exeter Phoenix	£131,198
(g)	Exeter Barnfield	£10,000

Magic Carpet	£1,500	support for regular arts activities for people with disabilities and special needs in the City
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### **Sport and Leisure**

Merry Go Round Toy and Leisure Library - Scrapstore	£1,000	to enable the toy library in the Scrapstore to remain open
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### **Grant-Aiding Bodies**

Exeter Arts Council	£13,500	delivers a cost effective efficient grant distribution organisation; the grants allocated support the objectives of the Arts and Media Strategy
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Exeter Council for Sport and Recreation	£5,000	an efficient and effective body which administers valuable small grants for sport
Play Grants	£5,000	an efficient and effective body which administers valuable small grants for play

\* delegated to the Leader to agreed the detailed terms on which the grant is paid, subject to further discussion with Exeter Northcott Administrator.

(Report circulated)

6

### **NEW CORE AND PROJECT GRANTS**

A Member stated that she regretted that monies were not available to support Home-Start as they provided a valuable service to Exeter City Council tenants.

**RESOLVED** to recommend to Executive that the decisions as set out below be implemented in respect of the bodies indicated:-

#### **DECISIONS**

<b>BODY</b>	<b>RECOMMENDED</b>	<b>COMMENTS</b>
Devon Welfare Rights Unit (CAB)	REFUSE	Had for past three years received funding as Council officers had attended benefits training. The City Council provides grant funding for core costs to CAB – Devon Welfare Rights Unit is part of CAB. No new grant funds available 2010/11
Exeter Phoenix	£2,500	a worthwhile use of a potentially difficult site and furthered the Council's objectives for the arts in the City
Exeter Community Transport Association	REFUSE	In 2007/8 and 2008/9, Shopmobility received a contribution of a total £11,650 towards its core costs from the budget of the Economy and Development Directorate, which was a one off. Two of ECTA's

other services receive annual contributions from the Council's Economy and Development budgets, namely £4,100 for Taxicard and £13,140 for Ring and Ride. No new grant funds available 2010/11

Home-Start

REFUSE Undertakes good work when working with Council tenants. No new grant funds available 2010/11

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### **SERVICE AGREEMENTS WITH STRATEGIC ARTS ORGANISATIONS**

The Festival and Events Manager presented the report to approve the Service Profiles, targets and measures which would be the basis of Service Agreements with the Exeter Northcott Theatre, Theatre Alibi, Spacex Gallery, Wren Trust, Bournemouth Symphony Orchestra, Exeter Phoenix and Exeter Barnfield for 2010/2011.

Members stated that they regretted the current position that Exeter Northcott was in and that the theatre had undertaken exceptional work with young people and made a valued contribution to the City.

**RESOLVED** to recommend to Executive that:-

- (1) the Service Profiles and Agreements for Theatre Alibi, Spacex, Wren Music, Bournemouth Symphony Orchestra, Exeter Northcott for 2010/11 are agreed as the basis for approval of the release of 80% of the grants detailed in 5.2 of the circulated report;
- (2) The Service Profiles and Service Agreements for Exeter Phoenix and Exeter Barnfield Theatre are agreed as the basis for approval of the release of equal quarterly payments of the grants detailed in 5.2 of the circulated report; and
- (3) the remaining 20% of the grants for Theatre Alibi, Spacex, Wren Music, Bournemouth Symphony Orchestra and Exeter Northcott together with the final quarter payment for Exeter Phoenix and Exeter Barnfield Theatre be released in January 2011 subject to a report being submitted to the Grants Committee in December 2010 and the Committee being satisfied with the actions being proposed.

(Report circulated)

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### **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED** that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 and 3 of Part 1 of Schedule 12A of the Act.

**EXETER CITY COUNCIL GRANTS FOR YOUNG PEOPLE – INDIVIDUAL  
TALENT SCHEME**

Councillor Mrs R Smith declared a personal interest as she knows Bethany and Eleanor Partridge.

Members discussed the grants budget position and regretted that because of the lack of monies available the applications would be refused. Members suggested that applicants approach the Hele Trust with regards to possible funding.

(i) **Bethany Partridge – Age 17: - Sport/Activity: Singing**

This application met the Council's criteria for the individual talent scheme.

**RESOLVED** to recommend to Executive that this grant be refused due to the current grant budget position.

(ii) **Eleanor Partridge - Age 15: - Sport/Activity: Singing**

This application did not meet the Council's criteria for the individual talent scheme.

**RESOLVED** to recommend to Executive that this grant be refused as it did not meet the Council's criteria for the individual talent scheme.

(iii) **Kate McGinley - Age 18: – Sport/Activity: Netball**

This application met the Council's criteria for the individual talent scheme.

**RESOLVED** to recommend to Executive that this grant be refused due to the current grant budget position.

**RESOLVED** to recommend to Executive that the Individual Talent Scheme be suspended due to the grants budget position.

(Report circulated)

(The meeting commenced at 4.30 pm and closed at 4.55 pm)

Chair

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## EXETER CITY COUNCIL

EXECUTIVE  
23 MARCH 2010

### THE “SINGLE CONVERSATION” – THE NEW PROCESS FOR SECURING INVESTMENT BY THE HOMES AND COMMUNITIES AGENCY IN HOUSING AND REGENERATION

#### 1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise members of the Homes and Communities Agency’s “Single Conversation” process, and to obtain their approval of the proposed arrangements for preparing a Local Investment Plan, and of the proposed form and content of that Plan.

#### 2 INTRODUCTION TO THE SINGLE CONVERSATION

- 2.1 The Homes and Communities Agency (HCA) is adopting a process known as the “Single Conversation” as its key business process to determine its investment priorities in relation to housing and regeneration across an area. The parties to the Single Conversation will in each case be the local authorities for the area, the HCA, and the Regional Development Agency (RDA), in addition to which other stakeholders and service providers will be engaged during the course of the process. The intention is that housing will be set in the context of the wider Local Area Agreement (LAA) objectives, and that the Single Conversation will provide the framework for delivery of sustainable economic growth.

- 2.2 There are two formal outputs from the Single Conversation Process:-

- a Local Investment Plan, which will:-
  - identify priorities, both spatially in terms of sites comprising or including housing, and thematically in relation to issues such as rural housing, gypsy and traveller provision, and low carbon development;
  - identify the level of investment necessary, potential sources of funds, and funding gaps and other obstacles to delivery;
  - identify the necessary interventions (principally HCA funding) to enable delivery;
  - determine the level of HCA investment in affordable housing projects and the renovation of the existing public and private stock to “decent homes” standards;
  - cover a fifteen year time span overall but give most emphasis to development which is deliverable within a three to five year period.
- a Local Investment Agreement (a “non-legally binding memorandum of understanding”), which will:-
  - set out the proposed investment by the HCA (and to a lesser extent the RDA), based on the interventions identified in the Local Investment Plan.

- 2.3 Within the geographical county of Devon, four Single Conversation areas have been specified:-

- Exeter, East Devon and Teignbridge (the “Exe Authorities” Single Conversation);
- Torbay;
- Plymouth;
- Rest of Devon (ie. the districts of North Devon, Torridge, West Devon, Mid Devon and South Hams).

**2.4** A large part of Dartmoor National Park (DNP) is within the Rest of Devon Single Conversation area (as is that part of Exmoor National Park that is within Devon), and it is proposed that the part of DNP that is in Teignbridge should be included in the Rest of Devon rather than the Exe Authorities Single Conversation area.

**2.5** The HCA’s target is for the Local Investment Plan to be agreed, and the Local Investment Agreement to be in place, by the end of March 2011. In practice it is anticipated that the Local Investment Plan will take about six months to prepare, whereupon the Local Investment Agreement can be drawn up.

### **3 THE PROPOSED APPROACH TO A LOCAL INVESTMENT PLAN**

#### **3.1 Governance**

A working group of officers from the four local authorities within the Single Conversation area (Exeter, East Devon, Teignbridge and Devon County) has been established, and it is proposed that it will draft the Local Investment Plan and Agreement. It is envisaged that it will report periodically to the Exeter and East Devon New Growth Point Steering Board, which in turn will make recommendations for consideration by the Executives of the four authorities, by whom decisions will ultimately be taken.

**3.2** The Steering Board was set up in January 2007 to provide a governance structure for the work of the New Growth Point Delivery Team in progressing the growth agenda for Exeter and East Devon. The membership and work of the Steering Board have since expanded to include the potential south west expansion of Exeter in Teignbridge. It would therefore be a suitable forum for guiding the preparation of the Local Investment Plan and Local Investment Agreement. On 28 January 2010, it resolved to recommend to the Executives of the relevant Councils that it (the Steering Board) should be responsible for scrutinising and informing preparation of the Single Conversation documents, and recommending actions to those Councils.

**3.3** On 29 January the Newton Abbot New Growth Point Steering Board likewise resolved that Teignbridge (outside Dartmoor National Park) should be included in the Exe Authorities Single Conversation, with the Exeter and East Devon New Growth Point Steering Board overseeing the process.

#### **3.4 Timeline for the Local Investment Plan**

The Plan is intended to set out the basis of a rolling three year programme of investment for inclusion in the Local Investment Agreement. It is therefore proposed to divide the Plan priorities into the following categories:-

- immediate, with a horizon of 0-3 years;
- medium term, with a horizon of up to 5 years;
- longer term, with a horizon of up to 10 years;
- distant, with a horizon of up to 15 years.

### **3.5 Priorities for delivery and investment**

It is proposed that the Plan will concentrate on housing and regeneration projects which are known to be deliverable in the immediate to medium term, ie. in the Plan's first five years. Using evidence primarily from existing documents such as the emerging Local Development Frameworks (LDFs) and Infrastructure Study, schemes will be prioritised according to their deliverability, assessed with reference to the existence or otherwise of planning permission, and the presence or absence of obstacles to delivery, such as infrastructure needs. Longer term and distant proposals and aspirations (ie. up to 15 years) will be covered in more general terms.

### **3.6 Delivery plans – spatial approach**

Having identified the priority sites, the Local Investment Plan will include a collection of delivery plans for each of those sites, setting out what is proposed (principally allocations of housing and employment land), what is required in terms of infrastructure and services including the projected cost, and what known sources of funding exist. In this way funding gaps can be identified, so for example a particular site might be deliverable with a developer contributing a proportion of affordable housing, provided that the HCA forward funds a piece of infrastructure. In a departure from its familiar role of providing grant to Registered Social Landlords (RSLs), the HCA intends to move towards a system whereby it provides forward funding, to be repaid later as developer contributions, or as an alternative it might acquire an equity share in development.

### **3.7 Delivery plans – thematic approach**

The HCA has made it clear that it expects Local Investment Plans to address certain themes as well as site-specific proposals. These would include, for example, low carbon development, gypsy and traveller provision, and support for rural communities. This approach could also be used to develop a generic delivery plan for rural housing sites in East Devon and Teignbridge, in situations where it is more difficult to predict which sites will come forward.

### **3.8 Stakeholder engagement**

Members of the general public are likely to be most interested in the spatial distribution and planning of new development. The Single Conversation is not a vehicle for bringing forward new proposals, so to involve the general public in its preparation would involve duplicating their engagement in the LDF, which is the correct vehicle for that process. Therefore it is proposed that a Stakeholder Engagement Strategy is prepared along the following lines:-

- stakeholders in the Single Conversation are identified, including (but not necessarily limited to) the following:-
  - RSLs;
  - service units within the constituent local authorities;
  - other local government bodies (eg. Town and Parish Councils, neighbouring Single Conversations);
  - providers of transport and health services, energy, water and sewerage;
  - Devon Strategic Partnership, Local Strategic Partnerships, Exeter and Heart of Devon Partnership;
  - business groups;

- community organisations;
- each group of similar stakeholders is asked to appoint a lead member, to deal directly with the Officer Group;
- the Officer Group prepares a draft document, under guidance from the Steering Board;
- engagement of each group of stakeholders is tailor-made to their role – rather than holding regular, large meetings, it is envisaged that this will involve regular contact through the lead members, and in some cases workshop sessions to deal with specific topics contained in the draft.

### **3.9 Evidence base**

The HCA has made it clear that the purpose of the Single Conversation is to build upon, not duplicate, the work that has been done elsewhere. It is anticipated that the Local Investment Programme will draw heavily on the following (although this is not an exhaustive list):-

- the emerging LDF for each Council;
- the emerging Infrastructure Study;
- the Housing Strategy for each Council;
- the Exeter Strategic Housing Market Area study;
- the Devon Employment Space Strategy;
- the green Infrastructure Study.

### **3.10 Risk management**

At an early stage the Officer Group will carry out a risk assessment of the Single Conversation process, to be reviewed and acted upon as necessary during the lifetime of the process.

### **3.11 Equality and diversity**

Likewise, the Officer Group will carry out an equalities impact assessment in relation to the process, and ensure that its conclusions are acted on.

## **4 CONCLUSION**

- 4.1** Following the above process, the objective is to have the Local Investment Plan signed off by the four Councils, the HCA and the RDA, and to enter into a Local Investment Agreement setting out a rolling three year investment allocation based on the Plan.

## **5 RECOMMENDATION**

- 5.1** It is recommended that Executive resolves that:-

- (a) A “Single Conversation” is developed as required by the Homes and Communities Agency, across the districts of Exeter, East Devon, and Teignbridge (excluding Dartmoor National Park), with the Exeter and East Devon New Growth Point Steering Board scrutinising and informing preparation of the Single Conversation documents, and recommending actions to the Councils for those districts and to Devon County Council;
- (b) The Local Investment Plan and subsequently the Local Investment Agreement are prepared by the Officer Group in accordance with the broad principles



outlined in section 3 of this report, for approval in each case by the Steering Board;

- (c) A Stakeholder Engagement Strategy is prepared by the Officer Group, for approval by the Steering Board's Principals, as set out in paragraph 3.8 of this report;
- (d) The Officer Group reports periodically to the Steering Board.

Ross Hussey  
Projects and Business Manager

John Rigby  
Director Economy and Development

### **ECONOMY AND DEVELOPMENT DIRECTORATE**

#### **Local Government Act 1972 (as amended)**

#### **Background papers used in compiling this report:-**

HCA Guidance on the Single Conervation, Local Investment Plans and Local Investment Agreements.

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## EXETER CITY COUNCIL

EXECUTIVE  
23 MARCH 2010

### GAP FUNDING FOR THE NEW GROWTH POINT

#### 1.0 PURPOSE OF REPORT

- 1.1 This report seeks Members' agreement to making a capital contribution to delivering development in the New Growth Point.

#### 2.0 INFORMATION

- 2.1 As Members are aware the Council has been working alongside East Devon District Council and Devon County Council to deliver major expansion in the New Growth Point. The principal projects are now poised for delivery and negotiations have been continuing between public and private sector partners to finalise a series of funding agreements. The New Community at Cranbrook is scheduled to accommodate 2900 dwellings initially, eventually rising to 7500 dwellings. The Skypark development is a joint venture agreement between Devon County Council and St Modwen and will deliver a 100 acre state of the art business park. The Science Park now has outline planning consent and a detailed planning application is to be provided by the RDA and the constituent local authorities. Flybe have announced the go-ahead for their training school and the construction of a hotel at the airport, and work has started on site.
- 2.2 Over the last two years negotiations have become intensive to deal with a number of outstanding and emerging issues. Foremost amongst these has been the impact of the recession on the housing market which has resulted in the developers involved having insufficient funding to deliver the infrastructure for the New Community in the way envisaged prior to the recession. The result of that is that the RDA has been heavily involved in working with the partners to re-jig the funding package to ensure that development can proceed. One particularly innovative feature is the introduction of Regional Infrastructure Fund (RIF) support, whereby the RDA funds the infrastructure but is reimbursed in due course as houses are sold and developers achieve a return on their capital. The sizeable funding package being delivered through RIF has a condition that funding will only be forthcoming providing a Combined Heat and Power (CHP) scheme is implemented. The various partners have worked closely to develop a detailed proposal for combined heat and power which would serve Skypark and the New Community. The CHP scheme is funded principally by a private sector partner but also has gap funding from public sources.
- 2.3 The delivery of Cranbrook is therefore now dependent on delivering a CHP plant at Skypark. Access to the RIF funding will fall away after 31 March 2010 unless a series of interlocking agreements are in place to draw down this funding and, therefore, the New Growth Point partners have been working very closely to ensure that the gap in funding is closed and all the agreements are in place.
- 2.4 At the beginning of February it became apparent that the principal sources of funding for low carbon energy supplies had been exhausted and therefore the core partners met and agreed, in principle, to close the remaining £900,000 funding gap between them. The Leader of the City Council, who represents the authority on the New Growth Point Board, agreed to the principle of the City

Council making a £100,000 contribution to this gap funding and thus this paper seeks formal approval for this commitment. The benefit to the City is that a substantial part of its future affordable housing delivery will be at Cranbrook where some 300 affordable houses are to be provided over the next few years, 35% of which will be allocated for tenants nominated from the City Council housing waiting list. The twin benefits for the City, therefore, in agreeing to help with this gap funding is that it will help deliver housing for would be tenants on the housing waiting list and it is the first crucial step in delivery of the low carbon economy for the City.

### **3.0 FINANCIAL CONSIDERATIONS**

- 3.1 The proposed City Council contribution to the gap funding is £100,000. This can be funded from the Housing and Planning Delivery Grant capital allocation which has been in a Reserve for some time.

### **4.0 RECOMMENDATION**

It is recommended that Members approve a £100,000 gap funding contribution to the New Growth Point.

**JOHN RIGBY**  
**DIRECTOR ECONOMY AND DEVELOPMENT**

**ECONOMY & DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1972 (as amended)**

***Background papers used in compiling this report:-***

None

## EXETER CITY COUNCIL

### SCRUTINY COMMITTEE – ECONOMY 11 MARCH 2010

EXECUTIVE  
23 MARCH 2010

#### PARKING ENFORCEMENT AT THE ROYAL DEVON AND EXETER HOSPITAL

##### 1.0 PURPOSE OF REPORT

- 1.1 This is to advise Members of a number of issues regarding the enforcement of parking restrictions at the Royal Devon and Exeter hospital.

##### 2.0 INFORMATION

- 2.1 Since January 1995 the City Council has provided an enforcement service on behalf of the Royal Devon and Exeter hospital for a range of car parks around the hospital campus. The powers under which enforcement was undertaken arise from the Road Traffic Regulation Act 1984 and the specific enforcement regime was approved by Members in the City of Exeter Parking Places Order 1994. As Members are aware, from May 2008 all on and off street parking enforcement, other than at the Royal Devon and Exeter hospital, has been provided under the powers of the Traffic Management Act 2004. During preparations for the introduction of civil enforcement in the previous year, the City and County Councils considered whether the Royal Devon and Exeter hospital enforcement should be pursued under different powers, but the advice received from the Department for Transport was that the Traffic Management Act was not the appropriate framework as the hospital was considered to be private land and so we have continued to use the Road Traffic Regulation Act powers.
- 2.2 In October 2009, the City Council was in receipt of a comprehensive challenge to the use of these powers submitted by Mr Neil Herron of Parking Appeals Limited, who argued that the use of the Road Traffic Regulation Act powers was ultra vires and sought the Council's response on a range of issues relating to that. The Council has taken external legal advice and concluded that the use of the Road Traffic Regulation Act powers were no longer lawful after the new Civil Enforcement regime was brought in after May 2008. During the last three months we have been in discussion with the Royal Devon and Exeter hospital and have agreed two key changes. The first, is that the City Council cease to provide the enforcement contract from 31 May, given that this non standard enforcement regime requires a disproportionate amount of staff time to oversee it. Second, to facilitate the Royal Devon and Exeter hospital making alternative arrangements, the Council has agreed to provide a service in the interim until that date, using its trading powers.
- 2.3 The City Council is publicising the fact that Standard Charges which had been imposed between May 2008 and October 2009 (when the issuing of Standard Charges was suspended as a precautionary measure in order to limit any further financial risk) will be reimbursed on production of satisfactory evidence that those Standard Charges have been paid. The total cost of this reimbursement cannot be accurately estimated, but could be up to £35,000.

- 2.4 The situation is very regrettable but arose from a situation where we were advised by the Department for Transport that the Royal Devon and Exeter hospital car parks would not be included in the proposed Civil Enforcement Area. An initial legal review of the issues suggested that continued use of the Road Traffic Regulation Act would, on balance, be appropriate but further legal advice has now confirmed that this was not the case.
- 2.5 New enforcement arrangements are now in place and The City of Exeter Parking Places Order 1994 must now be revoked. This is a formal process which requires a consultation period with interested parties before it can take effect. Members are therefore requested to approve revocation of the Order and authorise the necessary process.

### **3.0 FINANCIAL IMPLICATIONS**

- 3.1 The likely cost of this error is in the region of £35,000 and will need to be met from the Council's Reserves.

### **4.0 RECOMMENDATIONS**

- (i) It is recommended that Members note the contents of this report.
- (ii) It is further recommended that Executive approve the revocation of The City of Exeter Hospital Parking Places Order 1994 and the process necessary to achieve this.

**JOHN RIGBY**  
**DIRECTOR ECONOMY AND DEVELOPMENT**

**ECONOMY & DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1972 (as amended)**

***Background papers used in compiling this report:-***

None

**EXETER CITY COUNCIL**

**EXECUTIVE**

**23 MARCH 2010**

**APPOINTMENT OF REPRESENTATIVES TO SERVE ON OUTSIDE BODIES**

<u>BODY AND TERM OF OFFICE</u>	<u>REPRESENTATIVES AND EXPIRY OF APPOINTMENT</u>	<u>NUMBER OF MEETINGS PER ANNUM</u>	<u>TERMS OF REFERENCE</u>
Exeter Dispensary and in Sickness Fund  4	Cllr Mrs Danks Former Cllr Bond  31.03.2010	2	Provides assistance to the sick-poor of Exeter.
Wessex Reserve Forces and Cadets Association - Devon Committee	Cllr Choules  03.07.2010	3	Committee of the Association of Cadets and Reservists

**ASSISTANT CHIEF EXECUTIVE**

15 March 2010

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## EXETER CITY COUNCIL

EXECUTIVE  
23 MARCH 2010

### REGENERATION OF THE EXETER BUS & COACH STATION SITE

#### 1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise Members of progress on the preparatory work necessary for the regeneration of the bus and coach station site and to consider the next steps in working up a Master Plan and delivery mechanism for that regeneration. It recommends that the City Council enter into an Exclusivity Agreement with Land Securities and the Crown Estate in order to facilitate the work on the Master Plan and on the delivery mechanism. It also seeks authority to conclude terms with Stagecoach for the grant of a new short-term lease of the existing bus and coach station.

#### 2.0 BACKGROUND

- 2.1 The City Council is the freeholder of the land between Sidwell Street, Paris Street, Western Way and Summerland Street as shown on the annexed plan. Part of this site, being the Vue Cinema, Post Office and multi-storey car park/housing block, was recently redeveloped as part of the wider Princesshay scheme.
- 2.2 The adopted Exeter First Review Local Plan allocates this block of land, including the bus and coach station, for comprehensive redevelopment including an improved bus station, retail, short-stay car parking and other appropriate uses. The Plan indicates that the quantum for the retail floor space should be determined following a new capacity assessment to be concluded once the impact of Princesshay had been assessed.
- 2.3 At its meeting of 30 September 2008, Executive considered the Head of Planning Services' report on the commissioning of a range of studies that were necessary as preparation for the development of a formal Master Plan for the bus and coach station site. The following studies have now been completed:
- i) An Architectural Analysis of the Sidwell Street area;
  - ii) An Urban Analysis of the Sidwell Street area;
  - iii) A Topographical Analysis of site levels;
  - iv) A desktop Geotechnical Analysis of ground conditions;
  - v) A desktop Contamination and Unexploded Ordnance study;
  - vi) A Height and Massing Study of the design constraints;
  - vii) A Retail Assessment of trading and shopping patterns;
  - viii) A desktop Archaeological Study;
  - ix) An initial package of intrusive archaeological investigations; and
  - x) A Transport Assessment modelling the network capacity in development scenarios and assessing options for infrastructure improvements.
  - xi) An analysis of City Centre Parking Usage and Capacity

- 2.4 With all this preparatory work substantively in place the City Council now intends to begin work on the Master Plan itself.
- 2.5 This Master Plan work will be informed by the recent adoption by the City Council of the suite of policy papers on “Reducing Carbon Emissions in Exeter” which, amongst other things, promote a design philosophy founded on the co-location of uses and higher densities of development. As part of these papers, Members have agreed to proceed with a joint City Council/County Council City Centre Transport Strategy which will provide the strategic transportation framework for the redevelopment of this site. The scene is now set for a master planning exercise to focus on the delivery of a high quality mixed-use scheme on the bus and coach station site that brings a vibrant mix of uses to the City that are complementary to the city’s existing centre and its dynamic.

### 3.0 NEXT STEPS

- 3.1 Critical to the development of an effective Master Plan for a City Centre site such as this is the inclusion at an early stage of practical advice on feasibility and deliverability. The City Council’s clear experience arising from the Princesshay scheme is that early and credible developer input has a significant role to play in ensuring that development aspirations are both realistic and deliverable. At the same time, however, the City Council will wish to ensure that the developer’s input is simply a contribution rather than in any way dictating the eventual content of the Master Plan which is, of course, a matter solely for the Local Planning Authority.
- 3.2 If it is accepted that the City Council wishes to get credible developer input onboard at an early stage, the question arises as to who that developer should be and how they should be selected. In this particular case, there are very strong reasons for working with Land Securities and the Crown Estate in the first instance. In summary these reasons are as follows:
- i) *The Princesshay experience*: the experience of delivering such a high quality scheme in Exeter and the partnership approach adopted for delivery creates a valuable precedent that we could expect to see carried forward into the planning of the bus and coach station site. The scheme clearly benefited from early commercial input from Land Securities and the partnership approach that was adopted facilitated an organic evolution of both the scheme design and the property transactions that delivered that scheme;
  - ii) *Site Ownerships*: whilst the City Council is the freeholder of the site, Land Securities/Crown Estate holds the long leasehold in most of the existing retail floor space on the site. As developer, they would be expected to put those ownerships into the scheme and this would overcome a significant obstacle to delivery by another party since, if Land Securities/Crown Estate were not involved in the development their interests would have to be acquired (compulsorily or otherwise) and it is far from certain that the prices that would have to be paid would assist the delivery of an acceptable quality on the site. It is also very difficult to see why Land Securities would voluntarily sell their interest to a third party and hard to identify any circumstances where an inspector would approve a CPO when Land Securities would be able to demonstrate that they were a willing partner, who are able to deliver a satisfactory scheme;
  - iii) *Complementary Ownerships*: Land Securities/Crown Estate interests

in the existing Princesshay will reinforce the critical imperative to ensure that the new development is complementary to the existing City Centre. They will have a vested interest in ensuring that the scheme does not harm the existing Centre, but acts as a positive addition to it.

- iv) *John Lewis Partnership*: Land Securities have a long term strategic relationship with John Lewis, delivering last year a major scheme in Cardiff with John Lewis as the anchor store. That relationship could well be critical to ensuring that JLP become the anchor tenant for the bus station site;
- v) *The Crown Estate*: The Crown Estate's partnership with Land Securities on Princesshay and other holdings as an investor should ensure that any new development on the bus and coach station site would be complementary rather than competitive, since they would not permit their partner, Land Securities, to act in a way that would prejudice the value of their property interests in the city.
- vi) *Heavyweight Brands*: both Land Securities and the Crown Estate have significant brand value as developer and investor respectively. This brand value can only be of benefit in bringing greater credibility to the master planning process and the eventual scheme.
- vii) *Bus interchange experience*: Land Securities have obtained significant experience in delivering mixed use schemes incorporating bus facilities in historic cities. Their recent scheme in Canterbury is considered an exemplar in this regard and we would certainly benefit from their specialist advice and experience in this area.

#### **4.0 THE AGREEMENT WITH LAND SECURITIES/CROWN ESTATE**

- 4.1 The City Council's intention is to secure the commercial expertise and knowledge that Land Securities/Crown Estate can provide to inform the master planning process. It would therefore be the intention to enter into an Exclusivity Agreement under which Land Securities/Crown Estate would be obliged to engage as a partner in the master planning process with a view to the final Master Plan outlining a scheme that is high quality, financially viable and deliverable. It is felt that an initial two year exclusivity period should be sufficient for this purpose and to allow for the evolution of a scheme and for the settlement of provisional terms. The terms of this Agreement would be reported back to Executive for approval.

#### **5.0 STAGECOACH LEASE**

- 5.1 The existing lease to Stagecoach of the bus and coach station expires in 2012. The Head of Estates Services is seeking to agree terms for a new short-term lease until 2017 with a development break clause which would give Stagecoach more security and facilitate the process of securing vacant possession of the premises when the regeneration scheme is commenced. These negotiations are ongoing and authority is sought for the Head of Estates Services to agree terms for the new lease, subject to consultation with the Portfolio Holder Economy & Tourism.
- 5.2 Clearly, once the short-term future of the bus and coach station is secured, the City Council and Land Securities/Crown Estate would be able to commence discussions with Stagecoach with regard to the new bus interchange and possible depot relocation sites.

## **6.0 FINANCIAL IMPLICATIONS**

- 6.1 At this stage, no significant costs are anticipated other than those identified in the Head of Planning Services' report of 30 September 2008. In due course, it will be necessary to engage professional consultants but it would be anticipated that these costs will be met by the developer under the terms of the Agreement.
- 6.2 An increased rental should be agreed for the bus and coach station but this cannot be quantified at this time.

## **7.0 RECOMMENDATION**

- 7.1 It is recommended that Executive resolves:
- i) to enter into an Exclusivity Agreement with Land Securities/Crown Estate in order to work with the developer to bring forward a Master Plan for the bus and coach station site, work up an acceptable scheme of development and agree the provisional terms for the property transaction; and
  - ii) to authorise the Head of Estates Services, in consultation with the Portfolio Holder Economy & Tourism to agree terms for a new short-term lease with Stagecoach for the existing bus and coach station.

**DAVID PROSSER**  
**HEAD OF ESTATES SERVICES**

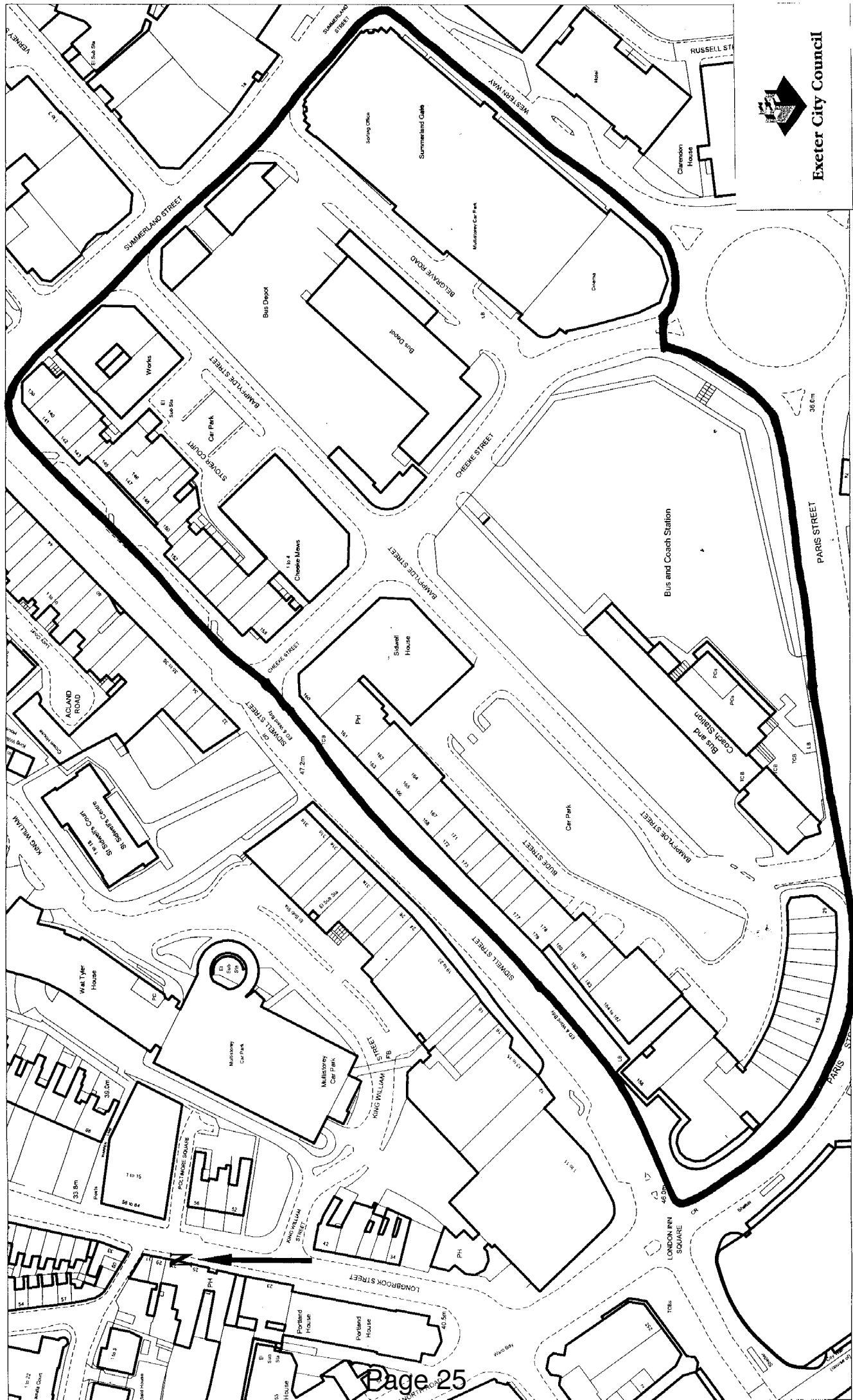
**JOHN RIGBY**  
**DIRECTOR**

**ECONOMY & DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1972 (as amended)**

***Background papers used in compiling this report:-***

None



**BUS & COACH STATION SITE**

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