

EXECUTIVE

Date: Tuesday 19 June 2007

Time: 5.30 pm

Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact John Street, Corporate Manager Democratic & Civic Support on 01392 265106.

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

Membership -

Councillors Edwards (Chair), D Baldwin, Boyle, Dixon, Mrs Henson, Mrs Morrish, Sheldon, Shepherd and P A Smith

Agenda

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

1 Minutes

To sign the minutes of the meetings held on 13 and 27 March 2007.

2 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.

3 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 22, 23 and 24 on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2, and 3 of Part 1, Schedule 12 A of the Act.

4 **Exeter Free Play City: A Play Strategy for Exeter 2007-2010**

To consider the report of the Head of Leisure and Museums.

(Pages 7 -
10)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

(Report circulated)

5 **Review of Environmental Strategy**

To consider the report of the Head of Environmental Health Services.

(Pages 11
- 12)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

In view of the size of the document, the Strategy is not attached to the agenda but can be viewed on the Council's website at

www.exeter.gov.uk/supportingdocuments

If you wish to view a paper copy of the Strategy please contact Member Services.

(Report circulated)

6 **Draft Climate Change Strategy 2007-2017**

To consider the report of the Head of Environmental Health Services.

(Pages 13
- 18)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

In view of the size of the document, the Strategy is not attached to the agenda but can be viewed on the Council's website at

www.exeter.gov.uk/supportingdocuments

If you wish to view a paper copy, please contact Member Services.

(Report circulated)

7 **Service Plan for Food Law Enforcement 2007/08**

To consider the report of the Head of Environmental Health Services.

(Pages 19
- 20)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

In view of the size of the document, the Strategy is not attached to the agenda but can be viewed on the Council's website at

www.exeter.gov.uk/supportingdocuments

(Report circulated)

8 **Private Sector Housing Renewal Policy 2007/08**

To consider the report of the Head of Environmental Health Services.

(Pages 21
- 28)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

In view of the size of the document, the full Strategy is not attached to the agenda but can be viewed on the Council's website.

If you wish to view a paper copy, please contact Member Services.

(Report circulated)

9 Approval of Health and Safety Service Plan 2007/08 and Smoke Free Enforcement Policy

To consider the report of the Head of Environmental Health Services.

(Pages 29
- 32)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

In view of the size of the documents, the full Plan and Policy are is not attached to the agenda but can be viewed on the Council's website at

www.exeter.gov.uk/supportingdocuments .If you wish to view a paper copy, please contact Member Services.

(Report circulated)

10 Annual Review of Exeter Homechoice

To consider the report of the Head of Housing Services.

(Pages 33
- 36)

Scrutiny Committee – Community considered the report at their meeting on 5 June 2007 and their comments will be reported.

(Report circulated)

11 City Centre Strategy for Exeter 2007-2012

To consider the joint report of the City Centre Manager and Directorate Projects Officer.

(Pages 37
- 56)

Scrutiny Committee – Economy considered the report at their meeting on 7 June 2007 and their comments will be reported.

(Report circulated)

12 Proposed Science Park

To consider the joint report of the Director Economy and Development and Head of Economy and Tourism.

(Pages 57
- 62)

Scrutiny Committee – Economy considered the report at their meeting on 7 June 2007 and their comments will be reported.

(Report circulated)

13 New Primary Care Facility at Beacon Heath, Exeter

To consider the report of the Head of Estates Services and the Director Economy and Development. (Pages 63 - 66)

(Report circulated)

14 Staffing Proposal for Economy and Development Directorate

To consider the report of the Director Economy and Development. (Pages 67 - 68)

Scrutiny Committee – Economy considered the report at their meeting on 7 June 2007 and their comments will be reported.

(Report circulated)

15 Proposed Winter Ice Rink 2007

To consider the report of the Head of Leisure and Museums. (Pages 69 - 72)

(Report circulated)

16 Telecommunications Apparatus - 452 Pinhoe Road, Exeter

To consider the report of the Head of Estates Services. (Pages 73 - 84)

(Report circulated)

17 Supplementary Planning Guidance Expansion of University of Exeter - Results of Consultation

To consider the report of the Head of Planning Services. (Pages 85 - 94)

(Report circulated)

18 Designation of St Sidwell's Conservation Area and Adoption of Appraisal and Management Plan

To consider the report of the Head of Planning Services. (Pages 95 - 98)

(Report circulated)

19 Adoption of Belmont Conservation Area Appraisal and Management Plan

To consider the report of the Head of Planning Services. (Pages 99 - 102)

(Report circulated)

20 **Expenditure to Further Develop the Council's Business Case for Unitary Status**

To consider the report of the Chief Executive.

(Pages
103 - 104)

(Report circulated)

21 **Appointments to Outside Bodies**

To consider the appointments set out in the attached schedule.

(Pages
105 - 110)

(Report circulated)

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

22 **Ice Rink Tenders**

To consider the report of the Head of Leisure and Museums seeking approval to accept a tender other than the lowest for the provision of an ice rink in the city centre in the winter of 2007/08.

(Pages
111 - 118)

(Report circulated to Members)

23 **Early Retirement- Administration and Bereavement Services Unit**

To consider the report of the Head of Administration and Bereavement Services seeking approval to a request for early retirement.

(Pages
119 - 120)

(Report circulated to Members)

24 **Public Inquiry - Policy Matters**

To consider the report of the Head of Leisure and Museums seeking approval to funding for a public inquiry and associated costs.

(Pages
121 - 122)

(Report circulated to Members)

Date of Next Meeting

The next scheduled meeting of the Executive will be held on **Tuesday 3 July 2007** at 5.30 pm in the Civic Centre.

A statement of the executive decisions taken at this meeting will be produced and published on the Council website as soon as reasonably practicable.

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 Democratic Services Officer (Committees) on (01392) 265115 for further information.

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE - COMMUNITY 5 JUNE 2007

EXECUTIVE 19 JUNE 2007

EXETER FREE PLAY CITY A PLAY STRATEGY FOR EXETER 2007 -10

1. PURPOSE OF REPORT

- 1.1 To recommend the Play Strategy for Exeter be adopted by the Council.

2. BACKGROUND

- 2.1 Following the Dobson Report in 2003 a national funding scheme for play was set up through the Big Lottery Fund. The mechanism was via a population and needs based allocation to each local authority, and the allocation for Exeter was £231,000.
- 2.2 Access to this funding is based on three criteria;
- 1) There must be an adopted Play Strategy for the area
 - 2) The existence of a structure in each area to ensure that the voice of play can be heard at all levels
 - 3) A portfolio of innovative play projects as the object of the funding
- 2.3 In order to receive the allocation, each council has to provide evidence of meeting the criteria via a formal bid to the Big Lottery Fund. The issue was brought to this Committee last June, when a draft strategy and portfolio were presented. It was expected at that time that the formal bid would be presented in the autumn. However it transpired that many of the first tranche of bids, including that for Teignbridge Council, were turned down. Many of these refusals were on the basis of issues not included in the published guidance, notably the inclusion of play development activities (as opposed to face-to-face play services) and the need for planning permission to be obtained at a very early and risky stage. As a result the Exeter portfolio was reviewed and altered, and the submission date put back to March this year.
- 2.4 The strategy itself went out for consultation, following which a number of alterations were made, largely in presentation. It is available on the Council's website.

3. THE PLAY STRATEGY FOR EXETER

- 3.1 Two main changes were made to the Play Strategy after its presentation to Members in 2006. One was to restructure it to include the new portfolio of schemes which were to form the object of the formal bid to the Big Lottery Fund, and the other, following consultation, was to make it a more user-friendly document. Other than changes needed to reflect the portfolio, the strategy itself, in terms of its approach and outcomes, remains the same.

- 3.2 The Play Strategy is aimed at increasing and enhancing play opportunities for children and young people aged 0-19years within the six priority outcomes, which themselves reflect the Government's Every Child Matters agenda:
- Being healthy
 - Staying safe
 - Enjoying and achieving – and developing skills for adulthood
 - Inclusive – right to choose and equally welcomed
 - Making a positive contribution and not engaging in anti social behaviour
 - Economic wellbeing – not being prevented by economic disadvantage
- 3.3 The Play Strategy is a working document which includes an action plan and audit of City Council play facilities. All of these are available on the website. The Strategy recognises that the network of formal structured playgrounds is virtually complete in Exeter, and that there is a need to develop creative, environmental and more adventurous forms of play, in which young people learn how to assess and deal with risk, to deal with others, and to develop their own personalities and skills. The contents of the portfolio flow, as they must, from this ethos.
- 3.4 Consultation has been ongoing throughout the preparation of the Play Strategy including work with young people, local play practitioners and other statutory groups and organisations.

4. PLAY PARTNERSHIP & PLAY ASSOCIATION

- 4.1 A structure has been set up so that all young people and practitioners can have a voice for play. The Exeter Play Association has been reformed and now meets quarterly as an informative and networking group at various venues around the city. The Association has links to the Local Planning and Implementation Group of the Children's Trust.

5. PORTFOLIO OF SCHEMES

- 5.1 After lengthy consultation through the Exeter Play Association, a final portfolio of projects was submitted to the Big Lottery Fund in March 2007. A decision is expected by July 2007. Originally the portfolio contained provision for a worker to help local playgroups build capacity and for particular equipment. However evidence from earlier bids by other councils has demonstrated that the former would be rejected, and the latter would require planning permission in advance. The replacement portfolio, which covers a three-year period, has three strands:

Playing in the Environment - Play Rangers Project

One full time and two part time Play Rangers working throughout the year in the city on regular programmes of activity, plus holiday projects aiming to build trust and relationships with young people which hopefully will transfer from the attraction of freely chosen play to form a strong foundation for child and community development. This follows the successful pilot in Belmont Park in the summer of 2006. The Rangers will operate through the extended schools setup, in community centres, local parks and valley parks as well as assisting with the popular Playdays and SPLASH holiday scheme

£160,055 over the three years

Playing with the imagination - Community Artist project

A project using an artist to carry out pieces of work with three distinct age groups. This work would also tie into a number of city festivals eg Respect, Autumn etc, would act as a means for young people to access information and also encourage them to communicate their new skills and information to their peers.

£51,000 over the three years.

Playing for Real - Environmental Play Project

This would be working within a specific area of the Riverside Valley Park with children from the Countess Wear area. The project would be used as a pilot for a possible future Countryside Heritage Project to encourage people to go further into the Valley Parks including the development of trails, adventure 'equipment' etc

The work would cover 'Playful Consultations' run by trained practitioners, our artist and possibly including the Play Rangers where particular areas of the portfolio, and aims of The Play Association, are covered.

£20,000

6. RECOMMENDED

- 1) that the Play Strategy for Exeter be supported by Scrutiny Committee Community and adopted by Executive.

HEAD OF LEISURE AND MUSEUMS

S:LP/Committee/607SCC3
3.5.07

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

Every Child Matters
Devon Children's Plan

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY

5 JUNE 2007

EXECUTIVE

19 JUNE 2007

REVIEW OF THE ENVIRONMENTAL STRATEGY

1 PURPOSE OF THE REPORT

- 1.1 This report presents the Council's Environmental Strategy and seeks Executive approval for the revised Strategy. The report also summarises the results of the public consultation exercise and highlights the changes that have been made to the strategy as a result.

2 BACKGROUND

- 2.1 The Environmental Strategy, which covers the period until 2012, sets out how the Council intends to tackle the key environmental challenges facing Exeter and explores how to reduce the city's impact on the global environment. The Strategy also draws together and evaluates the effects of the Council's own policies and practices on the environment, with the aim of reducing environmental damage.
- 2.2 The draft strategy was approved by Scrutiny Committee - Community on 16 January 2007 (minute 9 refers). Following this, consultation took place with partner agencies and stakeholders across the city between February and April 2007.

3 OUTCOMES OF CONSULTATION PROCESS

- 3.1 Responses received through the consultation process were generally supportive of the draft strategy and action plans. A summary of the issues raised and the actions taken/modifications made to the strategy as a result are provided in Appendix I. A copy of the revised strategy is available on the intranet and in the Members' Room.
- 3.2 The main changes to the Strategy are summarised below:
- Modification of Chapter 2 to reflect the Council's new Strategic Objectives.
 - Modification of Chapter 4 to reflect the Council's plans to prepare a Climate Change Strategy.
 - Greater emphasis on the role of planning policy to reduce flood risk in Chapters 4, 6 and 10 and the Council's commitment to promote sustainable urban drainage systems.
 - Modification of the text in Chapter 13 (Biodiversity) and the inclusion of a new indicator to measure the quality of habitats in the city.
 - General updating of the strategy, particularly the action plans, as a result of the time elapsed between preparing the draft document and the present time.

4 PROPOSALS FOR FUTURE REVIEW OF THE STRATEGY

- 4.1 The Environmental Strategy sets out action plans for future work covering the next five years. It is therefore considered that a commitment should be made to undertake a fundamental review of the Strategy in 2011/12.
- 4.2 Progress towards meeting the aims of the Strategy will be monitored annually and will continue to form the subject of an annual report to Scrutiny Committee - Community.

5 FINANCIAL IMPLICATIONS

The revisions to the Environmental Strategy have no additional financial implications for the Council beyond those already budgeted for.

6 RECOMMENDED

- (1) that Scrutiny Committee - Community supports and Executive approves the Environmental Strategy.
- (2) that general progress towards meeting the aims of the Strategy be monitored on an annual basis and reported to Scrutiny Committee - Community.
- (3) that a commitment be made to undertaking a full review of the Strategy in five year's time (2011/12).

HEAD OF ENVIRONMENTAL HEALTH SERVICES

S:LP/Committee/607SCC6

14 May 2006

COMMUNITY AND ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

EXETER CITY COUNCIL

SCRUTINY COMMITTEE-COMMUNITY

5 JUNE 2007

EXECUTIVE

19 JUNE 2007

DRAFT CLIMATE CHANGE STRATEGY (2007 – 2017)

1 PURPOSE OF THE REPORT

- 1.1 This report presents a draft Climate Change Strategy for Exeter and seeks Scrutiny Committee support and Executive approval for the Strategy.

2 BACKGROUND

- 2.1 The evidence for climate change is now indisputable. Recent floods, storms and droughts, both here and abroad, illustrate how vulnerable we are to extremes of climate and illustrate the high human, environmental and economic costs involved. The UK Government is seeking to cast in statute a mandatory 60% cut in the UK's carbon emissions by 2050 (compared to 1990 levels), with an intermediate target of a 26-32% cut by 2020 (draft Climate Change Bill 2007). Sir Nicholas Stern's Review on the Economics of Climate Change (October 2006) provides compelling environmental and economic reasons to address climate change and emphasises the urgent need for sustained long-term action. The Local Government White Paper also stresses the pivotal role that local government has in achieving sustainable development and mitigating and adapting to climate change.
- 2.2 Exeter City Council, working in partnership with others, in particular Exeter Vision, has an important role to play in reducing greenhouse gas emissions - both in the way it runs its own business and as a leader of the community. The Council has demonstrated a commitment to doing so by signing the Nottingham and Devon Wide Declarations on Climate Change, both of which include a commitment to prepare a plan to address the causes and effects of climate change.
- 2.3 The Council's initial approach to tackling climate change is set out in the Environmental Strategy 2007-2012 (subject of a separate report to this committee), which covers areas such as energy conservation, waste minimisation, sustainable transport, sustainable construction etc. However, to be successful in meeting the challenge that climate change presents far greater action is needed. For this reason, the draft Climate Change Strategy, covering the period 2007-2017 has been prepared. A copy of the strategy is available on the Intranet with a hard copy in the Members' Room.

3 CLIMATE CHANGE STRATEGY

- 3.1 The draft Climate Change Strategy sets out key proposals for how the Council, working with others, in particular Exeter Vision, can take the lead in reducing greenhouse gas emissions within Exeter by 30% by 2020 (from 1990 levels). This will allow Exeter to make its full contribution to national targets in this area. The strategy

proposes five policy areas (themes) for action: energy, transport, waste, community leadership and adapting to the effects of climate change. The proposals that Members may wish to be particularly aware of at this stage are highlighted below:

- a) To sponsor research (see Financial Implications) into the scope for decentralised and renewable energy across Exeter and, according to the results of that study, to consider the creation of a local Energy Services Company (ESCO) in partnership with an energy provider. This research will be undertaken in collaboration with partners in the New Growth Point Initiative. An ESCO might, for example, be involved in identifying sites, designing, financing, building, owning and operating local decentralised energy systems for both new and existing development in the Exeter sub-region. The ESCO concept is well established in parts of Europe and there is growing interest in the UK. The Mayor of London for example has recently entered into partnership with EDF Energy to establish a London-wide ESCO. Meanwhile, Woking Borough Council have successfully developed an ESCO (Thameswey Energy Ltd) for the provision of local and sustainable energy services to tenants of residential areas, community buildings and sheltered housing.
- b) Prior to the formal adoption of the Core Strategy of the Local Development Framework (expected late 2008), to introduce supplementary planning guidance, which will require compliance with Policy CP16 of the Core Strategy 'Preferred Options'. This would require all larger-scale new developments and conversions to incorporate on-site renewable energy equipment to reduce predicted CO₂ emissions by at least 10%. In addition, the appropriateness of introducing carbon-offsetting arrangements, implemented as part of Section 106 agreements, will be explored. The proceeds from this would be used entirely to invest in sustainable transport and energy initiatives within Exeter.
- c) To use parking policy to encourage the use of public transport and other sustainable travel modes. In particular, the strategy suggests the introduction of a small, additional 'carbon offset' levy on city centre off-street car park charges. The proceeds from this levy would be used transparently and entirely to fund additional sustainable transport and energy initiatives within Exeter. The range of activities that might be supported through this fund could include:
 - Additional grants/financial contributions to local residents for better home insulation, to encourage the adoption of renewable energy technologies and the replacement of inefficient boiler and heating systems.
 - Additional investment in public transport facilities or services and further investment in walking and cycling facilities.
 - Increased investment in green spaces and tree planting.
- d) To explore mechanisms for encouraging the ownership of more carbon-efficient cars. A possible mechanism for doing this could be to encourage the Highway Authority to introduce differential charging for on-street car parking such that those cars deemed to have high carbon dioxide emissions pay a higher fee for a residents' parking permit than those with more efficient vehicles. This would follow the model recently introduced in the London Borough of Richmond.
- e) To consider using licensing requirements to encourage taxi and private hire operators to invest in increased carbon efficiency across their fleet. Woking Borough Council is currently consulting with stakeholders on such an initiative.

- f) To sponsor an independent review (see 'Financial Implications') of the information and advice facilities, resources and other skills, support and services available to Exeter business and residents in relation to climate change. Where unmet need is identified or where limitations in the supply of services is revealed, the City Council and Exeter Vision will lead on proposing additional services. In addition, the strategy outlines a desire to work with other significant organisations in Exeter (eg Exeter University, the Meteorological Office and EDF) to deliver flagship case study projects focused on the practical application of the latest research techniques and scientific understanding in relation to climate change.
- g) To raise awareness of climate change and encourage local people to reduce their carbon emissions. In support of this, the Council has the opportunity to sign up to Sustainability South West's principle of 'a globally fair and safe carbon share for everyone' and to promote this principle to Council staff and local people through the *Fair Shares Fair Choice* programme. This is a web-based resource (www.fairsharesfairchoice.com) that encourages people to live and work within a 'fair share' of carbon, which could enable the worst effects of climate change to be avoided.
- h) Building on previous initiatives, the Council will work with the Carbon Trust, through the Local Authority Carbon Management Programme, to calculate a baseline carbon footprint for the Council's operations and, in turn, prioritise measures to reduce the Council's greenhouse gas emissions from buildings, transport and waste production. Progressive implementation of these measures will lead to the Council meeting an aspiration of becoming a carbon neutral authority.

Next Steps

- 3.2 The draft strategy sets out the key themes that need to be addressed to tackle climate change in Exeter over the next decade. In addition to the research and review activity highlighted above (proposals a and f) the policy themes in the draft strategy will be subject to independent expert analysis to better understand the contribution that each might make to the government's target to reduce carbon dioxide emissions by 30% by 2020 (from 1990 levels). This review will also critique the scope, feasibility, focus and value-for-money of proposals to date and offer practical suggestions for their enhancement. The results of all analytical work strands are expected to be available by late Autumn.
- 3.3 The above research activity will be complemented by the outcomes of a public consultation exercise, which will take place between July and September 2007, and will provide feedback from residents and businesses on the draft proposals. Consultation will be conducted by a variety of means, including focus groups, exhibitions and a survey of the Wavelength panel.
- 3.4 A parallel process of consultation will be undertaken with members of Exeter Vision and key agencies, to explore opportunities for partnership working and build ownership of the strategy. The results of the consultation and research activities will feed in to the preparation of a final Climate Change Strategy and Action Plan, for Member endorsement in January 2008.

4 NOTICE OF MOTION

- 4.1 In accordance with Standing Order No. 6, Councillor D J Morrish submitted a Notice of Motion on 20 February 2007 regarding the need for a Climate Change Officer, which was referred to Scrutiny Committee-Community for consideration. The Notice of Motion in full is:

"That this Council accepts its responsibilities for meeting the challenge posed to our society by the impact of Climate Change and therefore resolves that:-

- (1) the Executive and Scrutiny Committees give urgent consideration to the appointment of a Climate Change officer who will occupy a senior position and have overall responsibility for Climate Change Policy; and*
- (2) the Climate Change officer will:-*
 - (a) in co-operation with other Council officers be responsible for advising Members on the policies, both international and national, which are already in place and this Council's expected and necessary response;*
 - (b) advise Members on the targets we need to achieve and monitor our performance; and*
 - (c) report to each regular meeting of the Executive and submit an annual report to Members.*

- 4.2 In response to this, although the Council does not have a post specifically named Climate Change Officer, the Environmental Co-ordinator and Energy Manager spend a significant amount of time on climate change work, in addition to others with linked responsibilities, for example the Principal Environmental Health Officer for Private Sector Housing and Home Energy Conservation Act. Planning Services have also designated a lead officer for sustainability in the Development Control Team. Therefore the need for a Climate Change Officer is not considered necessary at this point in time, but will be reviewed in light of the research and analysis process described above.

5 FINANCIAL IMPLICATIONS

- 5.1 Financial resources of £25,000 will be required in 2007/08 to fund the independent review of the climate change-related information services available, as identified in Section 3.1 (proposal f), and the independent analysis of the policy themes (see section 3.2). Research into the scope for decentralised and renewable energy across Exeter identified in section 3.1 (proposal a), will be undertaken in collaboration with partners in the New Growth Point Initiative. A contribution of £10,000 from the Planning Delivery Grant to fund joint work with the New Growth Point has already been agreed. Members should be aware that the investment outlined in this report represents the first stage in the development of an evidence-based strategic approach to tackling climate change in Exeter. The longer-term financial and organisational implications will become clearer as work on the strategy and background research progresses over the coming months.

6 RECOMMENDED

- (1) that Scrutiny Committee - Community supports and Executive approves the draft Climate Change Strategy, including the target for carbon reduction.
- (2) that Executive agrees a supplementary budget of £25,000 for the work detailed in section 5.1 above.
- (3) that following consultation on the approved draft strategy that the final strategy and action plan be presented to the Executive in January 2008.
- (4) that general progress towards meeting the aims of the Strategy be monitored on an annual basis and reported to Scrutiny Committee - Community.
- (5) that a commitment be made to undertaking a full review of the Strategy in ten year's time.
- (6) That the Council signs up to Fair Shares Fair Choice.

HEAD OF ENVIRONMENTAL HEALTH SERVICES

S:LP/Committee/607SCC4

22 May 2007

COMMUNITY AND ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY

5 JUNE 2007

EXECUTIVE

19 JUNE 2007

SERVICE PLAN FOR FOOD LAW ENFORCEMENT 2007/8

1. PURPOSE OF REPORT

- 1.1 The Food Standards Agency Framework Agreement requires the Council to produce a Service Plan for Food Law Enforcement referred to as the Enforcement Plan.
- 1.2 The Enforcement Plan has the key aim of demonstrating how the Council will fulfil its statutory obligations in respect of its food safety service.
- 1.3 This report seeks Member approval for the adoption of the Enforcement Plan, a draft copy of which is available in the Members' Room, on the Council's website or available on request.

2. BACKGROUND

- 2.1 The current Enforcement Plan 2006/07 was supported by the Scrutiny Committee - Community at their meeting on 28 February 2006 and subsequently adopted by the Council.
- 2.2 Since many of the food enforcement documents require periodic/annual review, they have been incorporated into the Enforcement Plan in order to provide a comprehensive and consolidated package detailing the food safety activities of the Council.
- 2.3 The Enforcement Plan includes:
 - the service aims and objectives;
 - information about the food enforcement and related services provided by the Council;
 - details of the service's performance management systems; and
 - comprehensive information to compare the current and past performance of the food safety service.
- 2.4 The Enforcement Plan also incorporates:
 - the Food Service Delivery Plan 2007/8 detailing the actions and improvements for the service over the forthcoming year. This was supported by Scrutiny Committee – Community at its meeting on 27 February 2007, (minute 19/07 refers) and subsequently adopted by the Council.

- the annual food sampling programme which outlines the actions to fulfil the aims of the Council's Food Sampling Policy which is also posted on the Council's website and subject to periodic review.

3. RESOURCE IMPLICATIONS

3.1 The Service Plan for Food Law Enforcement will be carried out within existing resource allocations for 2007/08.

4. RECOMMENDED

4.1 That Scrutiny Committee - Community supports and Executive approves:

- 1) that the Service Plan for Food Law Enforcement 2007/8 is adopted;
- 2) the Head of Environmental Health be authorised to make appropriate changes to the Enforcement Plan in the light of centrally issued guidance and /or to meet operational needs.

HEAD OF ENVIRONMENTAL HEALTH SERVICES

S:LP/Committee/607SCC11
14 May 2007

COMMUNITY AND ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:-

- 1) Food Service Delivery Plan 2007/8
- 2) Service Plan for Food Law Enforcement 2006/7

EXETER CITY COUNCIL

SCRUTINY COMMITTEE - COMMUNITY

5 JUNE 2007

EXECUTIVE

19 JUNE 2007

PRIVATE SECTOR HOUSING RENEWAL POLICY 2007-08

1. PURPOSE OF THE REPORT

- 1.1 This report proposes specific changes to the Private Sector Housing Renewal Policy in order to address local needs, as identified in the on-going private sector house condition survey, with particular regard to achieving the Government's target for decent homes in the private sector.

2. BACKGROUND

- 2.1 One of the Council's priority objectives is to safeguard and improve the private sector housing stock in Exeter, which is made up of 39,500 dwellings in the owner-occupied and privately rented sectors. At nearly twice the national average, Exeter has a large private rented sector (22% of the private stock) and a large number of houses in multiple occupation (estimated at 2700 or 7% of the private stock). It is this sector, particularly HMOs, where the poorest housing conditions are found.
- 2.2 Under the Housing Act 2004, the Council also has a legal duty to remove or reduce Category 1 Hazards (eg excess cold, severe dampness, and overcrowding) from dwellings in its area, and a discretion to deal with Category 2 Hazards. It has a range of enforcement tools to deal with poor and dangerous conditions in homes.
- 2.3 In addition to enforcement, the Council offers financial assistance in the form of means-tested grants to assist and encourage home-owners to improve their properties and remove hazards. This financial assistance helps home-owners repair and adapt private sector houses, funds energy efficiency grants for low income households through Warm-up Exeter and PLEA (Private Landlord Energy Action) grants, and supports ExtraLet and private sector leasing by means of private sector renewal grants.

3. PERFORMANCE IN 2006-07

Financial assistance to improve or adapt homes

- 3.1 120 Disabled Facilities Grants (DFGs) with a total value of £657,000 were awarded ensuring that clients could remain living independently in their own homes. All adapted properties are brought up to the decent home standard as a condition of grant assistance. This shows an increase from the 79 DFGs that were awarded during 2005-06 and is indicative of the growing need and demand for adaptations in the home.

- 3.2 A total of 57 Renovation Grants with a total value of £241,000 were awarded to address hazards in private sector houses and to undertake improvements to ensure that dwellings meet the decent home standard. Although this represents a reduction compared with the 95 grants awarded in 2005-06 (value £558,000), this can be explained by the wholesale replacement of the long-standing housing fitness standard with the new Housing Health and Safety Rating System (HHSRS) in April 2006 [minute 85 Sept 05] and the increased work-load brought about by the implementation of the Housing Act 2004.
- 3.3 30 Private Sector Renewal Grants with a value of £59,000 were awarded to bring dwellings up to an appropriate standard either for private sector leasing or to be let through the ExtraLet scheme, and a further 20 such grants are currently being processed. All properties in receipt of these grants are brought up to the decent home standard as a condition of grant assistance.
- 3.4 A total of 874 households benefited from Warm-up Exeter Grants, which resulted in 1089 energy efficiency measures (loft or cavity wall insulation) being installed. The occupiers of 189 of these dwellings were on means tested benefits. As a result of the partnership funding arrangement with British Gas, these improvements were achieved with reduced expenditure of £117,000, an average of £133 per property. All 874 properties have been assessed as complying with the decent home standard following completion of the energy efficiency works, which represents a significant achievement.
- 3.5 A significant proportion of households in the privately rented sector suffer from fuel poverty, therefore, it is encouraging that 247 households in privately rented dwellings, (49 of which were occupied by vulnerable households), benefited from PLEA Grants to provide insulation measures, together with either the installation of central heating or the replacement of old, inefficient boilers. The total expenditure on these grants was £168,000.
- 3.6 The on-going private sector house condition survey estimated that, in order for the Council to achieve the Government's target to raise the proportion of private sector dwellings occupied by vulnerable people above the 70% threshold for decency by 2010, a total of 1,165 dwellings need to be made decent by 2010, (vulnerable people being defined as those in receipt of certain benefits). As can be seen from the above, grant activity undertaken during 2006-07 significantly reduced this target by 445 properties to 720.

HMO Licensing

- 3.7 Of the estimated 800 larger, higher-risk HMOs within the city, a majority of these, 619, have been issued with mandatory HMO licences (minute 85 Sept 05 refers). Licence applications from the remaining, HMO landlords will be pursued in 2007-08.

4. PROPOSED CHANGES TO THE RENEWAL POLICY

- 4.1 The Private Sector Housing Renewal Policy retains the range of financial assistance packages currently available, which will continue to be administered as they are at present. All financial assistance, apart from mandatory Disabled Facilities Grants, will

be funded by the Regional Housing Pot allocation, set at £858,687 for 2007-08, a reduction of £110,000 on the 2006-07 allocation.

Financial assistance maxima

4.2 Levels have not been reviewed since 2001, therefore, it is proposed that certain maximum limits contained within the policy are increased to take into account current costs and inflation, specifically:

- to increase the maximum level of Home Repair Assistance Grants from £500 to £1000 and Renovation Grants from £20,000 to £25,000, to reflect increased building costs due to inflation;
- to increase the maximum level of assistance for an applicant to move from their home from £10,000 to £15,000, to more closely reflect the true cost involved in moving home (it is proposed that such grants will only be available where the applicant's current home is first offered, at market value, to a social housing provider);

Means-testing of applicants

4.3 The majority of applicants for financial assistance, particularly those not on means tested benefits, undergo a means test, which, in the case of applicants for DFGs, is prescribed in legislation. For consistency, the same means test has been used for all other financial assistance packages, although there is no legal reason why this should be the case. The means test currently used allows for weekly housing costs of £57 to be taken into account, which fails to reflect the true housing costs, particularly for young families with large mortgages. As a result, many assessments require householders to make substantial contributions towards the costs of the works, which in many cases they are unable to afford. Consequently, they are unable to benefit from the Council's financial assistance packages.

4.4 In an effort to assist working households on low income, it is proposed that the weekly housing cost calculation used for means-tested assistance, (other than DFGs), is increased from £57 to £110. This will more closely reflect mortgage outgoings, reduce applicants' contributions towards works and make the Council's financial assistance packages more accessible. In all cases the assistance will be secured by a 25-year repayment condition.

Assistance for loft clearance to facilitate loft insulation measures

4.5 A substantial obstacle in the take up of energy efficiency grants, particularly for older people, is that insulation companies will only undertake works in completely empty lofts. Loft insulation is the most cost-effective means of reducing excess cold in dwellings and reducing fuel consumption and greenhouse emissions. In order to encourage uptake of loft insulation it is proposed that the scope of Home Repair Assistance and Renovation Grants is widened to cover the cost involved in the clearance of loft spaces, or the provision of a loft hatch to enable access for the insulation to be installed.

Assistance for Sanctuary Rooms

- 4.6 The City Council has been involved in a successful scheme to provide secure sanctuary rooms in our own housing stock where the tenant is at serious risk of violence from an abusive partner or former partner. Domestic violence in the private sector is often a cause of successful homelessness applications. It is proposed that Sanctuary Assistance should be made available to fund the recommendation of Devon and Cornwall Police Crime Prevention Unit in those cases where provision of a sanctuary room is considered to be the most appropriate cause of action by the Multi Agency Risk Assessment Conference for High Risk Domestic Violence Cases (MARAC) Group.

Fees for HMO licensing and Housing Act 2004 enforcement

- 4.7 Finally it is proposed that the fees associated with HMO Licensing and Housing Act 2004 enforcement are amended to better reflect the actual cost associated with various actions.
- 4.8 The following fee levels are proposed:

Fees in respect of HMO Licensing	Proposed Fee
Processing an application for a Temporary Exemption Notice	£50-00
Processing a shorter term licence (a shorter-term licence of between 1 to 4 years will be applied where the Council has concerns about the management of an HMO, or where the owner has knowingly operated an unlicensed HMO)	£400-00
Fee for officers to draw property plans for application	£100-00
Variation of licence	£100-00
Revocation of licence	£100-00

Fees for service of notices or making of orders	Proposed Fee
Serving an Improvement Notice	£200-00
Serving a Hazard Awareness Notice	£200-00
Making a Prohibition Order or Emergency Prohibition Order	£155-00
Taking Emergency Remedial Action	£155-00
Making a Demolition Order	£250-00
Reviewing a suspended Notice or Order	£75-00

- 4.9 In relation to a Hazard Awareness Notice where there is no obligation on the house owner (landlord or owner/occupier) to comply with the contents of the notice, the council will need to use its discretion in applying a fee. Discretion will be applied in relation to the tenure of the dwelling, the cost of the remedy, the financial means of the owner and the likelihood of the hazards being addressed. In most circumstances this will lead to the fee being waived in relation to owner-occupiers, particularly those on low income.

Fee reductions

- 4.10 In order to positively encourage recipients of notices and orders to comply with them fully, it is proposed to remove the fee where the notice or order has been fully complied within the timescales specified and to the council's satisfaction. In the case of Hazard Awareness Notices, where no timescale is given, the fee will be removed should the hazard be resolved within 3 months of service of the notice.

Qualifying criteria	Fee reduction
Recipient of Improvement Notice fully complies notice within the timescales specified by the notice	£200-00
Recipient of Prohibition Order fully complies order within the timescales specified by the order	£155-00
Recipient of Hazard Awareness Notice resolves Hazards within 3 months of receipt	£200-00

- 4.11 It is also proposed that in exceptional circumstances the Head of Environmental Health Services has the discretion to waive or reduce the fee, either where payment of the fee would lead to undue hardship being placed upon the recipient of a notice or order, or where the recipient is judged to be vulnerable.

HMO amenity standards

- 4.12 The introduction of the schedule of amenities specified by the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006, which relate to all HMOs not just licensable HMOs, necessitates changes to the standard for personal washing and toilet facilities.
- 4.13 A full copy of the Private Sector Housing Renewal Strategy, containing all the proposed amendments (shown in bold) is available in the Members' Room and on the intranet.

5. PROPOSALS FOR SPENDING THE FINANCIAL ASSISTANCE ALLOCATION

- 5.1 It is proposed that Renovation, Home Repair Assistance and HMO Grants will continue and that the £500,000 renovation grant budget will be funded from the single pot allocation. It is further proposed to extend the purpose for which these grants can be awarded to include the provision of Sanctuaries in houses where one or more householder is at serious risk from domestic violence and that the provision of a sanctuary is considered the most appropriate course of action. Within this budget, it is proposed that discretionary funding for DFGs (this is above the £450k allocated for mandatory DFG provision) will be met, and the grant condition for such discretionary grants will be extended from 15 to 25 years.

£500,000

- 5.2 It is proposed that £100,000 of the single pot allocation is used to continue to support the payment of Private Sector Renewal Grants and fast track ExtraLet Grants, used to undertake pre-tenancy safety inspections. It is anticipated that using the grants in this manner will encourage landlords to make their properties available to the Council and will also assist the Council in achieving its target for reducing the number of

households in temporary accommodation. Based on the current average grant spend it is anticipated that around 50 properties a year will be improved to the decent home standard.

£100,000

- 5.3 It is proposed that funding for Warm-up Exeter Grants, in conjunction with British Gas, continues as a means of assisting the Council achieve its targets in relation to decent homes in the Private sector. £100,000 will improve the energy efficiency, and reduce poor insulation in 750 dwellings.

£100,000

- 5.4 It is proposed that funding for Private Landlord Energy Action (PLEA) grants continues to fund energy efficiency measures, including the provision of central heating, the replacement of old boilers with energy efficient boilers, and insulation measures in privately rented properties, up to a maximum of £2000 per application. It is anticipated that based on current expenditure £120,000 will improve the energy efficiency and help reduce excess cold and fuel poverty to over 100 rented dwellings.

£120,000

- 5.5 The proposals listed above account for £820,000 of the allocation. The take-up of all the proposed grants is dependant upon their attractiveness and competitiveness, for example there are many other insulation schemes in the market place. It is proposed, therefore, that the remaining £38,000 of the allocation is used, with the approval of the Portfolio Holder, either to fund other schemes that may become available or to provide additional funding for the schemes that are proposed, including project management and marketing of the schemes.

£38,000

6. FUTURE DEVELOPMENTS

- 6.2 A regional loan scheme, to provide low cost loans either to top up grants or as an alternative to grants where householders are considered financially able to service a loan, has been launched in Somerset. The South West Housing Board are currently evaluating the success of this scheme and if it is found to be an appropriate and successful means of supplementing grant regimes it is envisaged that it will be made available to all local authorities in the South West. Other potential schemes will also be explored.

- 6.3 The Devon District and Unitary Councils are currently developing a scheme to encourage householders to install solar thermal hot water systems, which are recognised as an effective method of reducing energy consumption. It is envisaged that the Devon Solar Club will be supported through the provision of grant assistance and a further report will be brought before Committee once financial details have been explored.

7. FINANCIAL IMPLICATIONS

- 7.1 The amended policy will be funded from the 2007-08 budget allocation. The financial implications of the changes will be closely monitored and the information used to inform the next review of the policy.

8. RECOMMENDED:

- 1) that Scrutiny Committee - Community supports, and Executive agrees to adopt the changes to the Private Sector Housing Renewal Policy outlined in this report;
- 2) the expenditure of the single pot allocation is monitored and that the proposed financial allocation to each of the schemes proposed or further schemes can be developed with the approval of the Portfolio Holder for Housing & Social Inclusion;
- 3) that the Policy is reviewed annually, or sooner if needs be, in order to ensure that it addresses local needs and/or government policy.

HEAD OF ENVIRONMENTAL HEALTH SERVICES

S:LP/Committee/607SCC9
14 May 2007

COMMUNITY AND ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling the report:

Private Sector Housing Renewal Policy
Housing Act 2004
The Management of Houses in Multiple Occupation (England) Regulations 2006

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY 5 JUNE 2007

EXECUTIVE 19 JUNE 2007

APPROVAL OF HEALTH AND SAFETY SERVICE PLAN 2007/08 & SMOKE- FREE ENFORCEMENT POLICY

1. PURPOSE OF THE REPORT

- 1.1 Under the Health & Safety at Work etc Act 1974, the Council has a duty to ensure it makes adequate provision for health and safety regulation in its area. The Health and Safety Commission (HSC) also requires the Council to produce a Health and Safety Service Plan detailing the Council's programme for regulatory responsibilities in its area. This report seeks approval of the plan for 2007/2008 and support for the change of emphasis in the Council's approach to health and safety regulation following on from its signed agreement of the Statement of Intent for partnership working with the Health and Safety Executive (HSE) in October 2005.
- 1.2 This report also seeks support and approval of a policy to enforce the provisions of the Health Act 2006 in relation to smoke-free areas, and to make appropriate delegations for the Head of Environmental Health Services to authorise officers to implement the legislation.

2. BACKGROUND

- 2.1 Councils are responsible for regulating health and safety in 1.4 million workplaces. This accounts for nearly half of the employed workforce in Great Britain. The Health and Safety Executive (HSE) is responsible for the rest. HSE and local authorities report to the Health and Safety Commission (HSC).
- 2.2 The forthcoming smoking ban in England will have a significant and positive impact on the health of many employees currently exposed to secondary smoke in their workplaces, as well as protecting other persons from exposure in a wide range of premises. Over time, it is likely to bring about a major improvement in the public health of the nation.

3. HEALTH AND SAFETY ENFORCEMENT RESPONSIBILITIES

- 3.1 Towards the end of 2005 the HSC set a new strategic direction for the health and safety system in Great Britain. In the last few months the HSE and local authorities have been developing the detailed arrangements for working together in partnership, to make more effective use of combined resources.
- 3.2 Both the HSE and local authorities have a common interest in reducing workplace injury and ill health. Thousands of people are seriously injured or become unable to work due to ill health each year as a result of workplace activities. This has a detrimental impact on the health and wellbeing of the individual concerned, their family, work colleagues, local businesses and local communities. The Council's

health and safety regulation has an important part to play in reducing workplace injuries and ill health

- 3.3 In Exeter, the Council and the HSE are committed to working better together and, in particular, concentrating on the greatest local health and safety risks in order to make most effective use of resources. The projects listed in the service plan focus on those premises where the council has a responsibility or where intervention will deliver greater outcomes by close collaboration and partnership working.
- 2.6 The service plan will involve a mix of interventions and whilst inspections and enforcement remain an important element, they will only be one of a range of intervention tools. Interventions such as a working with those employees at risk, partnership approaches with businesses, provision of training, sensible risk management, employee involvement, education/awareness campaigns and recognising best practice, will be also be utilised. This new approach meets many of the proposals of the 2005 Hampton Review on regulatory inspections and enforcement.

4. PARTNERSHIP BETWEEN HSE AND LOCAL AUTHORITIES

- 4.1 Following on from last year's Service Plan and signing up to the Statement of Intent in late 2005, there have been rapid developments aimed at establishing closer partnership working arrangements with the HSE. This has led to a joint-working approach, and agreement on a joint health and safety work plan.
- 4.3 In formulating the Service Plan for 07/08 we are committed to participating in a number of national projects aimed at meeting the HSC's Public Service Agreement (PSA) targets in addition to undertaking a programme of routine inspection and other interventions that take account of the Hampton Review principles.
- 4.4 These projects indicate how the Council can most effectively contribute to the HSC's targets through the *Fit for Work, Fit for Life, and Fit for Tomorrow Strategic Programme (FIT3)*. This is a three-year programme setting out the activities of health and safety regulators that are necessary to achieve the PSA targets set for 2008/09. They enable the Council to target proactive health and safety regulatory resources to contribute to the national targets and local corporate objectives such as economic development, sustainable and healthier environment, and community safety health and wellbeing. A copy of the plan is available on the intranet and in the Members' Room.

5. SMOKING ENFORCEMENT

- 5.1 From 1 July 2007, all substantially enclosed public places and workplaces will have to be smoke-free by law (Health Act 2006), and the Council has enforcement responsibilities in an estimated 4000 businesses, of which 2500 currently receive a periodic inspection. It is anticipated that in most premises there will be support for the legislation and therefore resources will be focussed on assisting businesses with compliance via education, advice and complaint investigation. However, compliance checks will also be carried out as part of normal inspection regimes.
- 5.2 It will be an offence for the manager or proprietor of premises not to have done everything reasonable to make sure persons do not smoke in smoke-free areas. In addition, a person who smokes in such an area also commits an offence. The

legislation makes provision for fixed penalty notices to be issued as well as directly pursuing a prosecution.

- 5.3 The Council has already adopted the Enforcement Concordat, which sets down good enforcement principles. The Smoke-free Enforcement Policy will complement other detailed service enforcement policies and ensure the council operates in a considered and consistent manner. This has been developed jointly with other Devon District and Unitary Councils based on national advice.
- 5.4 A copy of the draft policy is available on the intranet and in the Members' Room.
- 5.5 It will be necessary to amend the Scheme of Delegation to take into account the new provisions and permit officers to enforce the relevant provisions of the Health Act 2006.

6. FINANCIAL IMPLICATIONS

- 6.1 Both the Health and Safety Service Plan and the enforcement and other intervention tools to ensure compliance with the smoking ban will be carried out within existing resources.

7. RECOMMENDED

- 1) that Scrutiny Committee – Community supports and Executive adopts the Health and Safety Service Plan 2007/08.
- 2) that Scrutiny Committee – Community supports and Executive adopts the draft Smoke-free Enforcement Policy, subject to any necessary minor amendments.
- 3) that Scrutiny Committee – Community supports and Executive adopts the amendment of the Scheme of Delegation to delegate authority to the Head of Environmental Health Services to authorise appropriate officers under the provisions of Chapter 1 of the Health Act 2006 and the Smoke-free Enforcement Policy.
- 4) that Scrutiny Committee – Community supports and Executive adopts the authorisation of the Head of Environmental Health to approve any subsequent revisions or amendments to the Smoke-free Enforcement Policy in light of Government guidance and operational needs.

HEAD OF ENVIRONMENTAL HEALTH SERVICES

S:PA/LP/ Committee/607SCC12
16.5.07

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY

5 JUNE 2007

EXECUTIVE

19 JUNE 2007

ANNUAL REVIEW OF EXETER HOMECHOICE

1. PURPOSE OF REPORT

- 1.1 To propose a number of policy changes to the Exeter Homechoice policy where it is deemed appropriate.

2. BACKGROUND

- 2.1 Exeter Homechoice went live on 14 July 2005. The policy was extensively consulted prior to this date and enjoys support from a wide range of partner organisations including the 15 other social landlords that have signed up to the scheme.
- 2.2 Amendments to the Homechoice policy were agreed at Executive on 19 September 2006. Since then it has been identified that the current policy requires some minor amendments to ensure that properties are allocated to those applicants in the most housing need and that it is up to date with current environmental health legislation. The proposed amendments are outlined below.

3 PROPOSALS

Homelessness Prevention

- 3.1 Families who have been served with a valid section 21 notice (the legal notice required to end an Assured Shorthold Tenancy) who currently are being investigated by Housing Advice Officer and there are no issues of intentional homelessness or collusion, qualify for red band.
- 3.2 The homelessness code of guidance recognises that people leaving the armed forces are more likely to be at risk of homelessness than others. In order to evict armed forces personnel from forces accommodation the ministry of defence normally serves them with a certificate of cessation of entitlement to occupy service families accommodation or a notice to vacate family quarters. It is therefore recommended that this section of the policy is amended to also state that *where families are served with a certificate of cessation of entitlement to occupy service families accommodation or notice to vacate family quarters and the date of eviction will be within the next 3 months, they will qualify for red band*. In the last 6 months there have been just 3 cases that would qualify for red band in these circumstances

Anti-social behaviour

- 3.3 Where an applicant is an existing social housing tenant and they are at risk of imminent harm they can apply for an emergency card. The emergency card request is

then considered by a panel of seven people from across the Homechoice partnership. If it is agreed, the applicant is given the emergency card for a ten week period.

- 3.4 Concerns have been raised by partner organisations at the last Homechoice working group that the current emergency card procedure does not allow landlords to address anti-social behaviour issues swiftly and ensure that the victims of anti-social behaviour are sufficiently supported. Prior to the introduction of the Homechoice policy organisations could instigate a management transfer for clients suffering anti-social behaviour, however the current policy does not enable this to happen.
- 3.5 It is therefore proposed that the emergency card procedure is amended to add the following criteria for emergency card requests involving anti-social behaviour

A management transfer will only be considered where there is a serious risk of physical or psychological harm to the applicant due to violence or anti social behaviour. These requests will only be considered as a last resort and must have support and evidence in writing from other statutory agencies (outside the local authority or housing association) such as the police or social services. Where an emergency card is awarded under these circumstances the applicant will be directly matched with an available property of a suitable size for their needs under the Home Choice policy.

These requests will be considered by the emergency card panel in the normal manner.

Category 1 Hazards under the Housing Health and Safety Rating System

- 3.6 Applicants are eligible for red band if they have 2 or more bedrooms fewer than their household needs. Applicants are eligible for amber band if they have one bedroom less than their household needs.
- 3.7 The new Housing Health and Safety Rating System (HHSRS) was introduced by the Housing Act 2004 in April 2006, replacing the housing fitness standard as the means of assessing unsafe and unhealthy housing. It applies to all tenures of housing, and surveyors (usually Environmental Health Officers) have to take account of the 29 hazards in the home that are most commonly responsible for injuries and ill-health requiring medical attention. The majority of these hazards can be resolved by improvements or repairs to the dwelling.
- 3.8 The hazard ‘crowding and space’ is the only hazard that also takes account of the current occupation of the home, and considers the suitability of the number of bedrooms, room sizes, and amenity space for the size and ages of the household members. Although a dwelling may not be statutorily overcrowded (the provisions of which are based upon an old inter-war standard), it may contain a category 1 hazard under the new HHSRS (which more closely reflects modern-day standards such as the Bedroom Standard, and recognises the detrimental impact that crowded living has on families). The crowding and space hazard is the most difficult hazard to resolve, as the options are to either enlarge the dwelling or reduce the number of occupants. However, the Council has a legal duty to act to remove category 1 hazards from housing.

- 3.9 It is therefore proposed that the following clause is added to the Homechoice policy to remedy this situation.

In the case of an applicant in the Green or Amber band, where a report from an Environmental Health Practitioner is received which identifies a category one crowding and space hazard where there is no practicable resolution, the application will be assessed on a case by case basis (including an assessment of intentionality as to whether a crowded situation has been manufactured). The applicant once assessed, may be moved up to the next band.

Where an applicant is already in Red band and the Council receives a report identifying a category one crowding and space hazard, it is the case that Homechoice, and therefore the local authority, has done all that is applicable under its own policy to ensure the applicant has highest priority to be re-housed and there will be no further priority awarded.

Level access properties and applicants with special needs

- 3.10 Currently all ground floor, level access properties are advertised to all applicants. The applicant who bids for the property and is in the highest band for the longest period of time will be allocated that property.
- 3.11 There are a significant number of applicants who have special needs who are in red band and require a level access property due to their disability. Given the lack of properties with level access and the number of applicants with disabilities who require such properties, we intend to advertise properties with level access as “*preference will be given to those who would benefit from a level access ground floor property due to medical or special needs*”.

4 RECOMMENDED

- 1) that Scrutiny Committee – Community supports and Executive agrees to adopt the changes to the Exeter Homechoice Allocation Policy as outlined in this report.

HEAD OF HOUSING SERVICES

S:LP/Committee/607SCC16
15.5.07

COMMUNITY AND ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report: -

None

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE -ECONOMY 7 JUNE 2007

EXECUTIVE 19 JUNE 2007

CITY CENTRE STRATEGY FOR EXETER 2007-2012

1 PURPOSE OF THE REPORT

- 1.1 To outline the City Centre Strategy for Exeter 2007/12, recently agreed by the City Centre Executive and the City Centre Management Partnership Board (CCMPB) and to seek Members' comments on and support for it.

2 BACKGROUND

- 2.1 This strategy sits within the context of a wider set of regional, sub-regional and Exeter-wide plans and policies (including the Regional Economic and Spatial Strategies, the Devon Local Transport Plan, the Exeter and Heart of Devon Economic Strategy, the Exeter Visitor and Tourism Strategy, the Exeter Vision, a developing Exeter Climate Change Strategy, Exeter Local Plan First Review and the emerging Exeter Local Development Framework). Its focus is on the particular issues and priorities facing the economic, social, administrative and civic core of Exeter, its City Centre.
- 2.2 The development and growth of the City Centre will also, in due course, be addressed through a City Centre Area Action Plan as part of Exeter City Council's Local Development Framework. This will consider proposals for spatial change in the City Centre up to 2021 and beyond. The City Centre Strategy and the City Centre Area Action Plan will be designed to complement each other.
- 2.3 A comprehensive audit of the City Centre was undertaken by CB Richard Ellis in 2005. A 'brainstorming' session to identify and agree strategic priorities and actions was held in late 2005 involving key City Centre figures. Consultation was also undertaken with business, with members of both the City Council and County Council and with other stakeholders. This strategy is the product of that earlier consultation and more recent discussion within the CCMPB. It takes as its starting point, the completion of Princesshay and the new opportunity this development affords.

3 STRATEGY CONTENT

3.1. Annex A provides a full copy of the strategy. The strategy begins with an assessment of Exeter City Council's current strengths and identification of areas where further progress would be desirable (pages 2 and 3 of the annex). It is proposed to also include a 10-year target for Exeter's progression within the hierarchy of retail centres. Quantification of this target will be determined once further information exploring the 'drivers' behind movement up/down the retail hierarchy becomes available. The target will be accompanied by a vision for the City Centre that in turn, helps to frame strategic aims and individual actions for the next 5 years. The vision outlined is for an Exeter City Centre which:

- builds on the things that make it distinctive and give it a competitive edge;
- delivers a positive first impression, particularly in the quality, sustainability and accessibility of its built environment;
- offers facilities and attractions that will enhance the vibrancy, diversity, status and prosperity of the City;
- provides, as a matter of course, a safe environment for all who use it.

3.2. The strategy goes on to define 4 aims with a number of associated projects for the period 2007-2012. These are described as:

1. Securing and building on Exeter City Centre's competitive advantage
2. Giving a better first impression
3. Delivering a vibrant centre which offers attractions for all
4. Achieving an even safer environment

3.3 **Aim 1: Securing and building on Exeter City Centre's competitive advantage**

The objective here is to build on a shared understanding among stakeholders of what makes Exeter and its City Centre unique. Key proposals -amongst others- include plans to bring forward the redevelopment of the bus station to significantly increasing the depth and breadth of the retail offer; and to continue to broaden the character of the city centre economy through the promotion of a café culture and extended retail hours.

3.4. **Aim 2: Giving a better first impression**

High quality, visually attractive and accessible public spaces, which allow a wide range of uses and activities, are essential to giving a better first impression. Significant and environmentally sensitive refurbishment of the current Debenhams building; again, the careful redevelopment of the bus station; the enhancement of the Queen Street approach to High Street, St David's and Central station and Park & Ride gateways; and continued investment in co-ordinated signage and information sources are all important. Doing more to reveal some of Exeter City Centre's hidden pockets (e.g. Coombe Street, Parliament Street etc) and increasing pedestrian 'connectivity' between Fore Street, the 'West Quarter' and the Quayside are also considered integral to delivering a better first impression.

3.5. **Aim 3: Delivering a vibrant centre which offers attractions for all**

A number of projects are planned which build on Exeter's generous array of facilities, events and civic resources, and which in turn will help to strengthen Exeter's position in the hierarchy of cities. These address the diversity of the City Centre economy, the character and accessibility of urban spaces within the City Centre (e.g. promotion of the Castle Quarter and other unique Quarters); the range of festivals and activities and, the nature and quality of public open spaces (and public art within them). Work on the RAMM, proposals for the Northernhay Gardens (subject to a successful bid for Heritage Lottery Funding), the future business-led refurbishment of the Rougemont Castle area and County Council plans for the redevelopment and extension of the Central Library are all important in this respect.

3.6. **Aim 4: Achieving an even safer environment**

Levels of crime and anti-social behaviour in Exeter are low compared with other similar cities. Nevertheless, a minority of Exeter residents do *feel* unsafe when in parts of the City Centre in the evening and at night. Negative perceptions have the potential to undermine long-term ambitions for the City Centre. A number of projects are therefore proposed which will help to maintain a quality and safe environment, one that is perceived as such by residents and visitors alike. In particular, an expansion of the 'Exeter Business against Crime' Initiative is planned, additional Police Community Support Officers are being provided, CCTV needs will continue to be reviewed and a 'Child-Safe Zone' (a nationally recognized initiative which establishes a clear protocol for missing children) will be offered.

4 MONITORING PROGRESS

4.1 Day-to-day monitoring of performance in relation to strategy aims will be led by the City Centre Manager who in turn, will report regularly to the CCMPB (City Council Members sit on this forum). Some elements of the strategy (proposals for the bus station in particular) will be brought forward through the City Centre Area Action Plan as part of the City Council's Local Development Framework.

4.2. To support effective performance monitoring and evaluation of individual projects, a 'baselining' exercise will be conducted by late Summer 2007 using the following broad indicators:

- Retail trade statistics, derived from regular anonymised/aggregated surveys of major retailers
- Vacancy rates and rental data
- Resident surveys (e.g. Wavelength)
- City Centre Car Park usage and revenues
- Pedestrian Footfall

4.3 Progress on these indicators will be reported regularly to the CCMPB.

5 FINANCIAL IMPLICATIONS

- 5.1. The strategy offers costs for a number of the schemes it outlines. Approval will be sought from relevant authorities in due course for those schemes that have so far not been subject to detailed specification and costing.

6 RECOMMENDATIONS

- 6.1 That Members of Economy Scrutiny and Executive:

- Comment on and offer support for the City Centre Strategy and,
- Resolve to receive updates on progress in relation to it.

John Harvey
City Centre Manager

David Betteley
Projects Officer
Economy and Development Directorate

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

None.

Realising a New Potential: A City Centre Strategy for Exeter, 2007-2012

Section 1: Introduction

1. With a retail catchment¹ of approaching half a million people, Exeter is a regional capital and one of the fastest growing cities in England. It plays an important economic, social and civic role which is of regional and national significance. By 2016 for example, the South West Regional Development Agency predicts that total employment in the Exeter Principal Urban Area will match that of Plymouth, going on to exceed it in subsequent years; while economic productivity (Gross Value Added) levels are 20% higher than the national average². Exeter benefits from a unique combination of natural and historical resources, close proximity to beautiful countryside, a strategic location at the intersection of a major road and rail network, and a growing international airport. As an important visitor destination, the City Centre receives an estimated seasonal increase in retail trade of £48million linked to tourism.³ Its position in the UK retail hierarchy is already significant but is expected to climb five places to 34th once the Princesshay development is fully operational⁴. Our aim over the life time of this strategy will be to improve our ranking further.
2. The City Centre is a major focal point for many of the actors, interests and activities associated with Exeter. The coincidence of these presents both challenges and opportunities. A central purpose for this strategy, and the development work that underpins it, is to articulate a shared understanding, set of priorities and actions that the Exeter City Centre Management Partnership Board believes will be of benefit to Exeter City Centre and all its users.
3. This strategy sits within the context of a wider set of regional, sub-regional and Exeter-wide plans and policies. The Regional Economic and Spatial Strategies, the Devon Local Transport Plan, the Exeter and Heart of Devon Economic Strategy, the Exeter Visitor and Tourism Strategy, the Exeter Vision, a developing Climate Change Strategy for Exeter, Exeter Local Plan First Review and the emerging Exeter Local Development Framework are all significant in this respect. Our focus within this document is on the particular issues and priorities facing the economic, social, administrative and civic core of Exeter –its City Centre.
4. The development and growth of the City Centre will also be addressed through a City Centre Area Action Plan as part of Exeter City Council's Local Development Framework. This will consider proposals for spatial change in the City Centre up to 2021 and beyond. The City Centre Strategy and the City Centre Area Action Plan will be designed to complement each other.

¹ CBRE – evidence to support Princesshay inquiry

² Liverpool John Moores University (2006) *Analysis of the State of the Cities Database for Exeter*, LJMU, Liverpool

³ CACI Property Consulting (2005) *Analysis of Exeter for Land Securities*

⁴ CACI Property Consulting (2005) *Analysis of Exeter for Land Securities*

5. A comprehensive audit of the City Centre was undertaken by CB Richard Ellis in 2005. A 'brainstorming' session to identify and agree strategic priorities and actions was held in late 2005 involving key City Centre leaders. Consultation was also undertaken with business, with Members of Exeter City Council and Devon County Council and with other stakeholders. This strategy – the product of earlier consultation - was presented to and adopted by the City Centre Management Partnership Board whose membership includes representatives from public and business sectors, Police and Exeter Cathedral.
6. The document begins with a brief analysis of Exeter City Centre as it is today, before moving to set out a vision and set of strategic aims for the period 2007 – 2012. Under each aim, we describe a series of projects which we believe will help us realise our ambitions. We end with a short account of the methods that will be used to monitor implementation of the strategy and our performance in relation to it.

Section 2: Analysing where we are now

7. There is much to celebrate about Exeter City Centre.
 - The City Centre delivers a good mix of national names and an excellent range of unique and independent retailers.
 - The City Centre has undergone major redevelopment and retail growth recently and received significant private sector investment (e.g. Princesshay)
 - The City Centre built environment is generally good and is getting better, with the delivery of an on-going programme of high-quality public space improvement work.
 - The City and its centre have a strong and extensive catchment area, and are within close proximity to other significant tourist attractions (e.g. the Jurassic Coast; Dartmoor etc).
 - The Cathedral and its close are 'jewels in the crown' for Exeter, which together with Southernhay offer tranquillity within close proximity to the High Street
 - The rich historic fabric of the Cathedral and its Close, the wider City Centre and the Quayside provide a unique context for current and future regeneration work.
 - The City Centre boasts valuable green infrastructure (e.g. Southernhay and the historic parks) which are fundamental to overall well-being⁵
 - The City Centre can lay claim to 'safe city' status, with the recent achievement of the Safer Business Award representing another important step forward in cementing and building on that status.
 - The City Centre is compact and relatively easy to access, with rail services, bus provision and the Park and Ride facilities arguably the best of any major Centre in the South West peninsula.

⁵ c.f. Royal Commission on Environmental Pollution (2007) *The Urban Environment*, Stationary Office, London (CM7009)

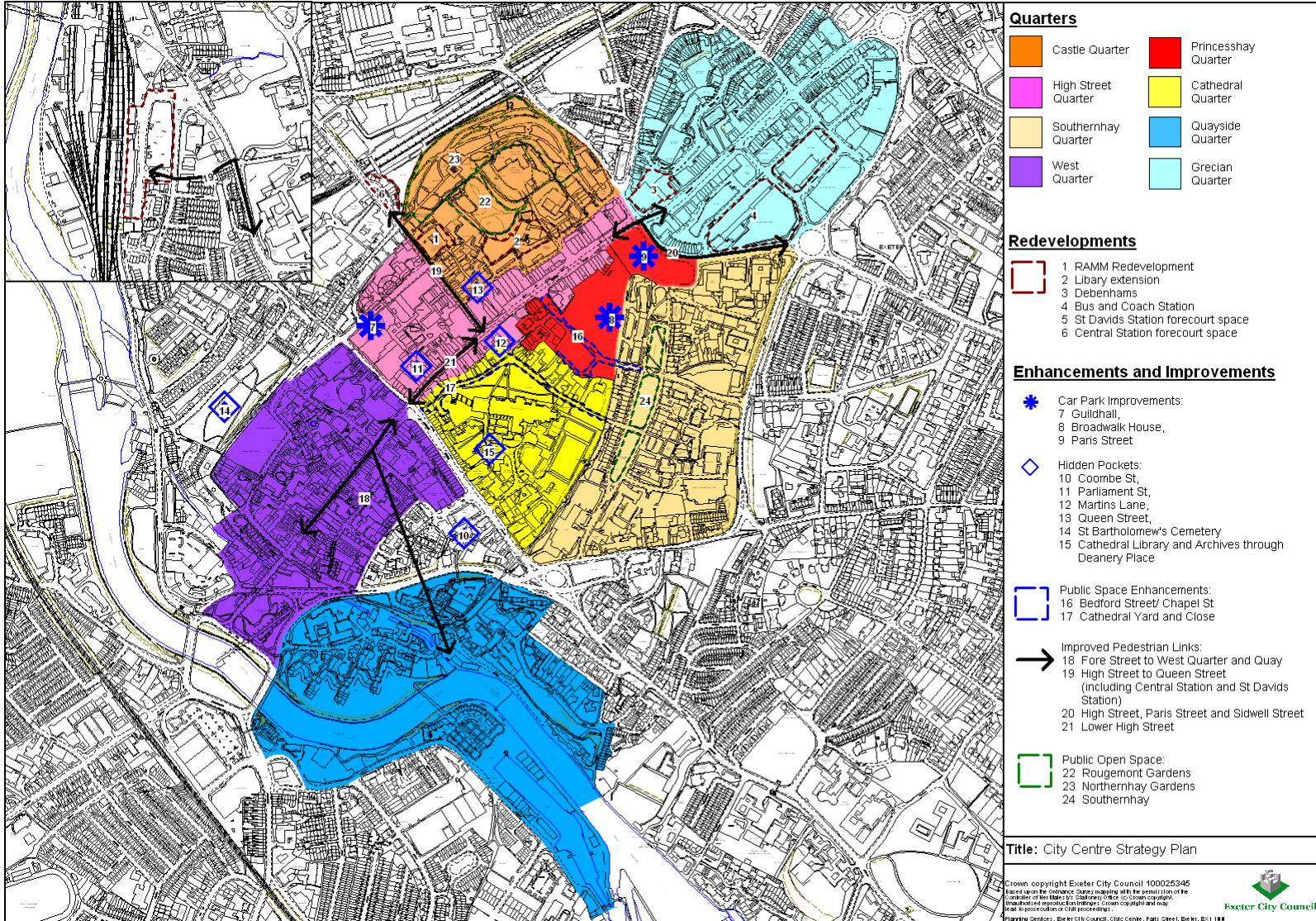
- The City Centre plays host to a unique mix of cultural activities, festivals and events (e.g. 'Animated Exeter', 'Vibrasonic', 'Summer Festival', 'Food and Drink' Festival etc), has experienced strong growth in its food and restaurant sector and, through the Royal Albert Memorial Museum, offers historical and contemporary collections of national significance.
8. Despite the many positives, the environment in which Exeter City Centre operates is an increasingly competitive one. It is clear that if it is to progress, a City Centre Strategy for Exeter must:
- Do more to ensure that external perceptions recognise the true retail individuality and character of Exeter City Centre.
 - As part of a wider transport and environmental strategy, reduce peak-hour congestion and address the resulting impact on air quality and the pedestrian environment.
 - Improve the quality and management of public space so that the City Centre becomes an *even more* friendly and *more* accessible place, acquires a greater sense of civic vibrancy, and at the same time, delivers more opportunities to enjoy 'quiet space' like the Cathedral Green.
 - Offer a greater diversity of activities and uses which go beyond traditional core hours and functions (given for example, the long-term challenge posed by the internet).
 - Do more to make people *feel* safe in the City Centre, 24 hours a day.
 - Maintain a momentum of change that builds on Princesshay and ensures the City Centre continues to strengthen its position in the retail hierarchy, particularly in the context of developments elsewhere in the region.

Section 3: Outlining our future: setting a vision, specifying strategic aims and delivering concrete actions

9. We begin this section by presenting a vision for Exeter City Centre and, flowing out of that vision, a set of strategic aims through to 2012. We then outline a plan of actions or 'projects', successful completion of which will help us achieve our strategic aims. Each project, referred to only very briefly in this document, is underpinned by cross-partner agreement, a clear rationale, programme objectives, an implementation plan and a process for monitoring and evaluating the contribution it makes. Our focus is on delivering a realistic and achievable programme of interventions, one that will require careful planning and commitment from all.
10. Our vision is for an Exeter City Centre which:
- builds on the things that make it distinctive and give it a competitive edge;
 - delivers a positive first impression, particularly in the quality, sustainability and accessibility of its built environment;
 - offers facilities and attractions that will enhance the vibrancy, diversity, status and prosperity of the City;
 - provides, as a matter of course, a safe environment for all who use it.

11. This vision is underpinned by a core concern to promote sustainable development and lifestyles. To that end it complements the ambitions set out in both County and City Council community strategies and developing regional, sub-regional and local work in relation to climate change. Relevant themes, amongst others, include:

- the promotion of city centre retailing as the most sustainable – because city centre shopping is more accessible by non car modes than is out of town shopping.
- the further introduction of demand management measures to encourage the shift to public transport, cycling and walking; and in particular the promotion of a high quality public transport system.
- the introduction of more effective control of vehicle emissions.
- the adoption of more demanding planning and construction standards to reduce energy consumption and CO₂ emissions.
- the reduction in the use of packaging and, in particular, non-recyclable packaging.



12. We have identified the following strategic aims to help us achieve the vision we describe:

Aim 1: Securing and Building on Exeter City Centre's competitive advantage

13. Our aim is to build on a shared understanding among stakeholders of what makes Exeter and its City Centre unique. The coincidence of a particular urban, civic and 'cathedral city' history and, a contemporary vibrancy and diversity are collectively what gives Exeter and its Centre a unique sense of place. Perceptions of a safe and accessible city, one benefiting from a moderate climate and close proximity to beautiful natural scenery, all serve to reinforce the quality of life in Exeter. We will draw on these qualities, and the advantages they confer, in promoting Exeter's competitive position in the hierarchy of regional and retail centres. A number of individual projects will be implemented in pursuit of this aim.

Action Plan: Securing and Building on Exeter City Centre's competitive advantage

Project – *Delivering a step-change in the breadth and depth of the retail offer by bringing forward proposals for the redevelopment of the bus station (also see Aim 2)*

Objectives and Desired Outcomes – specifically to attract the flagship retailer John Lewis, leading to increased visits and trade in Exeter and to long-term growth in the number and breadth of retailers operating in the City Centre.

Timescale – Planning approval for redevelopment of bus station by 2012 at the earliest with construction to take a minimum of three years.

Partners – Exeter City Council, Devon County Council, City Centre Management and Business

Resources – Funded through development

Project – *Building on the foundations laid by Princesshay, to produce and implement an Annual Marketing and Promotional Plan focused on widening Exeter's retail offer and relaying the vibrancy and attractions it offers to a wider audience (also see Aim 3)*

Objectives and Desired Outcomes – to provide effective communication of the Exeter City Centre 'offer' to shoppers and day visitors, leading to increased visits and trade, greater awareness of attractions on offer and long-term growth in the number and breadth of retailers operating in Exeter.

Timescale – Annual plan to be published, mid 2007

Partners – City Centre Management, Land Securities, Chamber of Commerce, City Council

Resources – For 2007/08: £40,000 (Exeter City Council) and significant business contributions.

Project – *City Centre Web Site (with good links to related webpages)*

Objectives and Desired Outcomes – to maintain a full and current list of ‘what’s on’ in Exeter City Centre (with links to other places/activities in the sub-region); to provide high quality images of the centre and to establish clarity over responsibilities for city centre issues which in turn, leads to increased visits and participation in events, increased trade and greater transparency for users of the City Centre. Website to adopt a quasi-independent and contemporary feel.

Timescale – by 2008/09

Partners - Exeter City Council, City Centre Management and business

Resources – For 2007/08: £10,000

Project – *‘Customer-convenient trading hours ’*

Objectives and Desired Outcomes – to improve the link between the day-time economy and evening economy and to broaden the character of the latter by developing and promoting the City Centre’s café culture and extending retail hours, in turn, leading to greater diversification in evening activities, improved ambience and at the same time, reducing the incidence of alcohol-related anti-social behaviour.

Timescale – Financial year 2007/08, linked to the opening of Princesshay

Partners – City Centre Management, Chamber of Commerce, Princesshay Centre Management, Guildhall Shopping Centre and leading retailers

Resources – Cost Neutral

Project – *City Centre Information Bulletins*

Objectives and Desired Outcomes – to ensure that City Centre retailers and businesses are fully aware of forthcoming City Centre developments, projects (e.g. Low Carbon Exeter Retail Award Scheme, amongst others) and City Centre Manager activities; in turn, contributing to a greater shared understanding of priorities and improved communication across agencies.

Timescale – to be produced three times a year, from Autumn 2007 onwards

Partners – City Centre Management

Resources – Minimal

Project – *Christmas Programme (special events centred around the Cathedral and elsewhere in the city centre and lights ‘Switch-On’)*

Objectives and Desired Outcomes – to ensure that the annual Christmas Programme regional media recognition; in turn, leading to increased visits and trade and contributing to a wider appreciation of the unique character of Exeter’s city centre.

Timescale – Annual event

Partners – City Centre Management, City Council, Chamber of Commerce, Cathedral, City Centre Business and business sponsors

Resources - £60,000+ annually

Aim 2: Giving a better first Impression

14. First impressions for City Centre visitors and shoppers are critical to the long-term achievement of our vision. High quality and accessible public spaces which allow a wide range of uses and activities are essential. Our objective is to create a people-friendly, visually impressive, and environmentally

sustainable place, giving priority to pedestrians but making sure that there is excellent access to public transport across the City Centre. Recent development and enhancements to Bedford Square, Chapel Street and Paris Street together with earlier work in the High Street are consistent with this overall approach. Similarly we will create a service delivery regime which is practical but which does not undermine our ambitions for a people-friendly environment. Significant and environmentally sensitive refurbishment of the old 'Debenhams' building and the careful redevelopment of the Bus Station and immediate areas will be critical to the realisation of our aims. A number of specific projects are detailed below.

Action Plan: Giving a better First Impression

Project – City 'Champions'

Objectives and Desired Outcomes – to strengthen knowledge and appreciation of Exeter City Centre (its facilities, attractions and history) and significant tourist sites in the sub-region (e.g. Dartmoor, Jurassic Coast) among key 'city gatekeepers'. Achieved through provision of targeted training and information to taxi drivers, retailers, hoteliers, bus drivers, 'red-coat' guides and other 'frontline' staff. In turn, increasing the capacity of these individuals to offer information, advice and guidance to City Centre visitors and shoppers, leading to improved perceptions of Exeter as 'friendly' and 'safe'; leading in turn, to increased return visits and trade. [See also 'Exeter Visitor/Tourism Strategy 2006-2010']

Timescale - Ongoing

Partners – City Council to co-ordinate on delivering training and information provision. Support from Exeter Tourism Forum and the Cathedral (latter also involved in training provision)

Resources – Minimal

Project – Pedestrian Signposting

Objectives and Desired Outcomes – to deliver clear, contemporary, consistent, themed and informative signing across the City Centre, leading to improved accessibility and in turn, increased return visits and trade.

Timescale – complete 08/09

Partners – Exeter City Council and Devon County Council

Resources – £380,000 over 3 financial years

Project – Station Gateways

Objectives and Desired Outcomes – to significantly improve the quality of forecourt space at Exeter's two principal rail stations, St David's and Central; leading to a step change in the pedestrian experience on arrival into Exeter; and in turn, increased return visits and trade.

Timescale – Central Station: 2008/09 and St David's: awaiting guidance from Network Rail

Partners – Exeter City Council, Devon County Council, Network Rail

Resources – Central Station: £281,521 (including Section 106 agreements)

Project – Park and Ride Gateways

Objectives and Desired Outcomes – to improve the quality and security of park and ride provision at existing locations; to improve the quality of associated facilities and information provided; to improve the frequency, speed and quality of buses serving park and ride sites (building on recent achievements) and the quality of City Centre passenger facilities for those services (for example, at the Paris Street stops). In the longer term, to identify additional and alternative sites at key road transport intersections on the perimeter of Exeter. Leading to an increased use of park and ride, reduced City Centre congestion and improved air quality; and in turn, to a better environment and to an increase in the number of return visits and trade.

Timescale –

1. Matford Park and Ride resurfacing, new information/security kiosk and new toilets.
2. Honiton Road – new toilets and kiosk (by end 2007/08)
3. New site identification as part of a Park and Ride Strategy for Exeter – in preparation

Partners – Devon County Council, Exeter City Council, Stagecoach and Cooks Coaches

Resources – 1) £220k. 2) c£150k and 3) Joint Park and Ride Strategy in preparation which will address the need for sites to serve the A30 Ide Junction (West of City) and Crediton/Tiverton areas (North of City). Such proposals are likely to be part-funded through the Transport Regional Funding Allowance, in due course)

Project - Principal City Centre Car Parks

Objectives and Desired Outcomes – to improve the quality and security of, and the signage, information and payment systems at City Centre car parks; leading to increased accessibility, improved perceptions of safety and ease of use; leading in turn, to an increase in the number of return visits and trade.

Timescale –

1. Guildhall Shopping Centre Car Park refurbishment and Mary Arches Car Park payment system improvements - by Summer 2007
2. Opening of Paris Street (Princesshay) Car Park - by Autumn 2007
3. Broadwalk House Car Park – lift installation and related enhancements – by Autumn 2007

Partners – Exeter City Council, Land Securities

Resources – £1.2million (Exeter City Council). Items 2 and 3 funded by Land Securities

Project – State of the Art Bus Station

Objectives and Desired Outcomes – to deliver a wholesale redevelopment of the city bus station which meets the needs of operators and the public, and which leads to improved accessibility and a perceived improvement in safety. In turn, leads to increased public transport use and reduced congestion and to an increase in the number of return visits and trade. [Also see Aim 1]

Timescale – Planning Approval by 2012

Partners – Exeter City Council, Devon County Council, bus operators and private developer.

Resources – To be determined but likely sources include Exeter City Council and Devon County Council, developer funding and Transport Regional Funding Allocation.

Project – *Lower High Street and Paris Street Enhancements*

Objectives and Desired Outcomes – to improve the physical and visual quality of the streetscape leading to an enhanced shopping and working experience (particularly in the vicinity of the Guildhall Shopping Centre and at London Inn Square), in turn leading to an increase in the number of return visits and trade.

Timescale – Lower High Street and the west side of Paris Street –by Autumn 2007. East side of Paris Street starting Jan 2008, to avoid Princesshay opening period/ pre-Christmas.

Partners – Devon County Council, Exeter City Council

Resources – £660,000 Lower High Street and £620,000 for Paris Street/Sidwell Street

Project – *Debenhams Building and immediate surrounds*

Objectives and Desired Outcomes – to transform the physical and visual quality of the building originally housing Debenhams and its surrounding streetscape, leading to an enhanced shopping and living experience, in turn leading to an increase in the number of return visits and trade.

Timescale – On site 2008, complete 2010

Partners – Land Securities, Exeter City Council and Devon County Council

Resources – To be determined –but largely developer funded with contributions from local authorities for public realm enhancements

Project – *City Centre 'Hidden Pockets'*

Objectives and Desired Outcomes – to deliver targeted improvements and signage to the hidden pedestrian spaces of Exeter City Centre (Coombe Street, Parliament Street, Martins Lane, Little Queen Street and St Bartholomew's Cemetery for example); leading to enhanced perceptions of the individuality and diversity of Exeter, and in turn, leading to an increase in the number of return visits and trade.

Timescale – Ongoing programme with annual progress reports.

Partners– City Centre Management, Devon County Council and Exeter City Council

Resources – Costed programme to be devised.

Project – *Queen Street Enhancement on approach to High Street*

Objectives and Desired Outcomes – to address the appearance of 'blank' frontages from High Street to Little Queen Street a) to strengthen the sense of arrival from Central Station and b) to offer a more reassuring 'human feel' which in turn, will lead to improved pedestrian perceptions of the quality of the built environment; and in due course, to an increase in the number of visitors and trade.

Timescale – Proposal produced by 2008

Partners – City Centre Management, Exeter City Council and local business

Resources – to be determined

Project – *Connecting Fore Street, the ‘West Quarter’ and the Quayside*

Objectives and Desired Outcomes – to deliver an improved pedestrian environment by increasing accessibility and minimising the impact of traffic movements in and through the West Quarter, leading in turn to improved perceptions of the quality of the built environment; and in due course, to an increase in the number of visitors and trade.

Timescale - Proposal produced by 2008

Partners – Devon County Council, Exeter City Council, and City Centre Management.

Resources –to be determined

Project – *Delivering effective floral displays, planting and management of green spaces across the City Centre*

Objectives and Desired Outcomes –targeted work to secure maximum visual impact in key City Centre locations (High Street, Northernhay Gardens and Southernhay for example) and routes into the City Centre, leading to an increase in the number of visitors and trade to Exeter

Timescale – ongoing with particular emphasis over summer months

Partners – City Centre Management, Exeter City Council and Business

Resources – £5,000 per annum for City Centre Floral Displays + ECC contributions/other sponsorship for planting and management of green spaces more generally.

Aim 3: Delivering a vibrant Centre which offers attractions for all

15. The numerous cultural events and facilities, historical resources, civic and religious festivals and activities, the generous array of restaurants, pubs and clubs, the University and its students, and the quality of green space all add to the uniquely vibrant feel of Exeter. But more needs to be done to secure and strengthen our position in the hierarchy of 21st century cities. To that end, we will undertake a number of projects which address the diversity of the City Centre economy, the character of the evening economy, the range of festivals and activities and, the nature and quality of public open spaces (and public art within them).

Action Plan: Delivering a vibrant Centre which offers attractions for all

Project – *Developing a Café Culture*

Objectives and Desired Outcomes – to promote, as part of the wider redevelopment of the City Centre, a range of pavement cafés which broaden the character of the day-time and evening economy and which deliver a relaxed and continental feel; leading to perceptions of a safer and more accessible City Centre and a more culturally vibrant and diverse place; leading in turn, to an increase in the number of visitors and trade to Exeter, and to a more interesting living environment.

Timescale – ongoing, but with major impetus once Princesshay opened and completion of public realm works around the Cathedral and Lower High Street.

Partners – City Centre Management, Devon County Council, Exeter City Council, Cathedral and Business

Resources – Minimal

Project – Castle Quarter

Objectives and Desired Outcomes – to build on the designation of a cultural quarter in the City Centre in large part, through major capital investment in the:

- Royal Albert Memorial Museum (£16m redevelopment of main building, a new collection store, new public space and improved access via Roman Wall);
- Northernhay Gardens (Improving the quality and accessibility of public space, restoring Gardens, increasing cultural and physical links to wider Castle Quarter and community, and improving facilities for children and young people)
- Central Library (Redevelopment and extension to provide a landmark building offering a library and resource centre, gallery, exhibition, meeting and performance space with improved links to Rougemont Gardens)

See **Annex A** for all project strands.

Such an approach will increase vibrancy, help to foster a unique Exeter brand, and in turn, will increase the number of visitors to and trade in the City Centre and, for City Centre residents, will create a more interesting place to live.

Timescale – Several strands – See Annex A for more detail

Partners – Heritage Lottery Fund, Exeter City Council, Devon County Council and others

Resources – See Annex A for more detail.

Project – Other Unique Quarters

Objectives and Desired Outcomes –to designate other ‘unique quarters’ within the City Centre a) to articulate the diverse character of the City Centre; and b) to promote uses of space and buildings that reinforce cultural diversity. Such an approach will increase vibrancy, help to foster a unique Exeter brand, and in turn, will increase the number of visitors to and trade in the City Centre and, for City Centre residents, will create a more interesting place to live.

Timescale – ongoing

Partners – City Centre Management, Exeter City Council, Devon County Council and Business

Resources – minimal in relation to initial designation.

Project – Year-Round Events for all

Objectives and Desired Outcomes – to support the development, marketing (including appropriate ‘banner’ advertising on key routes into City Centre) and management of a range of year round events and street entertainment, and to ensure that the City Centre (and the main shopping area) is fully utilised as a venue for such events; leading to increased visits and civic participation throughout the year, increased trade and a strengthened ‘Exeter’ brand.

Timescale – Plans in place for 2007/08; programme content subject to annual review

Partners – Land Securities, City Centre Management, Exeter City Council, Business and Third sectors

Resources – £15,000 plus Land Securities contribution

Project – *Offering Quality Markets*

Objectives and Desired Outcomes – to deliver a series of specialist and high-quality markets to the centre of Exeter, recognising their scope to increase the vibrancy, diversity and unique feel of the City Centre; in turn, leading to increased visits and increased trade.

Timescale – annual programme of specialist markets, subject to regular review.

Partners– Exeter City Council and Market Providers

Resources –From existing budgets

Aim 4: Achieving an even safer environment

16. Levels of crime and anti-social behaviour in Exeter are low compared with other similar cities.⁶ Nevertheless, a minority of Exeter residents do *feel* unsafe when in parts of the City Centre in the evening and at night. Typically those expressing concern reference drunks and drunken behaviour, anti-social behaviour and the congregation of large groups as reason for their unease⁷. Negative perceptions hinder the achievement of our long-term aims for Exeter City Centre. We will therefore prioritise projects which help us to achieve a quality and safe environment, one that is perceived as such by residents and visitors alike. We will build on achievements to date, in particular a 24hr City Centre CCTV monitoring operation, Car Park Safety and Safe Shopping Awards, the success of the ‘Exeter Businesses against Crime’ Initiative, and the deployment of additional Police Community Support Officers in the City Centre.

Action Plan: Achieving an even safer environment**Project** – *Expansion of the Exeter Businesses Against Crime (EBAC) Initiative***Objectives and Desired Outcomes** –

1. To expand the EBAC radio link and membership beyond the City Centre to cover the whole of Exeter, including more industrial areas .
2. To promote the benefits of the EBAC radio link system to all licensed premises across the city.
3. To build closer links with Devon & Cornwall Constabulary and Avon & Somerset Constabulary to allow the transfer of intelligence across police borders.
4. To introduce a weekly training programme for all new EBAC employees.
5. To take the lead with Government Office for the South West to co-ordinate resources and intelligence of all Devon Business Crime Partnerships.

Timescale – Annual Review

Partners – Exeter City Centre Management, Exeter City Council, Devon & Cornwall Constabulary and city businesses

Resources –To be determined – EBAC to be self-financing

⁶ Hutchins, M (2006) *Analysis of the State of the Cities Database* , EIUA, Liverpool John Moores University.

⁷ ECC (2004) Wavelength Survey Number 8, Exeter City Council.

Project – *Providing more dedicated Police Community Support Officers*
Objectives and Desired Outcomes – to address incidents of anti-social behaviour and enforce pedestrianisation measures leading to improved perceptions of the quality of the built environment and personal safety in the City Centre; and in due course, to an increase in the number of visitors and trade.
Timescale – From Spring 2007
Partners – Police, Business, Exeter City Council and Land Securities
Resources – £60,000 p.a.

Project – *Delivering a ‘Child-Safe Zone’*
Objectives and Desired Outcomes – to bring together a City Centre wide missing child procedure, under the banner of a nationally recognised initiative. To make a significant contribution to promoting Exeter as a family-friendly shopping and visitor destination.
Timescale – 2008/09
Partners – City Centre Management, Exeter Businesses Against Crime (EBAC), city centre businesses, Princesshay Centre Management, Guildhall Centre Management
Resources – to be determined

Project – *Review of CCTV needs and signing of service level agreement with Land Securities for Princesshay development*
Objectives and Desired Outcomes – to improve perceptions of safety in the City Centre leading to an increase in the number and variety of visitors and trade
Timescale – ongoing review of CCTV needs; Service Level Agreement operational from Spring 2007
Partners- Exeter City Council, City Centre Management and Land Securities
Resources – CCTV investment needs determined annually

Section 4: Implementation and resources, monitoring future performance

17. The day-to-day monitoring of particular projects and more generally, the review of performance in relation to strategic aims, will be led by the City Centre Manager who in turn, will report regularly on progress to the City Centre Management Partnership Board (CCMPB). Some elements of the strategy (proposals for the bus station in particular) will be brought forward through the City Centre Area Action Plan as part of Exeter City Council's Local Development Framework. Effective delivery of the strategy as a whole will however depend on strong partnership working across sectors, a shared commitment to tackle issues where responsibility cuts across a number of agencies and of course, significant financial investment.
18. In section 3, we outlined a range of public and private funding sources. However, if we are really to build on the foundation that Princesshay affords, and if we are really to exploit the opportunities for significant redevelopment,

such that there is a further step-change in Exeter's position in the City Centre hierarchy, more investment will be needed.

19. To that end, we will work with local business to refine and add to project plans, at the same time, seeking their vote in favour of the City Centre's designation as a 'Business Improvement District'. A formal business vote on designation is anticipated in late 2009. A successful outcome will allow a small, time-limited levy to be charged on local business which will then be earmarked for specified improvements, as part of the delivery of the overall strategy.
20. To support effective performance monitoring and evaluation of individual projects, a 'baselining' exercise will be conducted by late Summer 2007 using the following indicators:
 - Retail trade statistics, derived from regular anonymised/aggregated surveys of major retailers
 - Vacancy rates and rental data
 - Resident surveys (e.g. Wavelength)
 - City Centre Car Park usage and revenues
 - Pedestrian Footfall
 - City Centre arrivals by Bus
 - Tourism visitor volumes at key sites
21. Future monitoring of performance using these measures will be undertaken and reported to the CCMPB on a six monthly basis.
22. The strategic aims we have described and the projects we have outlined are ambitious. But by working together we are confident we can deliver, and in delivering we will make Exeter and its City Centre a better place to trade, shop, work, live, visit and participate for all. The commitment so far demonstrated in developing this strategy suggests a positive outlook for the realisation of ambitions within it.

Annex A: Project Strands for Castle Quarter

Project Strand	Activity	Timescale	Partners	Resources
Royal Albert Memorial Museum (RAMM)	Redevelopment of RAMM (and construction of Collections Store). Creating new public spaces, improving the setting of the rear of the building and improving access from the Roman Wall	Main RAMM site due to start in 2008. Project completed 2010.	Exeter CC Heritage Lottery Fund Other grants and Donation	£16m
Rougemont Castle and Grounds	Redevelopment of Site	Ongoing discussion with Developers	Developer Led	To be determined
Northernhay and Rougemont Gardens	Improving the quality and accessibility of Public Space Restoration and Conservation of Gardens Exploiting cultural links to wider Castle Quarter and community Improving opportunities for 'adventurous play' for children and young people	Stage 2 bid to Heritage Lottery Fund in 2009. A successful bid would allow work to start 2010.	Exeter CC Potentially, Heritage Lottery Fund	Initial estimate: £4.5m (Project dependent on successful bid to HLF)
Central Library (The 'Devon and Exeter Forum')	Redevelopment and extension to provide a landmark building offering a library and resource centre, gallery, exhibition, meeting and performance space. Link to Rougemont Gardens	Provisional Programme: Design and start construction in 2010	Devon CC Potentially: Big Lottery Fund	To be determined as part of project preparation and bid application
Improving access and 'connectivity' to and within the Castle Quarter	Various strands for example: Improving access between Northernhay Gardens, the Castle, the RAMM and Central Library Enhancements to key arterial routes from Queen Street and High Street (e.g. Gandy Street) to improve access to the Phoenix (using streetscape materials, signage and public art)	Ongoing work tied in to key developments described above	Devon CC Exeter CC	To be determined

EXETER CITY COUNCIL

SCRUTINY COMMITTEE – ECONOMY

7 JUNE 2007

EXECUTIVE

19 JUNE 2007

PROPOSED SCIENCE PARK

1. PURPOSE

- 1.1 To approve an investment of £750,000 in the development of the proposed science park as a contribution towards the equity required of at least £3 million to progress the first stage of the project.

2. BACKGROUND

- 2.1 The establishment of a science park in the Exeter economy is a priority in regional and sub-regional economic strategies. The Exeter and Heart of Devon Economic Partnership's Economic Development Strategy 2005-2008 has this as one of its main objectives, as does the Exeter Vision. This clear ambition is also the objective of the partners who have been working closely on the project for at least two years, namely the University of Exeter, East Devon District Council, Devon County Council and the Met office. The South West of England Regional Development Agency (SWERDA) has joined the partnership more recently.
- 2.2 The Devon Structure Plan 2001-2016 allocates a science park site in the vicinity of junction 29 of the M5. The Regional Economic Development Strategy prepared by the South West of England Regional Development Agency and the Regional Spatial Strategy proposed by the South West Regional Assembly both underline the importance of innovation and the exploration of knowledge to the region's economy.
- 2.3 The benefits to be derived from the development of the science park include:
- the creation of a high value employment location and the consequent injection of higher incomes and expenditure into the local economy,
 - the further positioning of the city as a serious regional business centre with specialist scientific and technological activities which have a national and international standing,
 - providing a focus for the Met Office's intention to secure scientific and commercial spin-offs from their core work, generating new business and jobs,
 - a means for the University to attract further research funding which can stimulate the commercialisation of scientific knowledge and applications,

- the development of small and medium sized science companies employing people with a range of skills from technicians (with school leaver skill levels) to high grade scientists,
 - the development of businesses providing services to science park businesses in turn sustaining existing and creating additional new employment at all levels in the sub-region,
 - the provision of grow-on space for tenants of the Innovation Centre requiring larger accommodation,
 - the potential of creating some 2,500 – 3,000 jobs in the first 15-20 years.
- 2.4 The economy of the city and sub-region is heavily dependent on the public and service sectors which may in future years suffer from economies or from restructuring, leading to loss of employment. The City's economy is also disproportionately made up of low wage employment, limiting standards of living, career opportunities and aspirations. It is important to build upon those existing assets of the city, in particular the University and the Met Office with a national and international reputation, and the city's advantageous location, as the basis for creating or attracting knowledge-based businesses that have the potential to bring higher quality employment opportunities.
- 2.5 A number of studies have supported the case for developing a science park for the city and the sub-regional economy and are listed at the end of the report. These studies have consistently concluded that there is a market for a science park in the sub-region.
- 2.6 Members of Scrutiny Economy received a report on 1 March 2007 which summarised progress with:
- the preparation of the Business Plan which sets out the vision for the science park, proposals for the structure of the delivery organisation, site and access issues, project timeline and a financial forecast setting out the initial investment required,
 - negotiating and managing the relationships with the land-owner over the use or acquisition of the preferred site,
 - progressing planning related issues of the proposal in view of the need to eventually secure planning permission and to restrict development strictly to science park related activity.
- 2.7 The Business Plan which has been prepared by a national specialist in the field of developing and running science parks confirms "that a well-managed science park in the Exeter sub-region is both opportune and feasible" if the necessary initial investment can be secured.
- 2.8 The issue of the name of the science park has been raised by Members over recent months. All the partners have different interests in what the eventual name will be, but the most important point is that whatever name is chosen will maximise the commercial prospects for the science park. The consultant working-up the business plan has been asked to work with experienced operators of parks to provide advice to the partners with a view to achieving consensus on the final choice.

3. PROPOSED INVESTMENT

- 3.1 The overall vision for the project is “to create a science park which is the key regional centre for the successful exploitation of science and technology, and which projects the quality of life, scientific and innovative capacity and ambitions of the City of Exeter and the sub-region”. The Partners share a strong consensus that the science park needs to:
- be an exemplar of sustainable development in a sensitive location,
 - encourage innovation,
 - become an engine for wealth creation not only for Exeter but for the surrounding sub-region,
 - catalyse and support the commercial exploration of new knowledge through the Innovation Centre and the University,
 - integrate with plans for the proposed new community at Cranbrook and the development of the airport,
 - be exciting in terms of its scale, visual and economic impact and concern for the environment,
 - be complementary to, rather than competitive with, other science parks in the South West.
- 3.2 The Business Plan for the science park includes a financial plan which is based on it being that of a viable business venture, whilst achieving the objectives set out above. Science Parks are inherently long-term projects taking some years to achieve full financial viability as the financial returns they generate will not be realised as quickly as more traditional development investments because of the necessary restrictions on the nature of occupants. The return on investment is also measured against economic and other benefits in terms of jobs and businesses created, investment secured, improved image and a diversified economy. A substantial initial investment will be required by the partners to enable to the science park to get started.
- 3.3 The Business Plan proposes, that in order to progress the project, the partnership should convert into a Company Limited by Shares (SPCo) and in order to pump prime the project and to be able to exercise control over the development of the park, a significant initial equity contribution should be provided by the partners as stakeholders.
- 3.4 The project requires significant capital for the purchase of the site, resolving site access and infrastructure issues, and the erection of the first building(s). In many regions, public sector organisations are prepared to grant-support such projects, often from incorporating European sources of funding. SWERDA are in the process of purchasing the land required, but no other sources of funding for construction have been identified.
- 3.5 The Business Plan is based on a first phase of development of a single “science park centre” building of around 30,000 sq ft, of lettable space for multi-occupation, including the science park’s own offices and modest meeting facilities. Excluding the cost of the land or working capital, it is estimated that some £5.8m -£6m will be required to develop and erect the first building in

SPCO's ownership. The funding will have to be found as a package of investment and borrowing. Commercial investment or bank lending will be dependant on significant investment by the partners themselves to build confidence in the proposal and to spread the financial risk.

- 3.6 The Plan recommends the raising of at least £3million from the partners including the need to fund initial operating costs until the first income streams are generated from letting the first building. The partners' equity would be used first, being injected in instalments as needed. Additional investment would be from bank finance and drawn down at a later stage to minimise unnecessary interest payments. Interest repayments would be deferred until sufficient income is being earned to repay it.
- 3.7 The efficacy and resilience of the financial forecasts in the Business Plan are based on the extensive experience of the specialist consultant and are subject to variations arising from the level of equity investment realised, rental levels and rate of occupancy eventually achieved, level of ground rent or other payments relating to the nature of site ownership and relationships with SWERDA as landowner and the prevailing interest rate. The total amount of bank borrowing will have the most significant effect on the viability of the project in its first five years. Raising as much initial equity as possible will both provide stability and certainty in taking the park through the "early proving" period of its development whilst offering protection against the vagaries of interest rate changes.

4. TIMELINE

- 4.1 If the current momentum is maintained, basic agreements could be concluded by September 2007, planning consent achieved in late 2008, building could commence early 2010, and the science park open for business early 2011.

5. RISKS

- 5.1 The Business Plan summarises the perceived risks to the project from the likely competition for its services, location and various possible situations during its development.
- 5.2 In terms of competition, the following summarises the position:
- relatively low risk from the growth of the Tamar Science Park, Plymouth or the yet to be developed S-Park at Bristol – there are probable benefits to be gained from complementary and collaborative activities
 - competition from inward investment from other parts of the UK as from abroad – low risk as they form less than 10% of the tenants on most science parks; unique features of this project may give it a competitive edge with some inward investment opportunities
 - competition from small managed workshops and other commercial property – low risk as the science park is targeted at the type of smaller businesses which need the park's special added-value services, facilities

and image; will provide grow-on space for companies outgrowing the Innovation Centre but requiring a specialist location.

6. PROPOSAL

- 6.1 It is proposed that in line with the funding target set out in the Business Plan, sufficient equity contributions of at least £3m are secured from the partners, all of whom have already stated in principle that they are prepared to consider providing equity funding. The scale of each partner's contribution is as yet unconfirmed but it is likely that it will be the University, the County Council, East Devon District Council and the City Council that will be able to make the most significant contributions.
- 6.2 It is uncertain whether SWERDA will be able to make any additional contribution over and above their anticipated investment securing the site.
- 6.3 In order to reach the target of £3m it is suggested that the City Council will need to give a commitment to invest up to £750,000.
- 6.4 This funding should be approved on the basis that:
- (i) the target of £3m is achieved together with contributions from the other partners, including the University and the County Council
 - (ii) that the City Council has representation and influence on the Board of the delivery organisation commensurate with the level of its investment

7. FINANCIAL IMPLICATIONS

- 7.1 The recommended investment is £750,000. After consultation with the Head of Treasury Services it is recommended that this is financed from the accumulated Local Authority Business Growth Incentive Grant (LABGIG) fund, demonstrating the Council's commitment to investing in future economic stability and strengthening of the city's economy.

8. RECOMMENDATION that

- 8.1 The City Council approves an investment of £750,000 in the development of the science park as a contribution towards the equity required to progress the first stage of the project.

Richard Ball
Head of Economy and Tourism

John Rigby
Director of Economy and Development

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

1. "Feasibility study for a science park in Exeter" SQW and others - 2004
2. "Report on Exeter Science Park", DNE Rowe - 2005

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EXETER CITY COUNCIL

EXECUTIVE 19 JUNE 2007

NEW PRIMARY CARE FACILITY AT BEACON HEATH, EXETER

1.0 PURPOSE OF REPORT

- 1.1 To seek authority to enter into a Building Lease for a new primary care facility at Beacon Heath, Exeter.

2.0 BACKGROUND

- 2.1 Officers have been in discussion for some time over the possibility of making a City Council owned site adjoining Arena Park at Beacon Heath (see location plan annexed) available to the Partners of the Southernhay Surgery for the construction of a new primary care facility. Planning Consent for the scheme was granted in September 2006.
- 2.2 In the normal course of events, when negotiating over development on its land, the City Council enters into an Agreement for Lease under which a developer would construct the new premises to the City Council's satisfaction. Only at this stage would the Lease itself be granted. This deal structure has served the City Council well over the years in controlling the timing and quality of development schemes since the developer has an obvious vested interest in satisfying the City Council since, if they were to fail to do so, the actual Lease that they required would not be granted. In general, commercial developers and funders understand and are prepared to proceed on this basis. Funders in particular will lend on the basis that, even if the developer fails to perform its obligations under the Agreement for Lease, they can step in on default to continue the development; obtain the Lease themselves; and realise value in this way.
- 2.3 In the particular case of the surgery site, however, a problem has arisen in that funders are not convinced that they would practically be able to step in and release value on default because there would be no guaranteed market for the primary care facility in the absence of the Southernhay Surgery Partners. They are therefore not prepared to fund development on an Agreement for Lease and Lease basis. As an alternative, officers have discussed the possibility of proceeding on the basis of a Building Lease for a term of 250-years granted upfront with Building Obligations. This will give funders adequate security in that they would be able to step in and take a full property interest that they could seek to trade in default. Whilst it is understood that this will satisfy funders it will reduce the degree of control the City Council will have over the development and its timing. However, we are informed that this would enable the partners to put a funding package together to allow the delivery of a primary care facility that is clearly needed in this area.

- 2.4 Executive are asked to approve the principle of proceeding with the grant of an upfront Building Lease in this particular instance. The Head of Estates Service will then negotiate the detail to enable funding and construction of the new primary care centre.

3.0 FUNDING IMPLICATIONS

- 3.1 The City Council will receive a premium payment for the grant of the Building Lease.

4.0 FURTHER CONSIDERATIONS

- 4.1 If the principle of the Building Lease is approved it may be necessary (subject to legal advice) to advertise the disposal and consider any objections or to obtain a Secretary of State's consent. If necessary a further report may need to be tabled to Executive to consider such objections or consent issues, if any.

5.0 RECOMMENDED that: -

- 5.1 Executive authorises the grant of an upfront Building Lease for the primary care facility site at Beacon Heath, Exeter.

**DAVID PROSSER
HEAD OF ESTATES**

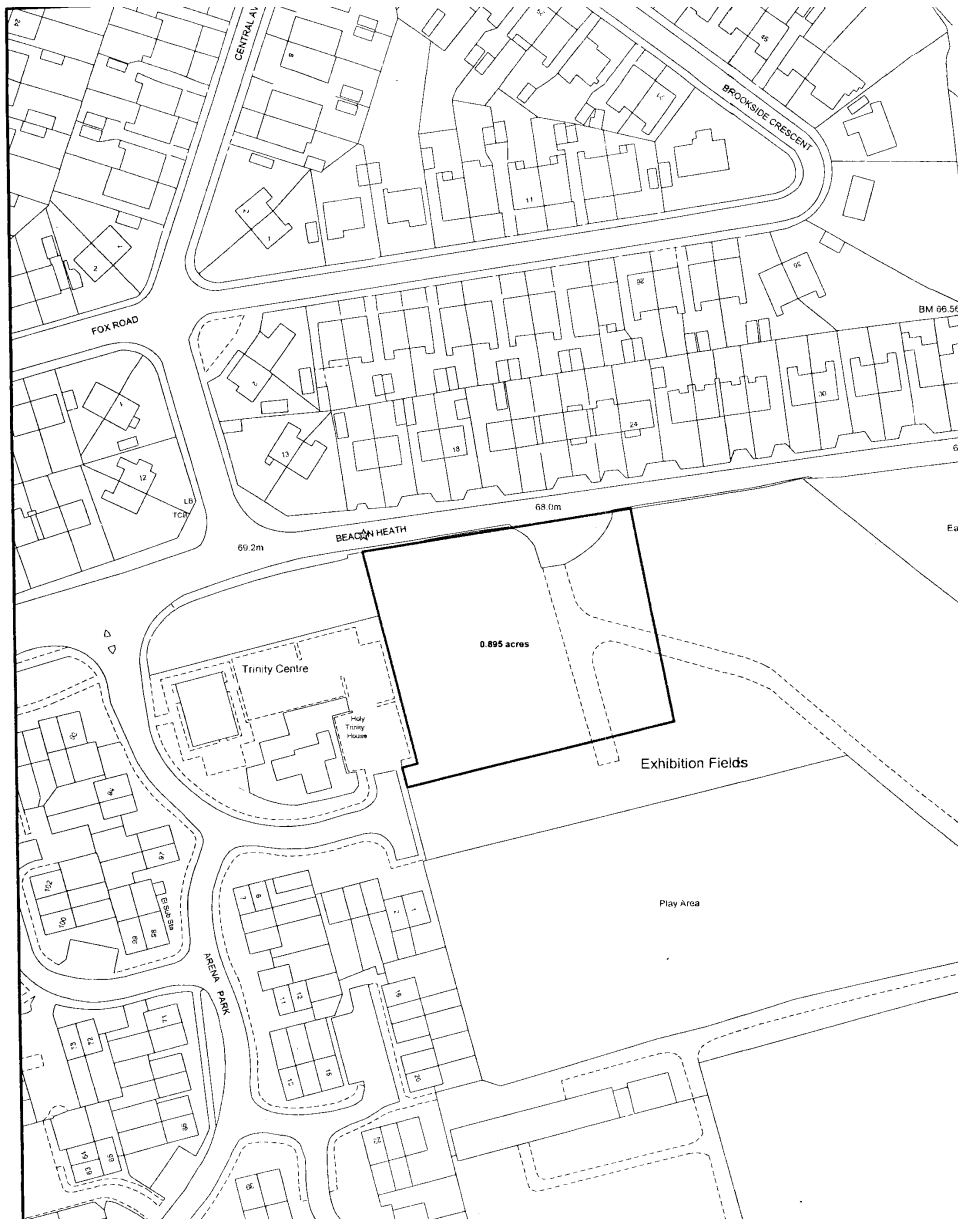
ECONOMY & DEVELOPMENT DIRECTORATE


**JOHN RIGBY
DIRECTOR**

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

None.



Scale 1:1250	Centre Grid Ref : 176-17	© Crown Copyright - Licence 100025458	Date : 23/02/2005
			 Exeter City Council
Head of Estates Services, Directorate of Economy and Development, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN.			

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE - ECONOMY

7 JUNE 2007

EXECUTIVE

19 JUNE 2007

STAFFING PROPOSAL FOR ECONOMY & DEVELOPMENT DIRECTORATE

1.0 PURPOSE OF REPORT

- 1.1 This report seeks Member approval for additional staffing in part of the Economy and Development Directorate.

2.0 BACKGROUND

- 2.1 As part of the approval of the 2007/08 budget Members agreed to additional resources in Building Control in order to meet new service requirements. This arises from the imposition of a range of new functions in the Building Control service concerning the registration of competent person scheme notifications which include replacement glazing and domestic electrical installations. The Council will be dealing with over 5,000 registrations a year on top of its existing building control workload and therefore additional administrative support is required to enable this work to be carried out. A number of these functions have already been introduced and a temporary member of staff has been secured. It is proposed to create a 0.5 FTE Administration Assistant post at grade 2, subject to JE, at a cost of £9,000 per annum at the top of the grade, inclusive of on costs.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The total cost of this proposal is £9,000 per annum which has been incorporated within the approved 2007/08 budget. It is worth adding that Building Control income is significantly in excess of costs and therefore it is a self funding post.

4.0 RECOMMENDATION

- 4.1 It is recommended that Scrutiny comments on the proposals above and that Executive approves the alterations to the establishment as set out in Section 2 of this paper.

JOHN RIGBY
DIRECTOR ECONOMY AND DEVELOPMENT

ECONOMY & DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

None

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EXETER CITY COUNCIL

EXECUTIVE

19 JUNE 2007

PROPOSED WINTER ICE RINK 2007

1. PURPOSE OF THE REPORT

- 1.1 To present proposals for a temporary ice rink in the city centre for the Christmas season 2007.

2. BACKGROUND

- 2.1 Last year the City Council successfully promoted a temporary ice rink on the Bampfylde Street car park next to the bus station. In spite of a number of difficulties, notably the unseasonably warm weather, more than 30,000 skaters enjoyed the experience.
- 2.2 The Council had little information to base its cost estimates on last year, although a budget of £35,000 was set aside, Members were advised that the total net cost could be a good deal higher up to £100,000. In fact however the final cost in 2006/7 was £49,679 for a six week season. In view of the success and popularity of the rink Members asked that we explore provision of a rink again in 2007.

3. PROPOSALS FOR 2007

- 3.1 In preparing proposals for this year, we had in mind very much the lessons of last year. The site and its appearance, the quality of the service received by the skaters, and the overall ambiance are crucial factors. In seeking possible operators and sites therefore, we have ensured that we can achieve higher standards in those areas. The consequence however of reducing the operating risks are that the financial risk has grown.

3.2 Site

With the new Princesshay opening shortly before, it was obviously not a sensible option to use a car park again. We have therefore negotiated the use of the courtyard of Rougemont Castle which the owners GL50 have generously agreed to make available free of charge. This has major advantages, in that the site can be easily controlled and managed, both during the day and at night, and it provides an excellent setting. On the downside it is not so easily visible to potential casual users, but this can be largely dealt with by better signing and marketing.

3.3 Operator

Further research was carried out on how the market works before we advertised again for expressions of interest. Visits were made to other areas to observe operators in action. A select list of operators was asked to tender, and three tenders were received. A separate report on this agenda looks in detail at the tenders and seeks Executive

approval to the recommended operator. The terms and conditions in the tenders for this year have included all the issues we felt could be improved over last year.

3.4 **Budget**

The proposed budget is a realistic one, designed to take into account the lessons of last year, and to be prudent in terms of the risks as well. Although we sold 30,000 tickets last year, we felt it more sensible to budget on the basis of 25,000 skaters, (40% of capacity) to allow for possible bad weather and the effects of the site. In addition we have increased the size of the marketing budget. This is because last year the rink was the centrepiece of the city's Christmas marketing campaign which itself was exceptional in order to counteract the effects of Princesshay being under construction. This year Princesshay will be open, which will of course bring additional people into the city, but will reduce the profile of the rink itself. The budget will also allow for additional signing in the city centre itself. The budget is proposed at £90,000. However Members should once again be aware that the financial risk is bigger than that. If only half the number of skaters use the rink, the total deficit would rise by £50,000 for example.

3.5 **Risk factors**

- Last year the temperature frequently reached 15°C, which meant that the chiller units struggled to maintain the ice. The company we recommend this year have access to additional units, which should be able to cope with these extremely warm winter temperatures, but there is of course risk that the weather will be even warmer.
- Stormy and very rainy weather will not necessarily make the rink unusable, but will deter skaters. Last year there was very little wet weather, so this did not cause too much of a problem.
- The issue of the site being away from the main shoppers' routes has been mentioned above. This cannot be quantified, but the team will do everything it can to ensure that its effect is minimised.
- There is of course always the risk that the site will change hands.

3.6 **Timings**

It is suggested that the operating period be brought forward slightly, opening on 23 November, and closing on 2 January 2008. This will overlap better with the Christmas shopping and holiday periods.

4. **RECOMMENDED**

- 1) that the City Council engage a contractor to operate a temporary ice rink in the courtyard of Rougemont Castle, from 23 November 2007 to 2 January 2008.
- 2) that a budget of £90,000 be allocated to operate the winter ice rink.

HEAD OF LEISURE AND MUSEUMS

S:LP/Committee/607EXEC4
7 June 2007

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

None

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EXETER CITY COUNCIL

**EXECUTIVE
19 JUNE 2007**

TELECOMMUNICATIONS APPARATUS 452 PINHOE ROAD, EXETER

1.0 PURPOSE OF REPORT

- 1.1 To reconsider an application from the Council's long leasehold tenant of 452 Pinhoe Road, Exeter for retrospective consent for the installation of telecommunications apparatus at this site (location plan attached).

2.0 BACKGROUND

- 2.1 At its meeting of 5 April 2005 Executive refused retrospective consent for the installation of telecommunications equipment on part of the site at 452 Pinhoe Road on the grounds that the requested information had not been provided within a reasonable time frame. Executive made this decision on the understanding that, if the information was submitted, the matter was to be brought back to Executive for consideration. The requested information has now been provided (attached).
- 2.2 Orange and Vodafone have installed telecommunications equipment on the site. The property is held by Layton Sumner Limited under a 99-year Lease from the Council, which commenced in 1954. The terms of this Lease require the tenant to seek formal consent for any alterations and additions to the premises; any change of use; and also for any intended sub-letting. Despite this, the Tenant has entered into an agreement with Orange and Vodafone and the equipment has been installed. The matter was brought to the attention of the Estates Service in 2005 and, since that date officers have been attempting to negotiate with the tenant and the operators to provide the standard information for dealing with these types of application.
- 2.3 The equipment in question is a 20-metre high column mast with six antennae and six transmission dishes together with associated equipment. The location and apparatus layout as set out on the attached plans. Planning permission for the site has been obtained.
- 2.4 The terms of the Head Lease do not permit the City Council to obtain any consideration for the grant of this consent. However, we would be able to restrict the apparatus to that set out on the plans and seek to prevent any intensification of equipment to the site in the future if this were not deemed appropriate.

- 2.5 Members have previously expressed concerns regarding the impact of telecommunications equipment on nearby residential and educational facilities. In this instance, the nearest residential property is approximately 100 metres away. The nearest school is in excess of 600 metres away. The operators have provided supporting information which is attached. The City Council's consultant from the University of Exeter advises that the emissions are well below the ICNIRP standards. In addition, the areas of maximum beam intensity do not fall on residential or educational premises and consequently, based on current guidance, there are unlikely to be any adverse health effects.

3.0 PROPOSAL

- 3.1 Members are requested to decide whether to authorise consent under the terms of the Head Lease for the proposed telecommunications apparatus at 452 Pinhoe Road, Exeter.


**DAVID PROSSER
HEAD OF ESTATES
ECONOMY & DEVELOPMENT DIRECTORATE**

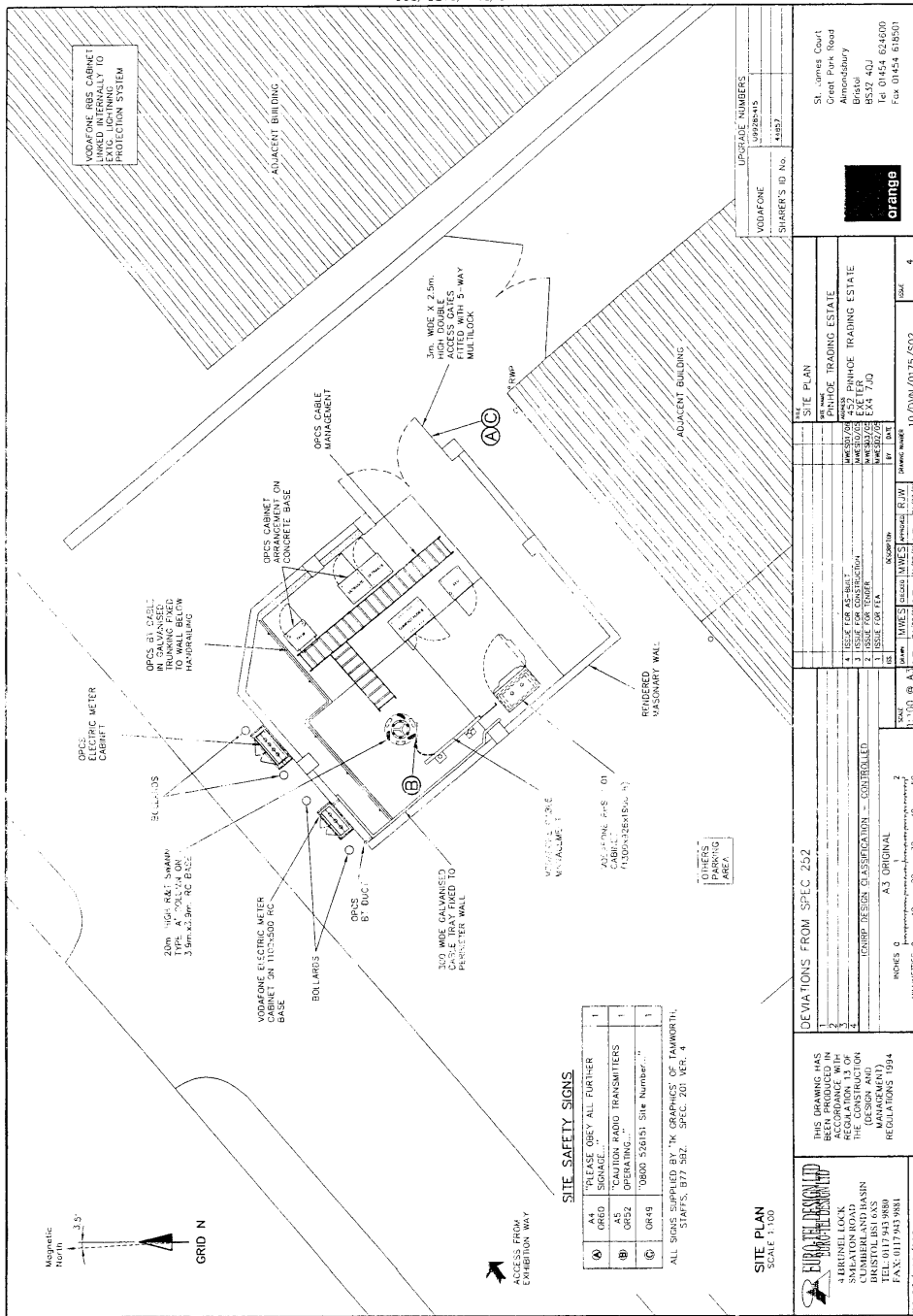
Local Government (Access to information) Act 1985 (as amended)

Background papers used in compiling this report:

None



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452 Pinhoe Road			 Exeter City Council
Head of Estates Services, Directorate of Economy and Development, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN.			



10/DVN/0175/S02

VORAFONE RIB CABINET LINKED INTERNALLY TO EXISTING LIGHTNING PROTECTION SYSTEM

ADJACENT BUILDING

5m WIDE x 2.5m HIGH DOUBLE ACCESS GATES WITH 3-WAY MULTILOCK

AC

ADJACENT BUILDING

REFLECTED MASONRY WALL

TOILETS PARKING AREA

OPCS RIB CABLE METER

OPCS RIB CABLE IN GALVANISED STEEL TRAY A" x 2" x 1" ON 3.5m x 2.5m RC BASE

OPCS RIB CABLE ON CONCRETE BASE

VORAFONE ELECTRIC METER CABINET ON 110mm x 50mm PC BASE

BOLLARDS

OPCS 8" DUCT

310 WIDE GALVANISED CASE TRAY FIXED TO PERIMETER WALL

VORAFONE RIB CABLE ON WALLMOUNT

250mm PMS 01 (1.500 x 1.200 x 1.500)

Magnetic North

3.5°

GRID N

ACCESS FROM EXHIBITION WAY

SITE SAFETY SIGNS

NO	DESCRIPTION	QUANTITY
A1	RELEASE GREY ALL FURTHER	1
A4	GRID SIGNAGE	1
A5	REPEATING AND TRANSMITTERS	1
GR52	OPERATING AND TRANSMITTERS	1
GR49	10800 S26151 Site Number	1

ALL SIGNS SUPPLIED BY 'M GRAPHICS' OF TAMWORTH. ALL STAFFS, B77 5BZ. SPEC 201 VER. 4

SITE PLAN
SCALE 1:100

ELBA TEL DESIGN LTD
4 BRINDEL LOCK
SHEPHERD ROAD
SUNDERLAND
SUNDERLAND
TEL: 0117 943 9880
FAX: 0117 943 9881

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 1994

DEVIATIONS FROM SPEC 252

NO	DESCRIPTION	DATE
1	ISSUE FOR CONSTRUCTION	14/03/2012
2	ISSUE FOR TENDER	14/03/2012
3	ISSUE FOR RIB CABLE	14/03/2012
4	ISSUE FOR RIB CABLE	14/03/2012
5	ISSUE FOR RIB CABLE	14/03/2012

INDEXES 0 A3 ORIGINAL
1:100 @ A3

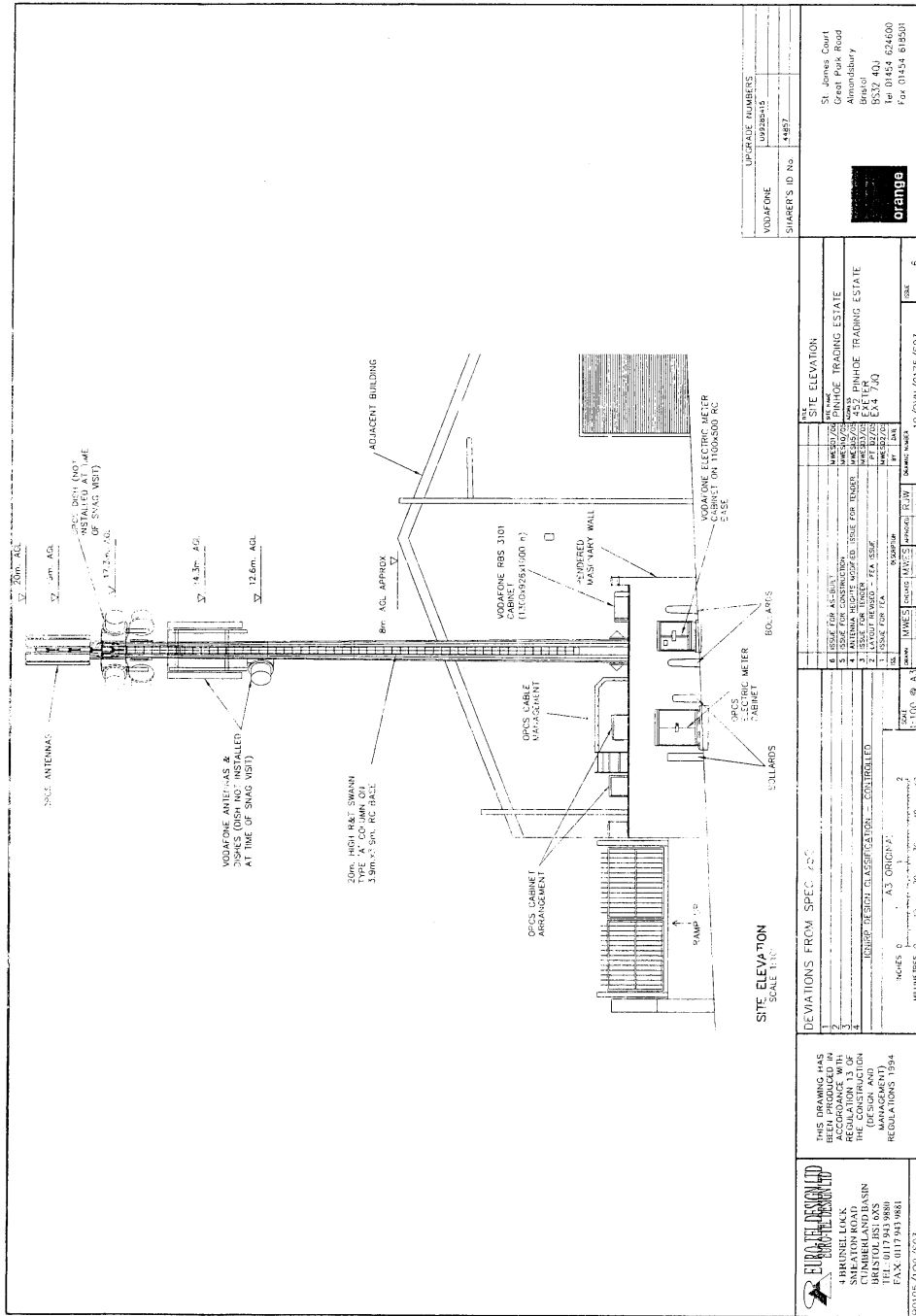
NO	DESCRIPTION	DATE
1	ISSUE FOR CONSTRUCTION	14/03/2012
2	ISSUE FOR TENDER	14/03/2012
3	ISSUE FOR RIB CABLE	14/03/2012
4	ISSUE FOR RIB CABLE	14/03/2012
5	ISSUE FOR RIB CABLE	14/03/2012

SITE PLAN
10/DVN/0175/S02

UPGRADE NUMBERS
UPPER PARTS
44827


VORAFONE
SHARPER'S ID No.

St. James Court
Great Park Road
Sunderland
SR6 6JG
Tel: 01454 624600
Fax: 01454 62501



VODAFONE
UPGRADE NUMBERS
UPGR02415
SHARER'S ID No. 4487

St. Jones Court
Great Park Road
Ainsbury
S52 4QU
Tel: 01454 624600
Fax: 01454 618501



DEVIATIONS FROM SPEC. A3		
1	ISSUE FOR A3	DATE
2	ISSUE FOR CONSTRUCTION	DATE
3	ISSUE FOR TENDER	DATE
4	ISSUE FOR ITA	DATE

SITE ELEVATION		
1	ISSUE FOR A3	DATE
2	ISSUE FOR CONSTRUCTION	DATE
3	ISSUE FOR TENDER	DATE
4	ISSUE FOR ITA	DATE

10/DVN/0175/S03

EURO-TELEDESIGN LTD
4 BRUNEL ROAD
SHEATON ROAD
BRISTOL LS16 5JN
TEL: 0117 943 9880
FAX: 0117 943 9881

THIS DRAWING HAS BEEN PRODUCED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (DESIGN AND MANUFACTURE) REGULATIONS 1994

INCHES 0 10 20 30 40 50
MILLIMETRES 0 100 200 300 400 500

SCALE 1:100 @ A3

ID#	ANTENNA REF.	FUNCTION	TYPE	DISS. LOSS	BEARING	HEIGHT TO TOP OF ANTENNA	HEIGHT TO MID OF ANTENNA	HEIGHT TO BOT. OF ANTENNA	SWAY (R) OR SWAY (L)
1	A1	OPCS	OPCS	10%	100°	18000mm	18000mm	18000mm	0
2	A2	OPCS	OPCS	10%	100°	18000mm	18000mm	18000mm	0
3	A3	OPCS	OPCS	10%	100°	18000mm	18000mm	18000mm	0
4	A4	OPCS	OPCS	10%	100°	18000mm	18000mm	18000mm	0
5	A5	OPCS	OPCS	10%	100°	18000mm	18000mm	18000mm	0
6	A6	OPCS	OPCS	10%	100°	18000mm	18000mm	18000mm	0

ID#	FEEDER REF.	TYPE	SIZE	BEARING	LENGTH TO CENTER OF ANTENNA	LOSS FROM (A)	LOSS FROM (B)	LOSS FROM (C)	LOSS FROM (D)
7	F1	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
8	F2	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
9	F3	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
10	F4	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
11	F5	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
12	F6	OPCS	200 FEM	100°	17500	1%	1%	1%	1%

ID#	FEEDER REF.	TYPE	SIZE	BEARING	LENGTH TO CENTER OF ANTENNA	LOSS FROM (A)	LOSS FROM (B)	LOSS FROM (C)	LOSS FROM (D)
13	F7	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
14	F8	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
15	F9	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
16	F10	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
17	F11	OPCS	200 FEM	100°	17500	1%	1%	1%	1%
18	F12	OPCS	200 FEM	100°	17500	1%	1%	1%	1%

PLAN OF COLUMN @ 20m. AGL
SCALE 1:100

NO DIMS INSTALLED AT TIME OF SMC VISIT

PLAN OF COLUMN @ 14m. AGL
SCALE 1:100

N.B. - ANTENNA 'VOD B1' TO HAVE A MAX. OF 4.5' COORDED ELEVING & MECHANICAL SPARETILL

ID#	ANTENNA REF.	FUNCTION	TYPE	DISS. LOSS	BEARING	HEIGHT TO TOP OF ANTENNA	HEIGHT TO MID OF ANTENNA	HEIGHT TO BOT. OF ANTENNA	SWAY (R) OR SWAY (L)
1	VOD A1	VODAFONE	VODAFONE	5%	50°	14000mm	14000mm	14000mm	0
2	VOD B1	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0
3	VOD C1	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0
4	VOD D1	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0
5	VOD D2	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0

ID#	FEEDER REF.	TYPE	SIZE	BEARING	LENGTH TO CENTER OF ANTENNA	LOSS FROM (A)	LOSS FROM (B)	LOSS FROM (C)	LOSS FROM (D)
1	F13	VODAFONE	200 FEM	50°	13500	1%	1%	1%	1%
2	F14	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%
3	F15	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%
4	F16	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%
5	F17	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%

ID#	ANTENNA REF.	FUNCTION	TYPE	DISS. LOSS	BEARING	HEIGHT TO TOP OF ANTENNA	HEIGHT TO MID OF ANTENNA	HEIGHT TO BOT. OF ANTENNA	SWAY (R) OR SWAY (L)
1	VOD A1	VODAFONE	VODAFONE	5%	50°	14000mm	14000mm	14000mm	0
2	VOD B1	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0
3	VOD C1	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0
4	VOD D1	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0
5	VOD D2	VODAFONE	VODAFONE	5%	100°	14000mm	14000mm	14000mm	0

ID#	FEEDER REF.	TYPE	SIZE	BEARING	LENGTH TO CENTER OF ANTENNA	LOSS FROM (A)	LOSS FROM (B)	LOSS FROM (C)	LOSS FROM (D)
1	F18	VODAFONE	200 FEM	50°	13500	1%	1%	1%	1%
2	F19	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%
3	F20	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%
4	F21	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%
5	F22	VODAFONE	200 FEM	100°	13500	1%	1%	1%	1%

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE INSTITUTION OF ENGINEERS (DESIGN AND MANAGEMENT) REGULATIONS 1994

PO105/1087/S04

DEVIATIONS FROM SPEC 252

1. ISSUE FOR AS-BUILT

2. ISSUE FOR CONSTRUCTION

3. ISSUE FOR TENDER

4. ISSUE FOR CONSTRUCTION

5. ISSUE FOR TENDER

6. ISSUE FOR CONSTRUCTION

7. ISSUE FOR TENDER

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48. ISSUE FOR CONSTRUCTION

49. ISSUE FOR TENDER

50. ISSUE FOR CONSTRUCTION

ANTENNA & DISH INFORMATION

ANTENNA: 452 PRINCE TRADING ESTATE

DISH: 452 PRINCE TRADING ESTATE

LOCATION: 452 PRINCE TRADING ESTATE

DATE: 10/01/07

SCALE: 1:100

NO. OF SHEETS: 3

SHEET NO.: 3

UPGRADE NUMBERS

VODAFONE

SHARP'S ID NO. 43832

ST. JAMES COURT
Great Park Road
Bristol
BS32 4QJ
Tel: 01454 624600
Fax: 01454 618501

MGR - SX (2)95647 (0)93975
Refer to Lomdranger 192

LOCATION PLAN
475

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Copyright 2002. All rights reserved. License
holder only.

LOCATION OF EQUIPMENT TOWER

LOCATION OF EQUIPMENT TOWER

Reproduced by permission Digital Mapping
Copyright 2002. All rights reserved. License
holder only.

LOCATION PLAN
475

SITE PHOTOGRAPH VIEWING SOUTH EAST

BLOCK PLAN
446, 10226

From M5 jct. 29 take the A3015 heading West. Go straight over the first roundabout and under the railway bridge. At the next roundabout take the first exit and join the dual carriageway (left turn only) to the next roundabout. Go all the way around & head back down the dual carriageway onto the B3181. Go over left hand side of the bridge. Turn right onto Exhibition Way and then the first right. The site is approx. 100 yds down on the right. N.B. new business park development underway so road layout likely to change around area of site.

DIRECTIONS

VODAFONE	U99285415	
SHARER'S ID	44857	

SITESHARE DETAILS

LOCATION & BLOCK PLANS	
Location	PINHOE TRADING ESTATE
Block	475 PINHOE TRADING ESTATE
Issue for ES Bill	1. ISSUE FOR ES BILL
Issue for Construction	2. ISSUE FOR CONSTRUCTION
Issue for EA	3. ISSUE FOR EA
Issue for EA	4. ISSUE FOR EA
Issue for EA	5. ISSUE FOR EA
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THIS DRAWING HAS BEEN PRODUCED IN ACCORDANCE WITH THE REGULATIONS OF THE CONSTRUCTION (GENERAL) ACT 1994 (AS AMENDED) REGULATIONS 1994

4 BRUNEL LOCK
BRISTOL BN1 6AS
TEL: 0117 943 9881
FAX: 0117 943 9880

10/DVN/075/S01

St. James Court
Great Park Road
Almondsbury
Bristol BS32 4QJ
Tel 01454 624600
Fax 01454 618301

Electrical Field Survey

452 Pinhoe Trading Estate
Exeter
EX4 7JQ

Report Author

Martin Chapman
Health, Safety & Environment Advisor
Orange

Electrical Field Survey for: 452 Pinhoe Trading Estate, Exeter
Orange Site Reference : DVN 0175

Conducted by :
Martin Chapman - Orange Group Health and Safety Adviser

Witnessed By:
Michael Tarry (Needham Haddrell)

Date of survey:
6th October 2006

1. Introduction

The Local authority raised concerns regarding ICNIRP compliance with respect to DVN 0175, these concerns prompted the need for a RF survey to be carried out .

2. Safety Standards

Orange operates in line with the International Commission on Non-Ionising Radiation Protection (ICNIRP) safety guidelines for occupational and general public exposure to time varying electromagnetic fields. For the Orange operating frequency of 1800 MHz and 2200 MHz the ICNIRP guidelines are as follows:

ICNIRP Guidelines	Power Density (W/m ²)
Occupational 1800	45 W/m ²
Occupational 2200	50 W/m ²
Public 1800	9 V/m ²
Public 2200	10 W/m ²

3. Magnetic field meter

The specifications of the magnetic field meter used are:

Manufacturer: Wandel & Colterman
Model and serial number: EMR- 300 EM Radiation Meter (Ser No AI-0055)
Measuring ranges: 0.0027 to 1700 W/m²
Probe: Precision isotropic electric field probe type 11 with a response in the range 10 MHz to 60 GHz
Power supply: Battery operated
Last calibration: 15th February 2006

4. Measurement Accuracy

The electrical field sensitivity of the EMR 300 and its associated isotropic probe is: 1 – 300 V/m or 0.0026 – 230 W/m², 0.0026 W/m² is 3461 times below the ICNIRP public standard

Only measurements recorded above the sensitivity of the meter and probe i.e. measurements above 0.0026 W/m² are recorded in the table of results. Any measurements that are below the meter sensitivity are included in the table of results for reference only.

5. Measurement Method

Power density exposures averaged over approximately thirty seconds were recorded at various positions as indicated below.

All recorded measurements include the sum total of all power densities that are within the scope of the isotropic meter and probe. These will include the power density transmitted by other devices.

The power densities measured at all positions are compared to the ICNIRP guidelines.

6. Electric Field Survey Results Public Exposure Areas - Levels

The highest recorded levels measured in public areas were:

Location	W/m ²	Times below ICNIRP Public
O/S No 41 Stratford Avenue	.0001 W/m ²	90,000
O/S No 50 Warwick Way	.0007 W/m ²	12,857
O/S No 62 Grenville Avenue	.0021 W/m ²	4,286
Junction Exhibition Way & Summer Way	.0001 W/m ²	90,000
Entrance to Aldi @ Junction Exhibition Way	.0040 W/m ²	2,250
O/S Westhoe	.0008 W/m ²	11,250
O/S Pilton House and Belmoor Lodge	.0008 W/m ²	11,250

7. Conclusions

- At the time of the survey all the measurements recorded were within the standards set by the International Commission for Non Ionising Radiation Protection and pose no known risk to health.
- The highest level recorded was at the entrance to Aldi at the junction of Exhibition Way, this reading represented a level 2,250 times below the ICNIRP public exposure level.

RF survey measurement table

Date: 6th October 2006

Site: DVN 0175

Address:
452 Pinhoe Trading Estate
Exeter
EX4 7JQ

Power Density ICNIRP public Levels:
2nd generation Mobile 1.8ghz = 9 W/m²
3rd generation Mobile 2.2ghz = 10 W/m²

Electrical Field ICNIRP standard : The electrical field sensitivity of the EMR 300 and its associated isotropic probe is:
1 – 300 V/m or 230 - 0.0026 W/m²

0.0026 W/m² is 3461 times below the ICNIRP public standard

• = Below meter sensitivity

Location	W/m ²	Times below ICNIRP
O/S No 41 Stratford Avenue	.0001 W/m ²	• 90,000
O/S No 62 Grenville Avenue	0021 W/m ²	• 12,857
O/S No 50 Warwick Way	.0007 W/m ²	• 4,286
Junction Exhibition Way & Summer Way	0001 W/m ²	• 90,000
Entrance to Aldi @ Junction Exhibition Way	.0040 W/m ²	2,250
O/S Westhoe	.0008 W/m ²	• 11,250
O/S Pilton House and Belmoor Lodge	0008 W/m ²	• 11,250

EXETER CITY COUNCIL

EXECUTIVE

19 JUNE 2007

SUPPLEMENTARY PLANNING GUIDANCE EXPANSION OF UNIVERSITY OF EXETER RESULTS OF CONSULTATION

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to consider the results of a consultation on draft supplementary planning guidance on development relating to the University of Exeter. Executive is recommended to adopt the proposed amended guidance.

2 BACKGROUND

- 2.1 In December, Planning Committee considered a report on the University of Exeter estates strategy that envisages a significant expansion of about 36% in student numbers over the next ten years. The report also addressed a number of recurring issues regarding proposed developments of purpose built student accommodation. Planning Committee resolved that nine general principles be agreed as a basis for public consultation with a view to their subsequent adoption as supplementary planning guidance. The principles would then carry some weight as material considerations in the determination of planning applications.

3 CONSULTATION ARRANGEMENTS AND RESPONSE

- 3.1 About thirty local residents' associations and other interested organisations were consulted on the draft guidance. Items on the draft guidance appeared in the Express and Echo. A meeting was arranged with representatives of the consultees to discuss the proposed supplementary planning guidance. Councillors from the six wards most affected by university related issues were also invited. The meeting, on 22 February, was attended by 18 representatives of organisations and seven councillors. The main issues raised were reported to Planning Member Working Group. 18 representations have been received as a result of the consultation. Appendix One summarises the responses in relation to each of the proposed principles.

4 ISSUES

- 4.1 The results of the consultation raise a number of issues, the proposed response is in italics:
- (i) *There have been a number of comments that the support for the expansion of the University is too open-ended.*

In order to limit the impact on the private rented market, it would be

appropriate to link an increase in student numbers to significant increases in purpose built student accommodation. A 'significant increase' will be interpreted as about 75% or more of additional student numbers being accommodated in purpose built student accommodation..

An additional statement in the first principle is proposed:

'The City Council, where appropriate, will impose planning conditions or seek a planning obligation to ensure that student numbers increase commensurate with significant increases in additional purpose-built student accommodation.'

- (ii) There were comments that any further development at the Streatham Campus should be informed by further studies on the ecological interest and wildlife linkages with surrounding areas.

The University of Exeter will be asked to do further work on the ecology of the Streatham Campus and linkages with surrounding areas to inform decisions on future planning applications.

- (iii) The management of purpose built student accommodation has been a recurring theme, including in representations on recent planning applications.

An additional statement is proposed to accompany the fourth principle:

'Developments will be permitted subject to management and supervision arrangements appropriate to the size, location and nature of occupants of schemes. A standard form of planning obligation relating to management arrangements is available from the Council. The planning obligation is enforceable against owners of the land and they will be required to ensure through terms of tenancy agreements that tenants adhere to the management scheme'

- (iv) A number of developer providers of purpose-built student accommodation question the merits of a reference in the report to Planning Committee that 300 students per hectare may be a useful benchmark of acceptable densities in Exeter.

This is not one of the proposed principles; every case will be considered on its merits.

- (v) A number of respondents questioned what exact area was intended in the use of terms such as Streatham Campus or the city centre.

A plan, agreed at PMWG, will be attached to the principles showing the general extent of the campuses mentioned to overcome any confusion over geographic definitions. It is not considered appropriate to define areas such as the city centre.

- 4.2 Purpose built student schemes are mainly cluster flats that share kitchen facilities. On some schemes a proportion of units are self contained studios intended for post graduates. Affordable housing requirements have not previously been applied to student housing schemes on the basis that the accommodation does not comprise dwellings within Class C3 of the Use Classes Order. This issue will be reviewed as part of forthcoming work on a supplementary planning document on affordable housing. The threshold would apply to the number of cluster flats and studios not the number of student bedrooms.
- 4.3 A copy of the proposed amended principles is at Appendix Two.
- 4.4 The University of Exeter has commissioned consultants to undertake a study of the future of St Luke's campus. The study looks at whether the future expansion of the three faculties presently on the site should be accommodated there or whether some or all of them should relocate to the main Streatham campus. The University is consulting on the results of the study but notes that the most cost effective and least disruptive option is to relocate the faculty of Sports and Health Sciences to Streatham Campus and utilise space for the expansion of the other two faculties at St Luke's campus. Planning Member Working Group on 12 June considered a report that suggested that it support this approach which keeps the University represented in the local community and avoids the release of large areas for redevelopment.
- 4.5 Officers are undertaking further work to draft potential supplementary planning guidance and local development framework policies aimed at restricting the further growth of student numbers in parts of the city where this may give rise to unacceptable impacts. Some forms of student housing are however likely to be outside of planning control. PMWG and Executive will receive a further report on this work in the summer.

5 PLANNING MEMBER WORKING GROUP

- 5.1 Planning Member Working Group considered this report on 10 April and endorsed the adoption of the proposed amended guidance. One Member raised the potential for the public and students to share sports and other facilities. This will be pursued but is not a matter for inclusion in an SPG.

6 RECOMMENDATION

- 6.1 It is recommended that Executive adopts the proposed amended supplementary planning guidance at Appendix Two.

RICHARD SHORT
HEAD OF PLANNING SERVICES

ECONOMY & DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended):

Background Papers used in compiling this report:

Representations received on Draft SPG

Appendix One**RESPONSES TO CONSULTATION**

1	Colourcolt Ltd
2	University of Exeter
3	Occupier 37 West Avenue
4	Devon County Council
5	Unite Integrated Solutions plc
6	Signpost Homes Ltd
7	Hillcrest Park Residents' Association
8	Argyll Road Residents' Association
9	Occupiers, 18 Lower Argyll Road
10	Councillor R Branston
11	Police Architectural Liaison Officer
12	Leighton-Boyce Properties Ltd
13	Occupier 4 Lonsdale Road
14	Thornton Hill & West Ave Residents' Association
15	Occupiers, Collingwood Gate, Bicton Place
16	Occupier, 7 Bicton Place
17	St David's Neighbourhood Partnership
18	Occupier, 61 Thornton Hill

SUMMARY OF COMMENTS BY PRINCIPLE

	<u>Support for the intention of the University to expand.</u>
5,6	Support the positive steps to facilitate the growth of the University.
7	Reserve position on specific proposals. Statement is too vague, all-embracing and needs qualification.
8	There should no completely open-ended commitment to support expansion without any caveats. There is a need to monitor expansion such as success in attracting postgraduate and overseas students and the trend towards living at home that may affect the strategy.
10	Statement should be qualified.
13,16	Support should not be unconditional, there are negative factors.
14	The presence of the University does pose a number of problems that will be aggravated by expansion.
17	Associated expansion in student accommodation needs to be sustainable in environmental and social aspects.
	<u>Space on Streatham campus should be reserved to meet any additional requirements for teaching related (non -accommodation) facilities. The biodiversity of the site should be conserved and enhanced.</u>
5	Quality of the campus could be compromised if over developed with student accommodation.
6	Some expansion of accommodation at the campus is expected and should not be precluded.
7	The Council should commission an environmental and ecological audit on the effects of expansion on the Duryard and Hoopern valleys. The terms Streatham and Duryard campus need spatial definition.
8	Support intention to conserve and enhance biodiversity of the site.
10	Do not accept that Streatham Campus cannot provide any accommodation.

13	There should be some student accommodation there is space for expansion and it would minimise travel.
15	Reason is unclear.
16	There should be an independent study of capacity for expansion on the campus.
17	The University should develop proposals for how it could balance campus development for student accommodation with conservation.
18	Extent of Streatham Campus should be clearly defined. Traditionally it excluded the land of Duryard, Birks and Hope Halls, it is this area, also known as main Campus that should not be used for building more student accommodation.
	<u>The provision of as much purpose built student housing as possible to reduce the impact on the private sector housing market.</u>
1	HMO registration will lead to a decline in HMO stock. The market not university will determine the quantity, quality and location of accommodation.
2	Hall accommodation needs to be conveniently located and supported by a good bus service, laundry, shopping and IT facilities if students are to choose it as a preference to living in the private sector.
3	Support.
5	Hall schemes provide an opportunity to promote green travel and for management plans that can influence undesirable student behaviour.
7	Issues of management of accommodation need to be recognised.
8	What is meant by high density managed accommodation? Building heights should be appropriate to their surroundings.
10	Schemes will be at the expense of conventional housing development including the required proportion of affordable housing.
13	Purpose built student accommodation should be opposed in residential areas. It takes away land for ordinary housing, which would include 25% affordable and schools may lack pupils in some catchment areas.
14	Question whether the forecast number of students living at home and in halls of residence will be achieved, more students may end up competing in the private housing market. How confident is the University that sites for new halls of residence will come forward? What will it do if sufficient sites do not come forward? There is a lack of research on the impact of the 900 forecast additional students on the house prices and rental levels in the private sector.
15	‘As much... as possible’ is vague and exaggerated in ambition.
17	Statement could lead to more accommodation being provided than needed.
	<u>It recognises that relatively high density managed accommodation on appropriate sites will need to make a significant contribution to meeting future needs.</u>
2	Densities of existing off campus halls in Exeter are 300-1,000 students/hectare, the latter (King Edward St) is acceptable. Density should be determined by the location, no guideline such as 300 should be applied.
5	Existing halls are at a broad range of densities dependent on type, style and location. In a city centre context densities are likely to be much higher than 300 students per hectare. Any restriction on density would be inappropriate

6	and contrary to Government guidance. Any density standards need to be flexible. A standard of 300 students per hectare would be counterproductive. Provide a table of density of 13 schemes in the southwest, the lowest being 424 students per hectare.
7	The reference to high density on appropriate sites needs amplification.
10,13	‘Appropriate sites’ needs to be defined and should exclude conservation areas, open spaces, setting of listed buildings, areas over-crowded with students etc.
15	Vague to the point of meaninglessness.
16	‘appropriate sites’ needs clarification.
17	Statement ambiguous, do not support any large blocks of student accommodation outside the campus, if student numbers fall the accommodation may be released for social housing.
	<u>Favours provision of further student accommodation in the following general locations:</u> <ul style="list-style-type: none"> - <u>The City Centre</u> - <u>St David’s Station/Cowley Bridge Road area.</u> - <u>More intensive use of Duryard Campus</u>
1	Concentrations are a problem, sites should be peppered through the city centre and fringes. St Luke’s Duryard and Cowley Bridge area are poor due to distance from university and city centre
2	Support city centre and St David’s Station corridor locations.
5	Support for city centre. Some concerns about ability to deliver Network Rail land at St David’s Station to a reasonable timetable if the City Council brings it forward through the LDF process.
6	Support general locations, policies should be flexible to allow sites in other areas with good transport links to the university such as Pennsylvania.
7	The areas need more precise spatial definition.
8	Redevelopment of Duryard should not replicate the existing built form and should be sympathetic to the landscape of the Duryard Valley.
9	University owned land in the Duryard Valley should be sacrosanct from development. Suggest alternative access arrangements for Duryard House.
10,16	Agree.
12	Support subject to the southern part of Consignia Court (beyond the approved scheme) being a suitable location. There is an extant planning permission for housing on part of the site, it is suitable for 150 student and would improve the visual appearance of this part of Bonhay Road.
13	Add surplus University of Plymouth sites in Exeter and Exmouth.
14	How is the ‘city centre’ defined? Will this be from conversion of existing commercial premises? Some areas, such as south of Union Road are like a ghost town in university holidays and lack any real community. Properties owned by private sector landlords are often less well cared for and lead to areas appearing run-down.
17	Do not consider area covered by St David’s Neighbourhood Partnership to be city centre. Support Duryard and a relatively small addition at St David’s Station / Cowley Bridge Road.
	<u>Seeks the investigation of student accommodation as a priority for use of any surplus land at St Luke’s campus.</u>

5,10,13, 16,17 8	Support. The implications for increased traffic flow between campuses need to be explored.
1 45,6 7 8 10 11,16 13 14 17	<u>Will seek further operational (staff and maintenance related) car parking for student housing schemes than in the past and expects the University and accommodation providers to rigidly enforce no car tenancies.</u> Schemes should be car free. Clarify these relate to maintenance/operational staff not academic/administrative. Limit students bringing cars through preclusion in tenancy and lack of any student parking spaces in schemes. No car tenancies cannot be rigidly enforced, amend to recognise the need to design practicable measures to address the real problem of student cars. Request clarification of statements. How will parking be monitored? Developer should pay for introduction of a by law. No car tenancies for students are unlikely to be enforceable. Parking should also be provided for students to avoid problems in residential areas or a no-car policy should be strictly enforced. The University should be forced to produce more serious proposals to tackle the problem of students bringing cars to the city. Strong support, the number one issue. Impact of students illustrated by the ease in car parking during University holiday periods.
4 5 6 8,10 13 14,17 16	<u>Will expect the University to significantly improve its commitment to sustainable travel, in particular by funding improved bus services to the campus to provide services throughout the day and into the evening.</u> Recently agreed travel plan will need to be reviewed to reflect proposals. Refer to the provision of secure cycle parking. Most hall schemes have associated travel plans. Student hall schemes can contribute significantly to green travel plans. Support. The University should consider provision of free bus travel for students, as at some other universities. Bus services are required well into the night to reduce disturbance from students walking through residential streets early in the morning. Further expansion should be conditional on sustainable travel arrangements.
1 5 6 8 10 15	<u>Will expect any further major University developments to make significant advances in sustainable development / construction.</u> Agree. Unite uses more sustainable off-site modular construction. Prioritised in agreed specification for partnership schemes. The Council should demand significant advances. Seek more clarification. So vague as to be meaningless.

16	Proposals need to be examined in terms of value for money and whole building life costs.
17	Strongly support but there is no baseline information to monitor performance.
	<u>Other issues</u>
3,14	Urge the University to give a commitment not to apply to extend drinking and entertainment licensing hours at their on campus establishments due to problems of local disturbance.
6	Caution against any criteria that makes bespoke student schemes impractical or unviable.
8	The Council should require an environmental and ecological study of the affect of the increased student numbers on the Duryard and Hoopern Valleys.
9	The recently completed Holland Hall complements campus buildings, Birks Hall is undistinguished and should not be a model for the future. The university should hold competitions to appoint architects with leading edge sustainable designs. Duryard House and Thomas Hall are listed buildings that need plans to reverse signs of neglect.
13	University developments should be obliged to conserve and enhance the area in which they are proposed and not be a blight on existing residential areas.
14	The university or the City Council should increase late night security / community patrollers to tackle problems of disturbance.
15	Under misapprehension that the principles have been prepared by the University not the City Council. Concern they are frequently vague.
17	There should be a further statement in respect of the need for student accommodation schemes to provide amenity space and on site wardens.
18	Agree with all principles, suggest a few clarifications. Duryard, the Bradford site, land at Rowancroft and the Consignia site are suitable for student accommodation.

Appendix Two

UNIVERSITY OF EXETER PROPOSED AMENDED SUPPLEMENTARY PLANNING GUIDANCE FOR ADOPTION (*AMENDMENTS IN ITALICS*)

THE NINE PRINCIPLES

- Support for the intention of the University to expand. *The City Council, where appropriate, will impose planning conditions or seek a planning obligation to ensure that student numbers increase commensurate with significant increases in additional purpose-built student accommodation.*
- Space on Streatham campus should be reserved to meet any additional requirements for teaching related (non -accommodation) facilities. The biodiversity of the site should be conserved and enhanced.
- The provision of as much purpose built student housing as possible to reduce the impact on the private sector rented housing market.
- It recognises that relatively high density managed accommodation on appropriate sites will need to make a significant contribution to meeting future needs. *Developments will be permitted subject to management and supervision arrangements appropriate to the size, location and nature of occupants of schemes. A standard form of planning obligation relating to management arrangements is available from the Council. The planning obligation is enforceable against owners of the land and they will be required to ensure through terms of tenancy agreements that tenants adhere to the management scheme*
- Favours provision of further student accommodation in the following general locations:
 - The City Centre
 - St David's Station/Cowley Bridge Road area.
 - More intensive use of Duryard Campus
- Seeks the investigation of student accommodation as a priority for use of any surplus land at St Luke's campus.
- Will seek further operational (staff and maintenance related) car parking for student housing schemes than in the past and expects the University and accommodation providers to rigidly enforce no car tenancies.
- Will expect the University to significantly improve its commitment to sustainable travel, in particular by funding improved bus services to the campus to provide services throughout the day and into the evening.
- Will expect any further major University developments to make significant advances in sustainable development / construction.

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EXETER CITY COUNCIL

EXECUTIVE

19 JUNE 2007

DESIGNATION OF ST SIDWELL'S CONSERVATION AREA AND ADOPTION OF APPRAISAL AND MANAGEMENT PLAN

1 PURPOSE OF REPORT

- 1.1 To agree the designation of a new Conservation Area at St Sidwell's and the adoption of a Conservation Area Appraisal and Management Plan.
- 1.2 A copy of the proposed document is available in the Members' Room.

2 BACKGROUND

- 2.1 In July 2006, the Planning Committee agreed to consult on a proposed St Sidwell's Conservation Area including an Appraisal and Management Plan.
- 2.2 Copies of the document were made available from the Civic Centre and on the Council Website. A public exhibition was held at Sidwell Street Methodist Church in October 2006. Posters for the exhibition were distributed, the Express and Echo advertised the consultation and, in addition, every property affected was sent a letter and information regarding the exhibition. A period of one month was allowed for comments.
- 2.3 14 people attended the exhibition over 2 days and 3 written comments were received.

3 BOUNDARY

- 3.1 The proposed boundary is shown on the attached plan and includes:
 - North Side of Sidwell Street from York Street to St James Road (excluding James Owen Court) and 2 – 11 Old Tiverton Road; terrace at 126 – 134 Sidwell Street (south side); 3 – 7 York Road; All of Oxford Road; south side of Well Street; St James Road from Sidwell Street to Well Street (west side) and the Fountain community centre and Exeter City AFC supporters society building.

4 PLANNING MEMBER WORKING GROUP

- 4.1 The written representations were discussed and the proposed boundary supported. One member welcomed the designation and reported that local residents he had spoken to were in favour. One member suggested an

information leaflet be sent to the traders at 126 – 134 Sidwell Street regarding the architectural characteristics of their buildings and how they might be preserved.

5 RECOMMENDATIONS

- 5.1 That St Sidwell's is designated a Conservation Area and that the Appraisal and Management is adopted.

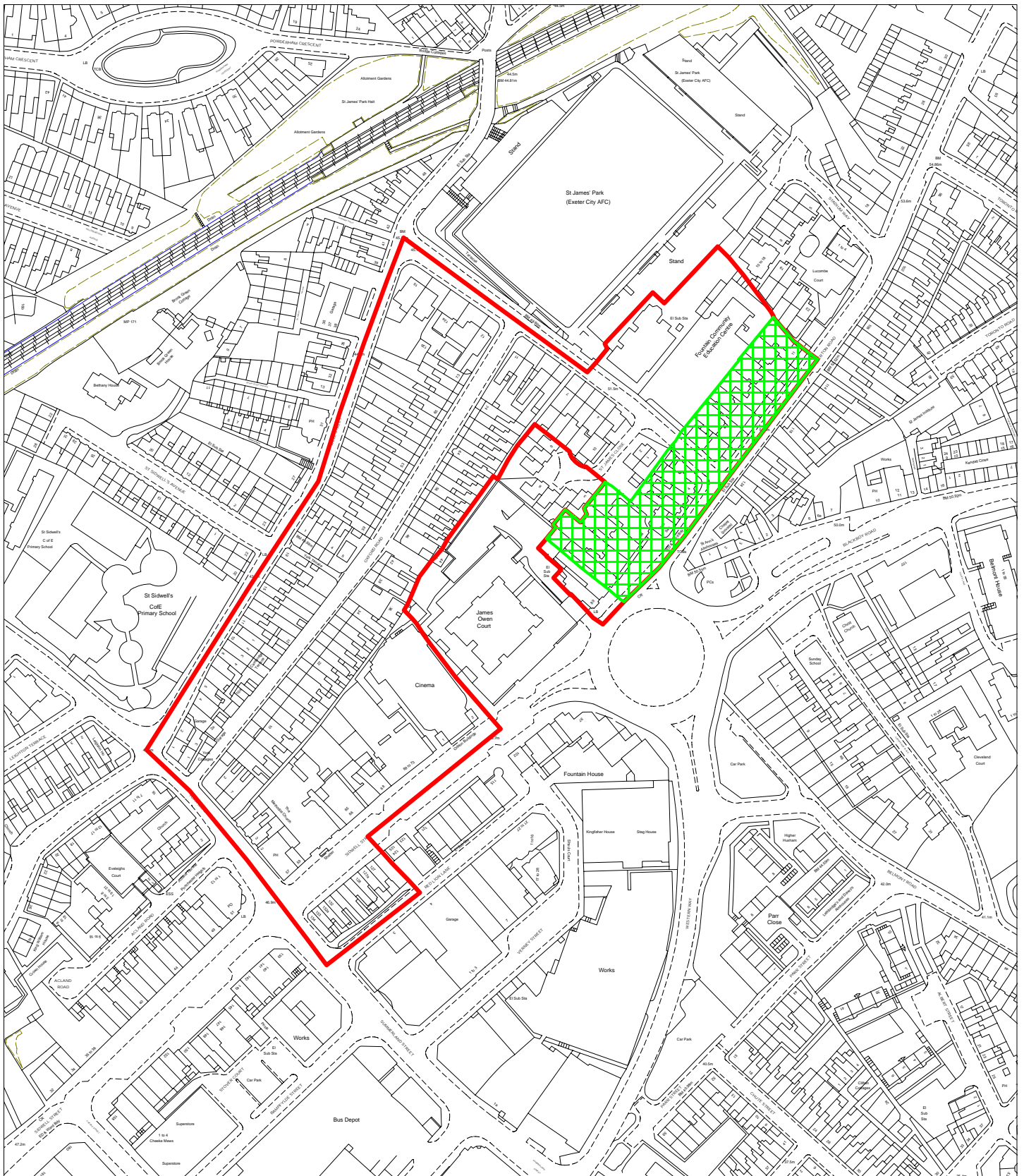
**RICHARD SHORT
HEAD OF PLANNING SERVICES**

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended):

Background Papers used in compiling this report:

None



Scale 1:2500



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20/10/2006

Plan 1 - Possible New St Sidwells Conservation Area



New St. Sidwells Conservation Area



To be moved from existing Belmont Conservation Area to St Sidwells Conservation Area

Planning Services, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN

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EXETER CITY COUNCIL

EXECUTIVE

19 JUNE 2007

ADOPTION OF BELMONT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

1 PURPOSE OF REPORT

- 1.1 To agree the adoption of the Belmont Conservation Area Appraisal and Management Plan, including boundary amendments.
- 1.2 A copy of the proposed document is available in the Members' Room.

2 BACKGROUND

- 2.1 In July 2006, the Planning Committee agreed the draft Belmont Conservation Area Appraisal and Management Plan for public consultation. .
- 2.2 Copies of the document were made available from the Civic Centre and on the Council Website. A public exhibition was held at Belmont Hut in Belmont Pleasure Grounds in October 2006. Posters for the exhibition were distributed, the Express and Echo advertised it and in addition, every property affected by boundary alterations was sent a letter and information regarding the exhibition. A period of one month was allowed for comments
- 2.3 24 people attended the exhibition over 2 days and 13 written comments were received.

3 BOUNDARY AMENDMENTS

- 3.1 The proposed boundary amendments are shown on the attached plan and are as follows:

To be deleted:

- Area 1: Boundary runs through stand at football ground and requires alteration. Lucombe Court is not considered to enhance Conservation Area due to layout and materials.

To be included:

- Area 2: 1 – 17 Albion Terrace and 1 – 39 (odd) Toronto Road.
- Area 3: The Polsloe and Priory Conservative Club and Mount Pleasant Road.
- Area 4: 10 -16 Park Road and 36 – 39 Polsloe Road.
- Area 5: Old Brickworks Office, Clifton Cottage and Clifton Hill Leisure Centre.
- Area 6: The Lethbridge Almshouses.

To be transferred to new St Sidwell's Conservation Area:

- Area 7: 91 – 94b Sidwell Street and 2 – 11 Old Tiverton Road

4 PLANNING MEMBER WORKING GROUP

- 4.1 The written representations were discussed and the proposed boundary amendments were supported by Planning Member Working Group. One a minor amendment was made to the text.
- 4.2 Since Planning Member Working Group, representations have been made by officers wishing to see the inclusion of 91 Old Tiverton Road. This well proportioned Edwardian property is adjacent to the existing boundary and retains all of its original windows and joinery and displays some fine stained glass panels.



It is proposed to include this property and the text and plans have been amended accordingly.

5 RECOMMENDATIONS

- 5.1 That the Belmont Conservation Area Appraisal and Management Plan with proposed amendments to the boundary be adopted.

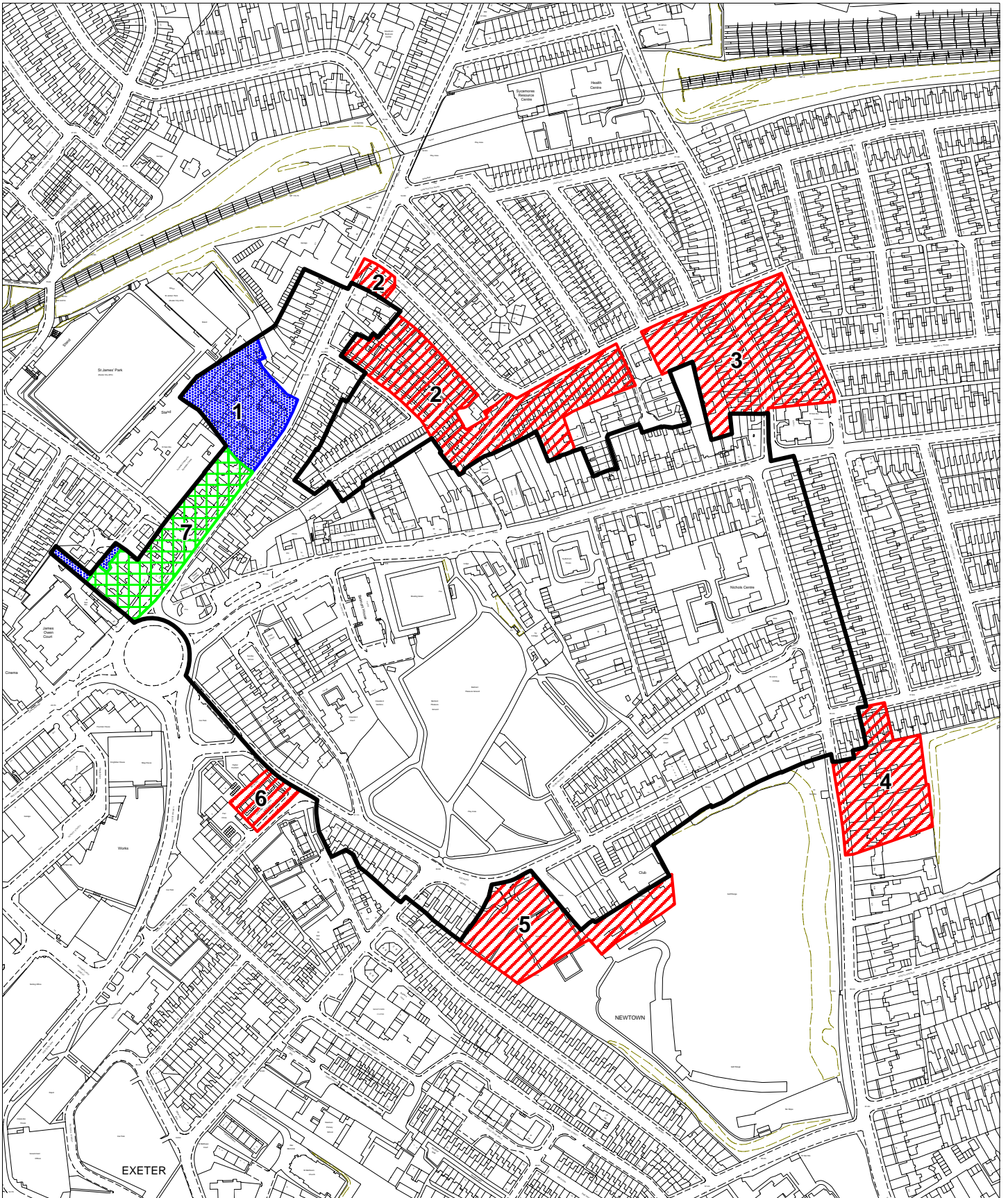
RICHARD SHORT
HEAD OF PLANNING SERVICES

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended):

Background Papers used in compiling this report:

None






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21 May 2007

Belmont Conservation Area Boundary Alterations

Plan 1

-  Moved to new St. Sidwells Conservation Area
-  Area deleted
-  Area included

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EXETER CITY COUNCIL

**EXECUTIVE
19 JUNE 2007**

EXPENDITURE TO FURTHER DEVELOP THE COUNCIL'S BUSINESS CASE FOR UNITARY STATUS

1 PURPOSE OF REPORT

- 1.1 To update Executive on the amount identified to further develop the council's Business Case for Unitary status and to report on expenditure to date.

2 BACKGROUND

- 2.1 The Government has offered the opportunity to those councils pursuing unitary status to submit supplementary information by 22 June. The purpose of the supplementary information is to provide any clarification or further detail to the Case previously submitted to the Government in January.
- 2.2 Work is therefore being completed to further develop the Business Case, particularly in areas related to service delivery, affordability and making national and local stakeholders aware of the benefits of our Case.

3. Expenditure Incurred

- 3.1 Council of 17 April 2007 delegated authority to the Chief Executive in consultation with Group Leaders to incur the necessary expenditure to respond to the government's invitation to submit a supplementary case.
- 3.2 The Chief Executive in consultation with the four Group Leaders agreed the areas where expenditure was required. These include: Strategic Communications, Adult Social Care, Children's Services, Programme Management and Change Management. The majority of this work related directly to the supplementary information to be submitted. To date just under £8, 000 has been spent out of the budget described above.

4. RESOURCE IMPLICATIONS

- 4.1 The identified sum will be met out of the Council's Reserves.

5 RECOMMENDED

- (1) That Executive notes additional expenditure to date on further developing our business case and agrees to receive further updates on expenditure.

CHIEF EXECUTIVE

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

Background papers used in compiling this report:-

None

Date 30 May 2007

EXETER CITY COUNCIL

**EXECUTIVE
19 JUNE 2007**

APPOINTMENT OF REPRESENTATIVES TO SERVE ON OUTSIDE BODIES

Where there are no vacancies it will be assumed that, unless otherwise determined by Executive, the sitting Councillor/member of the public will remain as the Council's representative on the respective outside body. Where there are vacancies for which nominations are sought, the name of the previous representative has been emboldened in order for a new name to be put forward.

<u>BODY</u>	<u>TERM OF OFFICE</u>	<u>CURRENT APPOINTMENT EXPIRES</u>	<u>CURRENT REP(S).</u>
Alphington United Charities	4	19.06.2007	Mrs Jordan Alderman Long (resigned) Cllr Wadham Vacant
Barnfield Theatre Board		From 19.06.2007	Vacant COUNCILLOR BRANSTON NOMINATED
City Centre Management Partnership	1	19.06.2007	Former Cllr R. Slack COUNCILLOR EDWARDS AS LEADER Cllr P.A. Smith COUNCILLOR FULLAM AS LEADER OF OPPOSITION GROUP Chief Executive Director Economy and Development
Community Safety Partnership		From 19.06.2007	Former Cllr R. Slack COUNCILLOR EDWARDS AS LEADER
Council of the University of Exeter	3	31.07.2009	Former Cllr R. Slack COUNCILLOR EDWARDS AS LEADER
Court of the University of Exeter	3	31.07.2007	The Lord Mayor Cllr Mrs Danks Cllr M.A. Baldwin Dr. D. Treharne Former Cllr M.G. Baldwin

Devon Authorities Waste Reduction and Re-cycling Committee		From 19.06.2007	Cllr Edwards COUNCILLOR BOYLE NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE
Devon Conservation Forum – Executive		From 19.06.2007	Cllr H A Slack COUNCILLOR LYONS NOMINATED AS CHAIR OF PLANNING
Devon Historic Buildings Trust		From 19.06.2007	Cllr H.A. Slack COUNCILLOR LYONS NOMINATED AS CHAIR OF PLANNING
Devon Playing Fields Association		From 19.06.2007	Cllr Edwards COUNCILLOR BOYLE NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE
Exe Estuary Joint Advisory Committee		From 19.06.2007	Cllr Edwards COUNCILLOR BOYLE NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE
Exeter and Heart of Devon Economic Partnership	1	19.06.2007	Former Cllr R. Slack COUNCILLOR EDWARDS AS LEADER
Exeter Archaeological Advisory Committee	1	19.06.2007	Cllr Moore (Chair) Cllr Shepherd as Portfolio Holder Planning and Sustainable Development Cllr Wadham
Exeter Area Rail Project Working Party	1	19.06.2007	Cllr Shepherd as Portfolio Holder Planning and Sustainable Development
Exeter Arts Council		From 19.06.2007	Cllr Martin COUNCILLOR SHELDON NOMINATED AS PORTFOLIO HOLDER FOR ECONOMY AND TOURISM Cllr Wadham

Exeter Business Centre Board	1	19.06.2007	Cllr Edwards Cllr Martin COUNCILLOR SHELDON NOMINATED AS PORTFOLIO HOLDER FOR ECONOMY AND TOURISM Former Cllr R. Slack COUNCILLOR D BALDWIN NOMINATED Cllr P.A. Smith Director Economy and Development
Exeter Council for Sport and Recreation		From 19.06.2007	Cllr Edwards COUNCILLOR BOYLE NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE
Exeter Canal and Quay Trust	1	19.06.2007	Cllr Branston Cllr P.J.Brock Cllr Edwards Cllr Shepherd Former Cllr R. Slack COUNCILLOR SHELDON NOMINATED AS PORTFOLIO HOLDER FOR ECONOMY AND TOURISM Cllr Winterbottom Former Cllr M.G. Baldwin Former Cllr Browning
Exeter Dispensary and Aid in Sickness Fund	4	31.03.2010	Mr T. Doble (retired)
Exeter International Airport Consultative Committee		From 19.06.2007	Cllr Martin COUNCILLOR SHELDON NOMINATED AS PORTFOLIO HOLDER FOR ECONOMY AND TOURISM
Exeter Phoenix Arts Centre		From 19.06.2007	Cllr Martin COUNCILLOR SHELDON NOMINATED AS PORTFOLIO HOLDER FOR ECONOMY AND TOURISM
Exeter Social, Health and Inclusion Partnership - Member Forum	1	19.06.2007	Cllr Dixon Cllr D. Baldwin as Portfolio Holder Housing and Social Inclusion Cllr P. A. Smith
Exeter Summer Festival Advisory Group	1	19.06.2007	Cllr Branston (Chair) Cllr Bond Cllr Mrs Danks Cllr Cole Vacant

J L Thomas Liaison Group	1	19.06.2007	Cllr Choules Cllr Newcombe Cllr Winterbottom
Local Government Association General Assembly	1	19.06.2007	Former Cllr R. Slack COUNCILLOR EDWARDS AS LEADER
Local Government Association South West Branch	1	19.06.2007	Former Cllr R. Slack CLLR EDWARDS AS LEADER Cllr P.A.Smith Vacant
Lord Mayor of Exeter's Appeal Fund	1	19.06.2007	Lord Mayor Chief Executive Cllr Edwards Former Cllr R. Slack Cllr P.A. Smith
Maynards School	5	30.07.2007	Cllr Mrs Henson
Montgomery Combined School (Community Governor)	4	19.06.2007	Former Cllr Browning. A Councillor from west of the River is sought.
St. Edmunds and St. Mary Major, Exeter	4	09.08.2007 09.08.2008	Miss Holding Mr Dunsford (resigned)
St Leonard's with Holy Trinity Charities	4	17.10.2007	Cllr Shiel
St. Loye's College Council		From 19.06.2007	Cllr Mrs Danks (Sub : Cllr Wadham) Former Cllr M.G. Baldwin
South West Museums Council		From 19.06.2007	Cllr Edwards COUNCILLOR BOYLE NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE
South West Tourism Consultative Committee		From 19.06.2007	Cllr Martin COUNCILLOR SHELDON NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE
South West Regional Assembly	1	19.06.2007	Former Cllr R. Slack COUNCILLOR EDWARDS AS LEADER

South West Water Liaison Group	1	19.06.2007	Cllr Mrs Evans Cllr Edwards COUNCILLOR BOYLE NOMINATED AS PORTFOLIO HOLDER FOR ENVIRONMENT AND LEISURE Former Cllr M.G. Baldwin
Topsham River Commissioners Under the Exeter Port Dues Act 1840		From 19.06.2007	Cllr Mrs Evans Cllr Newby Former Cllr M.G.Baldwin
Wessex Reserve Forces and Cadets Association - Devon Committee	3	31.03.2010	Former Cllr M.G.Baldwin

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