

# Public Document Pack

## CABINET

23/02/2015 at 6.00 pm



**Oldham**  
Council

**Present:** Councillor McMahon (Chair)  
Councillors Akhtar, Brownridge, A Chadderton, Harrison,  
Hibbert, Jabbar and Stretton

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

2 **DECLARATIONS OF INTEREST**

Councillors Brownridge and Stretton declared a personal interest in Item 6 by virtue of their Council appointment to the Oldham Coliseum and Heritage Centre Project Board.  
Councillor Akhtar declared and disclosable pecuniary interest in Items 15 and 25 – Proposed Disposal of Blackshaw Lane, Oldham by virtue of his employment with a potential bidder within the report. He left the room and took no part in voting thereon.

3 **URGENT BUSINESS**

There were no items of urgent business received.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF THE CABINET MEETING HELD ON THE 26TH JANUARY 2015**

RESOLVED – That the minutes of the cabinet meeting held on the 26<sup>th</sup> January 2015 be approved.

6 **OLDHAM COLISEUM THEATRE AND HERITAGE CENTRE - PROJECT IMPLEMENTATION**

The Cabinet gave consideration to a report of the Director of Economic Development which provided Members with a summary of the progress to date in relation to the Oldham Coliseum Theatre and Heritage Centre (OCTHC) and sought approval of a number of recommendations required to progress the delivery of the OCTHC to the investment decision, to award a contract for the construction of the new facility and further implementation of the project.

It was reported that the project had received round 1 Heritage Lottery Fund and stage 1 Arts Council England funding and second stage bids decisions were due by the end of March 2015.

It was further reported that a donation had been received by a charitable trust and in order to secure the funding there was a need to progress the necessary documentation which would preserve the lasting legacy of the heritage of Oldham.

Options/Alternatives considered

Option 1 - To approve the recommendations as detailed within the report. This would ensure the project remained on

programme and would allow development of the former library building and provide the Coliseum Theatre with new facilities. Option 2 – No to approve the recommendations. If the recommendations were not approved the alternative would be to cease the project.

RESOLVED – That the Cabinet would consider the commercially sensitive information contained at Item 21 of the agenda before making a decision.

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### **WELFARE REFORM – IMPACT ON VULNERABLE PEOPLE**

Consideration was given to a report of the Executive Director, Corporate and Commercial Services which provided details of the first quarterly welfare research ‘deep dive’.

The report provided high level analysis of the impact of welfare reform on vulnerable groups in Oldham and identified common demographic characteristics of people and groups disproportionately affected by the key provisions of welfare reform and of those residents using local services to mitigate the impact.

It was reported research undertaken by Sheffield Hallam University highlighted an annual estimated loss of £90.1m to the Oldham economy as a result of welfare reform changes.

Options/Alternatives considered  
None

RESOLVED – That:

1. The findings would be utilised to further strengthen the support the Council provides to the groups highlighted as vulnerable in this report including:
  - a. The current review of the Local Welfare Provision Scheme for 15/16.
  - b. Capacity within the Council’s welfare rights team.
  - c. The refresh of the Council Tax Reduction scheme for 16/17 (due to start in June 2015).
  - d. Maximising the use of Discretionary Housing Payment to ensure the full amount of government grant was allocated.
2. The findings are shared with partner agencies to stimulate further co-operative action.

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### **GREATER MANCHESTER SPATIAL FRAMEWORK**

Consideration was given to a report of the Executive Director, Economy and Skills which sought approval to delegate the formulation and preparation of the Greater Manchester Spatial Framework (GMSF) to the Association of Greater Manchester Authorities (AGMA) Executive Board and to approve an amendment to the AGMA Constitution.

It was reported that Full Council had approved a report which included approval to the making of an agreement with 9 Greater Manchester Councils to prepare jointly the GMSF to cover housing and employment land associated requirements and associated infrastructure across Greater Manchester (as set out in appendix 1 of the attached AGMA Executive report of the 28<sup>th</sup>

November 2014) as Joint Development Plan Document (DPD) on terms to be approved by the Chief Executive.

Options/Alternatives considered

Option 1 - To approve the recommendations set out within this report as requested by the GMCA/AGMA Executive Board on 28 November 2014. Delegation to the AGMA Executive Board to prepare the GMSF would help to ensure timely progress in development of the GMSF, and for it to be progressed as a joint DPD by all ten GM districts, as agreed by the GMCA/AGMA Executive Board on 29 August 2014. This would also retain full Council approval at key stages.

Option 2 – Not to approve the recommendations set out within this report as requested by the GMCA/AGMA Executive Board on 28 November 2014. This would mean that preparation of the GMSF is unable to be delegated to the AGMA Executive Board by all ten districts, which would put at risk the timely progression and development of the GMSF.



RESOLVED – That:

1. Full Council had approved the making of an agreement with the other 9 Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework (GMSF) (to cover housing and employment land requirements and associated infrastructure across Greater Manchester (as set out in Appendix 1 of the attached AGMA Executive Board report of the 28 November 2014) as a joint development plan document.
2. The formulation and preparation of the Greater Manchester Spatial Framework to cover housing and employment land requirements and associated infrastructure across Greater Manchester (as set out in Appendix 1 of the attached AGMA Executive Board report of the 28 November 2014) insofar as such matters are executive functions be delegated to the Association of Greater Manchester Authorities Executive Board.
3. The following functions are the sole responsibility of Full Council:
  - a. Responsibility for giving of instructions to the Cabinet to reconsider the draft plan submitted by the Cabinet for the Council's consideration.
  - b. The amendment of the draft GMSF plan document submitted by the Cabinet for the full Council's consideration
  - c. The approval for the purpose of its submission to the Secretary of State or Minister of the Crown for his approval of the GMSF if required
  - d. The approval of the GMSF document for the purposes of submission to the Secretary of State for independent examination.
  - e. The adoption of the GMSF.
4. The amendment of paragraph 13.2 of Schedule 1 to the AGMA constitution by deleting the words ' ( initially in terms of Waste and Minerals Planning) ' and authorise the updating of the AGMA Constitution to reflect this be approved.

## TRANSFORMING THE EARLY YEARS OFFER IN OLDHAM – INTEGRATED DELIVERY MODEL



Consideration was given to a joint report of the Executive Director, Economy and Skills and Executive Director Health and Wellbeing which sought approval of the proposed new integrated delivery model and plans for procurement of the service arrangements in respect of early years delivery in Oldham from April 2016.

It was reported that the Council currently commissioned 16 children's centres that are delivered on a district basis across Oldham. The transfer of public health and their commissioning responsibilities to the Council had provided the opportunity to fully integrate the health visiting and children's centres to create a single service for under 5s within the current construct of a delivery model.

It was further reported that the opportunity to integrate enables the Council to take a transformative approach to redesigning services for children under 5 whilst achieving savings and efficiencies.

Options/Alternatives considered

### Part 1 – Delivery Model

Integrated delivery model – From April 1<sup>st</sup> 2016 the Council intended to have an integrated model that would build on elements of the Health visiting service, Healthy Child programme and children's centres.

Option 1 – The enhanced model built in specialist functions such as clinical psychology and speech and language assistants to secure the fidelity of evidence based interventions plus strategic district leadership function.

Option 2 – The integrated model – joined together health visiting and children's centres with strategic district leadership but did not offer the added specialist functions.

Option 3 – The basic model joined together health visiting and children's centres without strategic district leadership specialist functions.

### Part 2 – The children's centre asset

Option 1 – Progress the procurement of the integrated delivery model and separate out the premises budgets, allowing time for full consideration and consultation of the potential opportunities relating to the children's centres assets.

Option 2 – The current children's centres assets and funding would remain as they were now and be included in the procurement of the integrated delivery model.

RESOLVED – That:

1. The enhanced integrated model as detailed within the report be agreed as the new integrated delivery model.
2. The procurement of the integrated delivery model and the disaggregation of the premises budgets, allowing time for full consideration and consultation of the potential opportunities relating to the children's centre assets be approved

The Cabinet gave consideration to a report of the Interim Director of Finance which provided the meeting with the financial position of the capital programme at the end of month 9 2014/15 and the proposed changes to the capital programme as outlined in section 3 of the report.

The financial monitoring element of the report outlined the most up to date capital spending proposal for 2014/18 and the current project manager's forecast outturn position.

The revised capital programme at month 9, taking into account approved carry forwards and new schemes and variations had expenditure of £89.796m matched by resources of £89.796m.

Options/Alternatives considered

Option 1 – To approve the changes as detailed within the report.

Option 2 – To approve some changes as detailed within the report

Option 3 – No to approve the changes as detailed within the report.

RESOLVED – That:

1. The projected capital outturn for 2014/15 at the end of month 9 be approved.
2. The variations to the 2014/15 capital programme detailed in appendix A which advised of budget movement of schemes resulting in a net increase in expenditure and resources of £845k in 2015/15 be approved.

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#### **REVENUE MONITOR 2014/15; MONTH 09 (DECEMBER 2014)**

Consideration was given to a report of the Interim Director Finance which provided Members with an update of the Council's 2014/15 revenue budget position forecast to the year end, for the month ending 31<sup>st</sup> December 2014.

It was reported that the current position for 2014/15 was a projected underspend of £472k following cabinet approval of reserve transfers as detailed in section 6 of the report and appendix 2 to the report.

It was further reported that the current position was in accordance with the Council's normal practice of setting the budget and that the Council would move to a balanced position by the end of the financial year possibly with a slight underspend.

Options/Alternatives considered

Option 1 - To approve all of the proposed management actions as detailed within the report.

Option 2 – To approve some of the proposed management actions as detailed within the report.

Option 3 – Not to approve the management actions as detailed within the report.

RESOLVED – That:

1. The forecast position at the end of end of Month9 (December 2014) being a projected £472k underspend be noted.
2. The forecast positions for both the Housing Revenue Account and Collection Fund be noted.
3. The transfer to/from reserves as detailed at section 6 of the report be approved.



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**DISPOSAL OF LAND AT ROYTON DISTRICT TOWN CENTRE [ROYTON NORTH]**

Report received which sought approval of a planned disposal of an area of Council owned land at Royton District Centre as detailed at appendix 1 to the report.

The report provided details of a memorandum of understating signed between the Council and Dranfield Properties Ltd which set out both party's aspirations and responsibilities for working together towards the redevelopment of Royton District Centre. Planning permission had been granted for the proposed development of Royton District Town Centre including permission for an A1 55,000 square foot retail supermarket and the Council and Dransfield Properties were in a position to agree detailed terms with a food store operator and this would require the disposal of the land as detailed at appendix 1 of the report.

Options/Alternatives

Option 1 – Do nothing

Option 2 – Advertise the Council land on the open market

Option 3 – Include the Council land in the comprehensive redevelopment proposals with Dransfield Properties, the Council's redevelopment partner.

RESOLVED – That the Cabinet would consider the commercially sensitive information contained at Item 22 of the agenda before making a decision.

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**PROPOSED DISPOSAL OF LAND AT WARD LANE DIGGLE OLDHAM (ASSET 987)**

The Cabinet gave consideration to a report of the Executive Director, Corporate and Commercial Services which sought approval of the outcome of a tender exercise carried out in respect of the proposed disposal of land at Ward Lard, Diggle as detailed at appendix 1 of the report.

The report provided details of the statutory requirement undertaken by the Council to advertise its intention to dispose of the land and to consider any objections, outline planning permission for residential development sought for the land before going to market and the marketing of the land for sale.

The Council received 3 tenders for consideration.

Options/Alternatives considered

Option 1 – Do nothing.

Option 2 – Proceed to grant a 250 year lease of the land on the stipulation that the conditions of sale were met.

Option 3 – Proceed to dispose of the freehold on the stipulation that the conditions of sale were met.

RESOLVED – That the Cabinet would consider the commercially sensitive information as detailed at Item 23 of the agenda before making a decision.

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**PROPOSED DISPOSAL OF CITY LEARNING CENTRE, HOLLINWOOD AVENUE, CHADDERTON, OLDHAM (ASSET 3052)**

The Cabinet gave consideration to a report of the Executive Director, Corporate and Commercial Services which sought

approval to award a tender in relation to the disposal of the City Learning Centre, Hollinwood Avenue, Chadderton, Oldham as detailed within the report at appendix 1 to the report.

The report provided details of the application to dispose of this land pursuant to schedule 1 of the Academies Act 2010 to the Secretary of State for Education and approved on the 22<sup>nd</sup> May 2014.

The property had been marketed for sale inviting sealed bids.

Options and Alternatives considered

Considered at Item 24

RESOLVED – That the Cabinet would consider the commercially sensitive information as detailed at Item 24 of the agenda before making a decision.

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### **PROPOSED DISPOSAL OF LAND OFF BLACKSHAW LANE, OLDHAM (ASSET 2076)**

The Cabinet gave consideration to a report of the Executive Director, Corporate and Commercial Services which sought approval to award the disposal of land off Blackshaw Lane Royton Oldham as detailed at appendix 1 to the report to the preferred bidder in a recent tender exercise

The report provided details of the statutory requirement to advertise the land to afford the opportunity for public consultation.

The land was marketed for sale and received tenders for consideration.

Options/Alternatives considered

Option 1 – Do nothing

Option 2 – Proceed to grant a 250 lease of the land on the stipulation that the conditions of sale were met.

RESOLVED – That the Cabinet would consider the commercially sensitive information contained at Item 25 of the agenda before making a decision.

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### **SCHOOL ADMISSIONS ARRANGEMENTS 2016-17**

Consideration was given to a report of the Executive Director Health and Wellbeing which sought approval of the Council's statutory obligations to publish its admission arrangements for community and voluntary schools for the academic year 2016-17 and the current arrangements for appeals to independent appeals panels.

The report provided details of the admission arrangements and appeals process requiring approval.

Option/Alternatives considered

Option 1 – To approve the co-ordinated scheme at appendix A, the arrangements for admission to community and voluntary controlled primary and secondary schools as set out in appendices B and C and the continuation of existing arrangements for appeals to independent appeals panels.

Option 2 – To request changes to the proposed arrangements.

RESOLVED – That the co-ordinated scheme and arrangements for admissions to community schools as set out in appendices



A-C of the report and the current arrangements for appeals to independent appeals panels be agreed.

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### **ORGANISATIONAL FRAMEWORK - IMPLEMENTATION UPDATE**

The Cabinet gave consideration to a report of the Chief Executive which sought to inform members of the current position of the revised organisational framework with regard to the senior appointments that had been made and the next stages of implementation.

It was reported that the framework had realised savings in line with identified budget reductions.

Options/Alternatives considered

None

RESOLVED – That the progress around the implementation of the revised organisational framework be noted.

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### **CONTRACT EXTENSION REQUEST: PROVISION OF HOUSING-RELATED SUPPORT IN ACCOMMODATION BASED SERVICES**

Consideration was given to a report of the Executive Director, Health and Wellbeing which sought approval to extend three contracts for the provision of housing related support for a further two years.

It was reported that in extending the contract further efficiencies would be achieved whilst maintaining necessary service provision

Options/Alternatives considered

Option 1 – Allow the contracts to expire at their current end date. Closure of these services would impact on homelessness, remove provision and a socially costly experience for vulnerable households.

Option 2 – To tender the services. This would not allow for data collection in terms of trends for demand and the current service met the required quality standards and key performance indicators.

Option 3 – To extend the current contracts to 31<sup>st</sup> March 2017 at the contract values detailed within the report.

RESOLVED – That the current contracts for provision of housing-related support in accommodation based services as outlined below be extended and agreed.

- a. Threshold: Generic Services, at a contract value of £612,000 in 2015/16 and £576,000 in 2016/17.
- b. Women's Services, at a contract value of £315,800 in 2015/16 and £297,050 in 2016/17.
- c. DePaul UK: Young People's Services, at a contract value of £342,000 in 2015/16 and £321,750 in 2016/17.

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### **INTEGRATED SEXUAL HEALTH SERVICE – CONTRACT EXTENSION REQUEST**

Consideration was given to a report of the Executive Director, Health and Wellbeing which sought approval of an extension to



a contract for sexual and reproductive health service delivered by Virgin Care Blackpool LLP for 5 months.

It was reported that the extension was required to maintain continuity of service provision and allow the Council's procurement service to determine and carry a process of re – procurement to deliver best value.

Options/Alternatives considered

Option 1 – Utilise the Salford public health services framework.

Option 2 - To approve an extension to allow the feasibility of jointly procuring the service with another Greater Manchester Local Authority.

RESOLVED – That the Cabinet would consider the commercially sensitive inform at Item 26 before coming to a decision.

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## **EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED** that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they contain exempt information under paragraphs 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

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## **OLDHAM COLISEUM THEATRE AND HERITAGE CENTRE - PROJECT IMPLEMENTATION**

The Cabinet considered the commercially sensitive information in relation to Item 6 – Oldham Coliseum Theatre and Heritage Centre.

RESOLVED – That:

1. The funding donation in support of the Capital Programme be accepted and the Leader of the Council in consultation with the Chief Executive, Borough Treasurer and Executive Director for Economy and Skills be authorised to approve any conditions attached to the funding.
2. The Leader of the Council in consultation with the Chief Executive, Borough Treasurer and Executive Director for Economy and Skills be authorised to accept Stage / Round 2 grant funding offers from Arts Council England and Heritage Lottery Fund.
3. Subject to confirmation of Stage/Round 2 grant funding from Arts Council England and Heritage Lottery Fund:
4. The expenditure of funds to continue progression of the project through the design and procurement stage to the Investment Decision be approved.
5. The proposed appointment of Gilbert Ash as the preferred contractor as set out in the report be endorsed.
6. The Cabinet Member for Town Centre, Culture & Tourism in consultation with the Executive Director for Economy and Skills be authorised to conclude negotiations with the preferred contractor and award a Contract for pre-construction services within the financial limitations of the approved project budget.
7. The Cabinet Member for Town Centre, Culture & Tourism in consultation with the Executive Director for Economy



and Skills be authorised to approve the enabling works contract to Gilbert Ash within the financial limitations of the approved project budget.

8. The Cabinet Member for Town Centre, Culture & Tourism in consultation with the Executive Director for Economy and Skills be authorised to negotiate the terms of and award the contract for delivery of offsite storage within the financial limitations of the approved project budget.
9. The Director of Legal Services or his nominated representative be authorised to sign and/or affix the Common Seal of the Council to all contract documents and associated or ancillary documentation referred to above and/or required to give effect to the recommendations in this report.

22      **DISPOSAL OF LAND AT ROYTON DISTRICT TOWN CENTRE [ROYTON NORTH]**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 12 – Proposed Disposal of Land at Royton District Town Centre.

RESOLVED – That the Council transfer the freehold ownership in the land at Royton District Centre and detailed in the plan at appendix 1, on the terms outlined in appendix 2 to the report.

23      **PROPOSED DISPOSAL OF LAND AT WARD LANE DIGGLE OLDHAM (ASSET 987)**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 14 – Proposed disposal of land at Ward Lane Diggle.

RESOLVED – That the land at Ward Lane Diggle, as detailed within the report and in accordance with the site plan at appendix 1 to the report be disposed of, on the terms outlined within the report.

24      **PROPOSED DISPOSAL OF CITY LEARNING CENTRE, HOLLINWOOD AVENUE, CHADDERTON, OLDHAM (ASSET 3052)**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 14 – Proposed Disposal of City Learning Centre, Hollinwood Avenue.

RESOLVED – That the Council dispose of land and buildings at the City Learning Centre, Hollinwood Avenue as detailed in the plan at appendix 1 of the report on the terms outlined in the report.

25      **PROPOSED DISPOSAL OF LAND OFF BLACKSHAW LANE, OLDHAM (ASSET 2076)**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 14 – Proposed disposal of land off Blackshaw Lane, Royton.

RESOLVED – That the land off Blackshaw Lane Royton as detailed within the report and in accordance with the site plan at appendix 1 to the report be disposed of by way of grant of a 250 year lease.

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**INTEGRATED SEXUAL HEALTH SERVICE – CONTRACT EXTENSION REQUEST**

The Cabinet gave consideration to the commercially sensitive information in relation to Item 19 – Integrated Sexual Health Service – Contract Extension request.

RESOLVED – That:

1. An extension to the current contract with Virgin Care Blackpool LLP be agreed.
2. The route to market for procuring the services be agreed.

The meeting started at 6.00pm and finished at 6.35pm

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