

# SHEFFIELD CITY COUNCIL

## Cabinet

### Meeting held 21 August 2013

**PRESENT:** Councillors Julie Dore (Chair), Isobel Bowler, Leigh Bramall, Jackie Drayton, Harry Harpham (Deputy Chair), Mazher Iqbal, Mary Lea, Bryan Lodge and Jack Scott

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#### **1. APOLOGIES FOR ABSENCE**

1.1 An apology for absence was received from Councillor Jackie Drayton.

#### **2. EXCLUSION OF PUBLIC AND PRESS**

2.1 No items were identified where it was proposed to exclude the public and press.

#### **3. DECLARATIONS OF INTEREST**

3.1 There were no declarations of interest.

#### **4. MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the meeting held on 17 July 2013 were approved as a correct record.

#### **5. PUBLIC QUESTIONS AND PETITIONS**

##### **5.1 Public Question in respect of the former Jessop Hospital Edwardian Wing**

Nigel Slack asked two questions in respect of the Jessop Hospital Edwardian Wing and the proposed demolition. His first question referred to a recent letter in the Sheffield Star newspaper from the Vice Chairman of the Hallamshire Historic Buildings Society concerning the reclamation of valuable and important architectural features of the building. Mr Slack asked whether the Council had any information about whether the University had salvaged any of the heritage material and whether such salvage was part of the planning permission? And if such salvage was not part of the permission, why not?

Mr Slack's second question referred to the demolition site itself and he commented how, on passing the site last week, he had noted that the demolition company was from Rotherham and the fences around the site were erected by a Preston company. He therefore requested if the Council could comment on how companies from Rotherham and Preston were contributing to the £23.9m boost to the Sheffield economy as quoted by the University?

In response, Councillor Leigh Bramall, Cabinet Member for Business, Skills and Development, commented that there was no requirement in the planning permission to salvage any historical materials as they were felt to not be of

sufficient historical value. The significance of the scheme outweighed the need for historical protection. It was the Universities own land and could do with it as they wish.

In respect of the second question, Councillor Bramall commented that the company from Rotherham referred to were based at an S postcode so they were closely linked to the local economy. Many contracts had not yet been let and many would be awarded to local companies. 70% of business works in the City were awarded to local businesses and this was recognised by the recent Government award which acknowledged that Sheffield was one of the best Council's in the country to do business with. Councillor Bramall further commented that he had no doubt that Sheffield University were developing one of the most elite engineering faculties in the country which would provide a significant boost to the economy.

#### 5.2 Public Question in respect of the Amey final business case.

Nigel Slack referred to a question he had asked at the last Cabinet meeting, held on 17<sup>th</sup> July, where he had asked for a timescale for the release of the uncensored version of the Amey final business case. Mr Slack commented that the response he received suggested that despite the fact that the Council had been working on this since last November there was still no timescale as to when it might be completed. He therefore asked if the Council could indicate what the hold up was, who was causing the hold up and what steps they were taking to speed matters up, or whether they were hoping Mr Slack would simply lose interest?

Councillor Bryan Lodge, Cabinet Member for Finance and Resources, commented that there had been no further progress since the last meeting. Given the current budgetary situation this was not seen as a priority at the present time. Once this had been completed it would be available to view on the Council's website.

#### 5.3 Public Question in respect of the Streets Ahead Project

Nigel Slack informed Members that the Streets Ahead project had been to his street. He reported that they had replaced some, but not all of the gully grates, they had installed some, but not all of the street lamp standards and they had simply not turned up for two days of road resurfacing work that were scheduled. He therefore requested that the Council comment on how far the project was behind target?

Councillor Jack Scott, Cabinet Member for Environment, Recycling and Streetscene, responded that he was pleased that the project had visited Mr Slack's area and the project as a whole was good for the City. He reported that there had been a slight delay to works in the Highfield area and these would be restarted as soon as possible. The project was not behind the end date schedule and was on budget. It had improved the environment and created 700 jobs for people. He would provide Mr Slack with a full written response clarifying when the works would be completed on his road.

#### 5.4 Public Question in respect of Zero Hours Contracts

Nigel Slack referred to a question he had asked at the last Cabinet meeting regarding 'zero hours' contracts. The response had stated that the Council was not aware of anyone being employed by the Council on such contracts. However, since then Mr Slack reported that he had been in conversation with one direct employee of the library service who was certainly employed on a 'zero hours' contract. He therefore asked if the Council wished to revise their comments or at the very least undertake to improve their awareness?

Mr Slack further stated that, in addition, he was told he would receive information about the numbers of those employed by contractors on 'zero hours' contracts. He stated that this was 25 working days ago, when he understood that such information should be supplied within 10 days according to Council protocol. He asked, therefore, when he would receive the promised information?

The Leader of the Council, Councillor Julie Dore, confirmed that at the last meeting she was not aware of any employee being employed on a zero hours contract. Since the last meeting the issue of zero hours contracts had become a topical issue along with issues around private and public sector employment. Councillor Dore commented that she had investigated the use of such contracts around the Council. She stated that such contracts could be beneficial for the employee in terms of flexibility, such as carers who could not commit to a full contract. The Council wanted to ensure that they had contracts which worked for both the employer and the employee but which didn't exploit the employee. All those employed on zero hour contracts at the Council had employee rights such as sick pay and were jointly agreed between the employer and the employee. Nevertheless, the contracts were being reviewed across the Council to ensure that they were fair to all.

Councillor Bryan Lodge added that those on Zero hour contracts were supported by the Trade Unions and had rights such as holiday and sick pay. Those on zero hour contracts employed by the Council were not those in the private sector recently highlighted in the media and the Trade Unions recognised their value and the flexibility they could provide to some employees.

Councillor Mary Lea, Cabinet Member for Health, Care and Independent Living, commented that those employed on zero hours contracts within her portfolio were not substantive posts and were used to fill in for employees on holiday or sick leave. Those employed on zero hours contracts had the required training and supervision. She would investigate exact numbers of those employed and report back to Mr Slack.

#### 5.5 Public Question in respect of Local Area Working

Vicky Seddon asked whether the Council was going to inform people who have been active in Community Assemblies and other community forums about the next steps, following the demise of Community Assemblies and the proposed establishment of local area partnerships, and how they can be involved as she believed the webpage did not make this clear.

In response, Councillor Mazher Iqbal, Cabinet Member for Communities and Inclusion, reported that it may be useful for Ms. Seddon and others to look at the recent Cabinet report which outlined proposals for future local area working. Along with officers, he was working with the Communications team at the Council to establish the most appropriate method of communicating future plans with stakeholders and it was hoped that this would start in September 2013.

The extensive mailing list from the previous model of working had been examined for communication purposes and local ward members would be requested to organise community meetings to discuss future plans. There would also be communication through blogs and the Council website. There would be face to face meetings with the Voluntary, Community and Faith Sector (VCF). Councillor Iqbal believed that it was important to work with local people and this would be done through Elected Members and the message would be simple and plain.

A City Partnership approach would be developed and officers would be working through Sharon Squires and the Sheffield Executive Board.

Councillor Julie Dore added that the difference with the new proposals and way of working would be that they would be built around partnerships which was key to address issues in and around communities. The Local Area Partnership Chairs had been appointed and it was key to involve partners in what the Local Area Partnerships looked like and how they operated.

## **6. ITEMS CALLED-IN FOR SCRUTINY**

- 6.1 There were no items called-in for Scrutiny.

## **7. RETIREMENT OF STAFF**

The Director of Legal and Governance submitted a report on Council staff retirements.

**RESOLVED:** That this Cabinet :-

(a) places on record its appreciation of the valuable services rendered to the City Council by the following staff in the Portfolios below:-

<u>Name</u>	<u>Post</u>	<u>Years' Service</u>
<b><u>Children, Young People and Families</u></b>		
Karen Archer	Teacher, Birley Federation	29
Nicholas Archer	Teacher, Stocksbridge High School	28
Maria Atkinson	Supervisory Assistant, Stocksbridge High School	27

Peter Bavelja	Teacher, King Edward VII School	27
Mary Callaghan	Teacher, Newfield School	30
Mark Crossley	Teacher, Newfield School	32
Alison Dallman	Teacher, Stocksbridge High School	27
Hazel Deakin	Curriculum Specialist, Woodthorpe Primary School	28
Kathryn Drew	Teacher, Forge Valley Community School	23
Colin Fleetwood	Headteacher, Grenoside Primary School	32
Denise Harrison	Deputy Headteacher, Broomhall Nursery and Children's Centre	38
Shirley Hetherington	Senior Teaching Assistant Level 3, Beck Primary School	24
June Marie Holman	Teacher, Dobcroft Junior School	29
Susan Kitson	Primary School Assistant, Greenlands Junior School	27
Mary Lynes	Headteacher, Nether Edge Primary School	35
Helen Tempest	Teacher, King Edward VII School	23
Fran Wells	Headteacher, King Edward VII School	33
Christine Whittaker	Senior Teaching Assistant Level 3, Mossbrook Primary School	23
<b><u>Resources</u></b>		
David Fox	Workshop/Depot Operative	34

(b) extends to them its best wishes for the future and a long and happy retirement; and

(c) directs that an appropriate extract of this resolution under the Common Seal of the Council be forwarded to them.

## **8. REVENUE BUDGET MONITORING 2013/14 (MONTH 3) AS AT 30/6/13**

8.1 The Executive Director, Resources submitted a report providing the month 3 monitoring statement on the City Council's Revenue Budget for 2013/14.

8.2 **RESOLVED:** That Cabinet:-

(a) notes the updated information and management actions provided by the report on the 2013/14 budget position;

(b) approves the recommendation in paragraph 5 of the report which stated that any additional grants received which were not in the approved 2013/14 budget, are to be held corporately until such point that EMT agrees otherwise; and

(c) delegates authority to the Cabinet Member for Finance and Resources approval of the slippage in order to expedite the re-profiling of the Capital Programme.

## **8.3 Reasons for Decision**

8.3.1 To formally record changes to the Revenue Budget and Capital Programme and gain Member approval for changes in line with Financial Regulations and to reset the Capital Programme in line with the latest information.

## **8.4 Alternatives Considered and Rejected**

8.4.1 A number of alternative courses of action were considered as part of the process undertaken by Officers before decisions were recommended to Members. The recommendations made to Members represented what Officers believed to be the best options available to the Council, in line with Council priorities, given the constraints on funding and the use to which funding is put within the Revenue Budget and Capital Programme.

## **9. 3 ST. PAUL'S PLACE**

9.1 The Executive Director, Place submitted a report seeking authority to enter into an agreement with the developers CTP Limited whereby the Council would agree to purchase new offices to be built at 3 St. Paul's Place, one year after practical completion unless CTP elected to retain the property or to sell it to another party at a higher price.

9.2 **RESOLVED:** That Cabinet:-

- (a) approves the proposals to enter into the agreement to acquire 3 St. Paul's Place on the terms set out in the report and the report in Part 2 of the Cabinet agenda;
- (b) delegates authority to the Executive Director, Place in consultation with the Executive Director, Resources; the Director of Capital and Major Projects and the Director of Legal and Governance to agree the terms of the transaction including the terms of any other documentation;
- (c) authorises the Director of Legal and Governance be authorised to complete such legal documentation as she considers necessary or appropriate in connection with this transaction on such terms as she may agree to give effect to the proposals set out in the report and generally to protect the Council's interests;
- (d) approves the funding of any abortive costs that the Council incurs should the agreement not be entered into, from the Place Portfolio Revenue Budget; and
- (e) agrees that the potential for CTP to exercise the put option for the Council to purchase the property be included within the Council's Medium Term Financial Strategy, funded by the use of the retained Business Rates generated by the building. The costs and income were factored into the MTFS report due at Cabinet on 18<sup>th</sup> September 2013.

8.3 **Reasons for Decision**

- 8.3.1 Officers considered that bringing forward the development of 3 St. Paul's Place in order to address the shortage of Grade A office space in the Central Business District was a priority action both in terms of the Council's Economic Strategy and the regeneration of the City Centre.
- 8.3.2 Because the property is within the boundary of the New Development Deal, then 100% of any Business Rates generated from this property can be retained by the Council. In the event that the Council does purchase the property then any Business Rates generated can be used to mitigate the cost of financing and servicing the building.
- 8.3.3 The proposed terms of the agreement with CTP seek to reduce risk and protect the Council and have the potential to deliver significant financial benefits to the Council from retained Business Rates.

8.4 **Alternatives Considered and Rejected**

- 8.4.1 The provision of new Grade A office space in the City Centre was a key action identified in several current studies and strategies in order to drive

an improvement of the economy of the City and wider City region. The Council could simply do nothing and wait to see whether market forces will deliver this in isolation. It was considered that in the current economic climate this may not happen for several years. If the development did not take place for some time then the financial benefits referred to in section 5 of the report will not arise.

- 8.4.2 Officers have considered other initiatives to seek to facilitate the development such as the Council taking a lease of parts of the building or providing development finance instead of the private sector funding proposed but having considered those options it was believed that the proposed agreement was the most appropriate in terms of seeking to reduce potential risk and total cost for the Council and deferring the time when it may be necessary to borrow in order to complete the purchase. It was also hoped that there was a reasonable prospect that through the route proposed the Council may not actually need to purchase the property in which case the costs will not be incurred.