

Executive Committee

Tuesday, 6 March 2018

MINUTES

Present:

Councillor Bill Hartnett (Chair), Councillor Greg Chance (Vice-Chair) and Councillors Joe Baker, Juliet Brunner, Debbie Chance, Brandon Clayton, Mark Shurmer and Pat Witherspoon

Also Present:

Roger Bennett, David Bush, Michael Chalk and S Laird

Officers:

Ruth Bamford, Matthew Bough, Clare Flanagan, John Godwin, Sue Hanley, Rachel Martin, Jayne Pickering, Dean Piper and Steve Singleton

Committee Services Officer:

Jess Bayley

111. APOLOGIES

An apology for absence was received on behalf of Councillor John Fisher.

112. DECLARATIONS OF INTEREST

There were no declarations of interest.

113. LEADER'S ANNOUNCEMENTS

Due to the length of the agenda the Leader tabled his announcements in writing at the meeting.

114. MINUTES

RESOLVED that

the minutes of the meeting of the Executive Committee held on 19th February 2018 be held as a correct record and signed by the Chair.

.....
Chair

115. LEISURE AND CULTURAL SERVICES BUSINESS CASE

The Executive Director of Finance and Corporate Resources presented the Leisure and Cultural Services Business Case. During the presentation of this business case the following points were highlighted for Members' consideration:

- The Council had considered a feasibility study in respect of future models for the delivery of Leisure and Cultural Services and had agreed in November 2017 that a Local Authority Trading Company (LATC) would be the most appropriate model moving forward.
- A number of services, though not all, would be included in the LATC.
- There was the potential for some services that would not immediately be included in the remit of the LATC to be incorporated at a later date. This could include the BMX Track and Arrow Valley Countryside Centre.
- A number of staff would be affected by the introduction of the LATC; 50 would remain Council employees and 62 would be subject to a TUPE transfer process together with a number of casual staff.
- Officers had been consulting with the Trade Unions throughout the process.
- Some assumptions had been built into the savings plan and the unions had highlighted a number of concerns in relation to these.
- Savings of at least £220,000 were anticipated for the first year with further savings of £440,000 anticipated for year two and £480,000 anticipated for years three and four. These figures had been identified based on savings reported where Councils had introduced LATCs in other parts of the country to deliver similar services.
- The LATC would be able to secure savings from Non-Domestic Rates (NNDR) and would be able to secure VAT savings. In both cases the Council was unable to take advantage of these financial benefits.
- The LATC would be a non-profit organisation. This corresponded with feedback provided by residents in surveys completed in 2017 which called for services to contribute to addressing health inequalities, to continue to have a community focus and to be connected to the Council.
- The LATC would be a Council company providing services to and on behalf of Redditch Borough Council.
- Officers were assuming that the Council would continue to provide support services, such as HR and IT services, for the first 12 months in which the LATC would operate. After this the LATC might opt to obtain these services from another

provider, though would need to provide the Council with notice.

- Subject to the Business Case receiving approval at the Council meeting on 19th March 2018 Officers would start to work on a detailed business plan for the LATC, scheduled for Members' consideration in July 2018.

Following presentation of the report Members discussed a number of points in detail:

- The governance arrangements for the LATC. Members were advised that this would consist of two parts; a Board of Directors and a Shareholders Committee, which would hold the LATC to account.
- The appointment of the Non-Executive Directors to the Board of Directors and how they would be paid. Members were advised that usually Non-Executive Directors were paid expenses and this arrangement was expected to be implemented for the LATC.
- The arrangements in place to recruit Non-Executive Directors to the Board of Directors. Members were advised that experts in relevant fields would be recruited as Non-Executive Directors via a transparent process. This would be a matter reserved for the Council.
- The likelihood that the LATC would deliver the projected savings and the potential implications for the Council's balances if this wasn't achieved. Officers explained that a robust performance monitoring arrangement would be in place and it was likely that any issues in terms of delivering on savings would be identified at an early stage and the LATC would be questioned about why the savings were not being achieved.
- The timeframes in which a review of the LATC would be triggered if the company did not perform sufficiently well to achieve the Council's objectives and anticipated savings. Officers advised that the first 18 months would be challenging for the LATC. As part of contract arrangements any difficulties would hopefully be identified at an early stage, though at any point the Council could reverse the decision to have the LATC if it was found that this was not working for the authority or local community.
- The importance of developing a good working relationship between the Council and LATC to ensure that the company performed as effectively as possible.
- The management fee associated with the LATC and the cost to the Council. Members were advised that this fee was predicated on a specified level of savings with the fee calculated in relation to management costs minus those savings. The Council could review this fee at a later date.

- The feedback that had been received from the Trade Unions in relation to the assumptions in the business case. The Committee was informed that the unions would be recognised by the LATC and staff would be TUPE transferred to the LATC under current terms and conditions.
- The potential to address some of the outstanding concerns that had been raised by the trade unions. Officers advised that conversations continued to take place with the unions and they would be consulted alongside staff, should the business Plan in July receive Council approval.
- The likelihood that the LATC would seek to restructure after staff had been transferred, with a corresponding restructure of the client side of the service being required.
- The non-recurring costs of establishing the LATC and what these might entail. Officers explained that this could include a new accounting system, potentially introducing new software at leisure sites and reviewing IT systems so that the Council could comply with PSN security requirements.
- The date by which it might be possible to confirm the non-recurring costs. The Committee was informed that this information would be available to confirm in the report to Members in July.
- The extent to which the Council could cover any non-recurring costs. Members were advised that some of the savings in the first year could be used as a contingency fund to help cover these costs.
- The performance monitoring arrangements for the LATC and the extent to which these reflected measures on the Council's dashboard. Members were advised that there would be a full range of strategic measures, as agreed in a contract between the Council and the LATC, which would link to both the strategic purposes and community outcomes. Further operational measures would be developed for the LATC.
- The transfer of the four Council-run community centres to the LATC and the potential for other community centres that were currently externally managed to be transferred to the company once existing leases expired. Officers explained that the Council would be able to choose how to proceed with these, though it was noted that the externally managed community centres were all currently the subject of leases with community organisations.
- The costs of continuing to work with the consultants V4 and the extent to which any further financial support was required to support this. The Committee was advised that this working relationship would continue under an existing framework agreement and the budget was already allocated for this purpose.

The Chair noted that Overview and Scrutiny Committee had pre-scrutinised the Leisure and Cultural Services Business Case at their latest meeting. On the basis of their discussions members of the Overview and Scrutiny Committee had proposed three recommendations. Members noted that unfortunately, due to the inclement weather at the beginning of March, the meeting of the Overview and Scrutiny Committee had had to be postponed until 5th March, thereby providing limited notice of the Committee's recommendations or of the background to these for the Executive Committee's consideration. Based on this the Executive Committee concluded that a decision in respect of the scrutiny recommendations should be deferred until the Leisure and Cultural Services Business Case was considered at full Council on 19th March 2018 to provide more time for these to be considered.

RECOMMENDED that

- 1) the Executive Director Finance and Resources be given delegated authority to set up and register a wholly owned LATC for the provision of leisure and cultural services in the Borough of Redditch, on the basis of the governance arrangements set out in Section 2.8 (Page 26) of the business case;**
- 2) the assumptions as included in Section 5.7 (Page 36) in the business case are approved for consideration in the Business Plan when reported to members in July 2018;**
- 3) a recruitment process is commenced for a Managing Director of NewCo and that the Executive Director Finance and Resources be given delegated authority to prepare a job description and person specification;**
- 4) Officers be instructed to prepare a specification for the services to be delivered by the NewCo and prepare a report to Members detailing the impact (financial and staffing) on Redditch Borough Council (RBC) of transferring those services to NewCo to be submitted to Members in July 2018;**
- 5) the Council continues to work with V4 Consulting (with the support and assistance of officers) to prepare a Business Plan detailing how NewCo would deliver the services included in the Specification and deliver best value to RBC during its first 4 ½ years of trading; and**
- 6) the recommendations in respect of the Leisure and Cultural Services Business Case proposed by the Overview and Scrutiny Committee at a meeting on 5th**

March 2018 be reconsidered at Council on 19th March 2018.

116. CIVIL CONTINGENCIES SHORT SHARP REVIEW - FINAL REPORT

The Chair of the Civil Contingencies Short Sharp Review, Councillor Gareth Prosser, presented the group's final report. In so doing he highlighted that the review had been agreed in July 2017 in the aftermath of the Grenfell Tower fire. During the course of the review Members had consulted with a range of expert witnesses, from both the Council and external organisations. Based on the evidence that had been gathered Members had concluded that Redditch Borough Council had appropriate emergency planning procedures in place. However, the group was proposing that the authority's emergency plan should be reviewed on an annual basis rather than every three years.

The Overview and Scrutiny Committee had considered the group's proposals at a meeting on 5th March 2018. During this meeting the Committee had endorsed the group's recommendations. This included a proposal for the Overview and Scrutiny Committee to receive an annual update in respect of emergency planning arrangements; as this would be taking place in a public meeting environment it was hoped that it would help to provide reassurance to local residents about the Council's preparedness in the event of an emergency. The Overview and Scrutiny Committee had endorsed this proposal and as the Committee could set its own work programme the Executive Committee was asked to note this decision.

The group had concluded that the launch of the review should have been postponed until the North Worcestershire Civil Contingencies and Resilience Manager had returned from maternity leave as the evidence she had provided had helped to reassure the group that no further investigation was required. Members had therefore proposed that the Overview and Scrutiny Committee could learn lessons from this review and should consider postponing the launch of future reviews until key witnesses were available.

Officers advised that the Corporate Management Team (CMT) had welcomed the scrutiny review. The exercise had helped to inform a refresh of the emergency plan and would have a positive impact on civil contingency arrangements moving forward.

Members welcomed the findings detailed in the report and thanked the group for their hard work. It was noted that the Portfolio Holder for Community Safety and Regulatory Services, whose remit covered emergency planning, had not been consulted as part of the

review. It was suggested that in future Overview and Scrutiny Task Groups should consider consulting with the relevant Portfolio Holder if possible.

RESOLVED that

- 1) the content of the Council's emergency plan should be reviewed on an annual basis; and**
- 2) the group's proposal for the Overview and Scrutiny Committee to receive an annual update in respect of the Council's emergency planning arrangements be noted.**

117. REDDITCH BUSINESS CENTRES REVIEW

The Economic Development Manager presented the Redditch Business Centres Review. The Committee was advised that the business centres were operating within budget and represented value for money. The proposals detailed in the report would help to meet the needs of businesses that were already occupying units as well as growing businesses that might be interested in moving onto the premises.

Members welcomed the report and thanked officers for taking action to improve the service so that the centres could be managed more effectively and appropriate investment was made to meet the needs of businesses. The Council had achieved an 85 per cent occupancy rate in the business centres, which ensured that the authority continued to receive adequate income whilst at the same time having the potential to offer vacant units to new or growing businesses. There was the potential that some businesses currently occupying units in the business centres would move to the Redditch Gateway in due course. This would help to make further units available to new companies.

RECOMMENDED that

- 1) the key findings and recommendations of the strategic review be endorsed, with specific reference to the following:**
 - a. day to day management of annual expenditure on operational activities and any future capital expenditure budgets for all three of the business centres should be transferred from the general fund to be managed by NWEDR under the Centres Manager;**

- 2) **Redditch Borough Council renews the current lease of Unit 17 Broad Ground Road, Lakeside Industrial Estate, Redditch (the Rubicon Business Centre); and**
- 3) **Subject to approval of Recommendation 2 above, the Head of Customer Access and Financial Support be delegated the authority to instruct Place Partnership Ltd to finalise the terms of the renewal of the lease.**

118. HOUSING ALLOCATIONS POLICY AMENDMENT

The Housing Strategy and Enabling Team Leader presented the Council Housing Allocations Policy 2018 Update report. Members were advised that the Homelessness Reduction Act 2017 placed new duties on the Council leading to the need to update the policy. Changes included treating those that the Council recognised as being unintentionally homeless as gold band rather than silver priorities. The adapted policy would also enable couples with a child aged under two to apply for both one and two bedroom properties, whereas in the past they had only been eligible to apply for one bedroom properties.

The potential for the position of kinship carers to be taken into account within the policy was briefly debated. It was noted that kinship carers, who were related to the person they cared for, were in a different position to foster carers and were more likely to continue to live with and care for their relative. Officers undertook to check the position with regard to kinship carers prior to full Council on 19th March 2018.

RECOMMENDED that

the revised Housing Allocations Policy 2018 (appendix 1) be adopted and;

RESOLVED that

authority be delegated to the Deputy Chief Executive and Executive Director for Leisure, Environment & Community Services in conjunction with the Legal Service Manager, following consultation with the Portfolio Holder for Housing, to make any future amendments to the Council's Housing Allocations Policy that are deemed to be necessary and which do not trigger the statutory obligation to consult the persons affected by the changes pursuant to section 168(3) of the Housing Act 1996.

119. POLLING PLACES REVIEW 2018

The Principle Solicitor presented the Polling Places Review 2018 and in so doing explained that Officers had undertaken this review following receipt of requests to consider using alternative premises as polling stations in place of Abbeydale First School and Roman Way First School. A number of alternative locations had been visited by Officers, including Winyates Barn, St Andrews Church, Willow Trees Children's Centre, the Health Centre in Church Hill and the YMCA, some of which already hosted polling stations. Officers had identified some issues with both the existing locations where polling stations were situated and with the proposed alternatives.

Members discussed the proposals further and noted the following:

- Limited parking availability at a number of the alternative locations, particularly St Andrews Church and Winyates Barn.
- Problems with access to the health centre, which had limited capacity on the ground floor but no lift access to the first floor.
- The difficulties that would be caused for parents if the Willow Trees Children's Centre was closed for the day in order to accommodate two polling stations.
- The difficulties experienced by pupils, parents and teachers at Abbeywood First School and Roman Way First School on election days and the need to minimise disruption.

RECOMMENDED that

no changes be made to the polling places for the electors in Polling District CHB and Polling District WIB.

120. PERFORMANCE UPDATE REPORT

The Deputy Chief Executive presented the Corporate Performance Report. Members were advised that the report would be presented on a bi-monthly basis, with each edition focusing on a different strategic purpose. This version of the report was focusing on the purpose 'keep my place safe and looking good'.

Data had been provided in relation to Anti-Social Behaviour incidents which reflected the type of information that was discussed at Tasking Group meetings. There was a data lag of two months for this as the Council needed to wait to obtain this information from an external organisation. A significant narrative had been provided in respect of the transition of the Place teams within the Locality areas. Officers had been pleased to learn that nearly 900 residents

had signed up for the new garden waste collection service and it was hoped that numbers would continue to grow.

Corporate data had also been provided. There had been a lag in the provision of sickness absence data following the introduction of a new system in January 2017. The final figures would not be available until April 2018. The Council's figures were lower than the norm for sickness absence in the public sector, though higher than the standard figures for sickness absence in the private sector.

Members noted that on the previous occasion on which this matter had been discussed some of the measures had not recently been updated. Since then reminders had been issued to managers to keep the information up to date and officers were encouraged to clarify within the commentary for a measure if there would be a delay in obtaining the data.

The Committee also briefly discussed sickness absence data and the extent to which pregnant women's experiences featured in this data. Officers clarified that if a pregnant member of staff experienced sickness during her pregnancy that caused her to be absent from work this would be recorded in the absence figures.

RESOLVED that

the contents of the report and associated appendix be noted.

121. FINANCE MONITORING QUARTER 3 2017/18

The Executive Director of Finance and Corporate Resources presented the Finance Monitoring Quarter 3 2017/18 report and in doing so highlighted the following points for Members' consideration:

- The Council was projecting a variance of £150,000 by the end of the year in 2017/18.
- When corporate financing and capital costs were taken into account a shortfall of £396,000 was anticipated for the end of 2017/18.
- One cause of the shortfall was that the Council had not received the number of planning applications that had been anticipated, representing a shortfall of approximately £100,000.
- The additional costs associated with the marquee that had been provided by Bereavement Services was also contributing approximately £90,000 to this shortfall.
- A void property had been listed as a cost to the Council, though officers undertook to check whether this should have referred to the costs arising from multiple void properties.

- A shortfall in corporate savings had been recorded for Enabling Services.
- Savings had been achieved through paying for the Council's pension deficit costs up front.
- Significant figures had been recorded in the Housing Revenue Account (HRA) for Repairs and Maintenance and Supervision and Management costs. This had arisen partly due to the need for the Council to employ temporary additional management staff whilst a number of issues in the Housing Department were addressed.
- The format of financial monitoring reports would be changing in 2018/19.

After the report had been presented Members discussed a number of matters in detail:

- The action that would be taken by officers to reduce the shortfall by the end of the financial year. Officers advised that Heads of Service had been working hard in an attempt to reduce the shortfall and any expenditure not considered necessary over the next couple of weeks would not be approved.
- The potential to balance the budget by the end of the financial year by using funding from balances. Officers confirmed that the Council had sufficient balances to accommodate this arrangement.
- The action being taken to ensure that void properties were rented out, thereby increasing rental income for the Council.
- The amount that had been spent to date on the vehicle purchasing and Locality capital projects schemes. Officers undertook to obtain further detail in relation to this matter together with clarification about the associated borrowing costs for the Council.
- The level of expenditure achieved to date in respect of the Disabled Facilities Grant and the potential to use some of this funding to promote the scheme to eligible residents. Officers agreed to check this outside the meeting, though it was noted that this was unlikely to be possible as these were capital funds and advertising costs usually came from revenue budgets.

RESOLVED that

Executive Committee note the current financial positions for the quarter April – December 2017 as detailed in the report.

RECOMMENDED that

the 2017/18 Capital Programme be increased by £73k on the Disabled facilities grant project due to additional funds being received by DCLG.

122. RISK MANAGEMENT STRATEGY

The Executive Director of Finance and Corporate Resources presented the Risk Management Strategy and in so doing advised Members that the Council had not reviewed this strategy for approximately five years. The updated strategy had been drafted in accordance with advice received from the Zurich Insurance Group in respect of best practice. The document was intended for the use of staff, elected Members and members of the public and set out how the Council managed and mitigated risks. A handbook had also been drafted which would be provided for the use of managers if the strategy was approved.

RECOMMENDED that

the Risk Management Strategy be approved.

123. OVERVIEW AND SCRUTINY COMMITTEE

Officers confirmed that there were no outstanding recommendations arising from the meeting of the Overview and Scrutiny Committee held on 13th February 2018 that remained to be considered.

RESOLVED that

the minutes of the Overview and Scrutiny Committee meeting held on 13th February 2018 be noted.

124. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.

The Committee noted that the Audit, Governance and Standards Committee had referred a recommendation in respect of the Council delivering unidentified savings at its latest meeting on 1st February 2018.

RESOLVED that

the Corporate Management Team put together a clear action plan to deliver the unidentified savings in 2017/18.

125. CORPORATE PARENTING STEERING GROUP - VERBAL UPDATE

Councillor Baker, the Council's representative on the Corporate Parenting Steering Group, advised that there were no updates to provide.

126. ADVISORY PANELS - UPDATE REPORT

Members considered and noted the content of the Advisory Panels Update Report.

127. ONE PUBLIC ESTATE EXERCISE

The Head of Planning and Regeneration and the Head of Economic Development and Regeneration – North Worcestershire presented the One Public Estate (OPE) Exercise report. During the presentation of this report the following matters were highlighted for Members' consideration:

- The Town Centre Regeneration Prospectus was a high-level, aspirational document designed to promote Redditch town centre as an ideal location for a mix of retail, residential and office developments.
- The prospectus advertised the benefits associated with being located in Redditch as well as potential sites suitable for redevelopment.
- The OPE exercise had focused on public sector assets and how these could be better used to promote the town.
- A range of partners had been engaged in the OPE exercise including Worcestershire County Council, West Mercia Police, Hereford and Worcester Fire and Rescue Service various branches of the NHS and Redditch Borough Council.
- A key finding in the OPE report was a proposal for different public sector organisations to co-locate in a hub in the centre of Redditch.
- In the report it was suggested that this hub could be located on Church Road as this was a location where low footfall had been identified.
- At this stage the suggestions featured in the OPE were aspirational and no decisions had been taken.
- Additional work was required to investigate the feasibility of the OPE proposals, to determine whether any of the suggestions should be pursued further.

Following presentation of the report the recommendations as printed in the report were proposed by Councillor Hartnett. In proposing these recommendations Councillor Hartnett commented that this formed part of the Council's 10 point plan for economic

development in the Borough. The process had involved significant consultation with partner organisations, though had been largely officer-led to date. Further consultation would need to be undertaken in respect of this matter over time and financial support would be required from both public and private sector organisations to bring any plans to fruition. Redditch Borough Council should lead this initiative to the benefit of the local economy.

The recommendations detailed in the report were seconded by Councillor Greg Chance. In seconding the proposals Councillor Chance explained that the report detailed ambitious options available for the regeneration of the town centre, though no decisions had yet been taken. The Council's bid to the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) for £5 million had been accepted as an A graded bid. This funding would help to support progression with the proposals detailed in the documentation.

Early in the debate on this item Councillor Juliet Brunner proposed an amendment to the recommendations. This amendment was seconded by Councillor Brandon Clayton.

The amendment read as follows:

“Recommendation 1

The sum of £50,000 be allocated to further explore the concepts proposed and develop a range of fully costed proposals to also include those in the Regeneration Prospectus to enable members and the public to consider the proposed options for regeneration.

Authority to be delegated to the Chief Executive to manage this budget in consultation with the Portfolio Holder for Planning, Regeneration, Economy and Transport and the Leader of the Opposition.

Recommendation 2

The council provides in principal support for the one public estate review report. To include the option of using the Town hall and other areas in town centre as possible sites. Final decision to be taken by executive committee following the consideration of a detailed business case setting out strategic commercial, economic, commercial, financial and management case for the council to:

- a) lead on negotiation of acquisition of land to facilitate the development of new public services hub; and*

- b) *lead on negotiations with partner organisations regarding their commitment to transferring services.*

Recommendation 3

further work in respect of the Town Centre Regeneration Prospectus and the One Public Estate Review be postponed to allow time for an Overview and Scrutiny Task and Finish exercise to be undertaken to investigate this matter in more detail."

In proposing the amendment Councillor Brunner explained that she was concerned that the recommendations in the report appeared to be a fait accompli. The amended proposals would provide an opportunity to explore all available options for the redevelopment of the town centre further, including those detailed in the Town Centre Redevelopment Prospectus. The second recommendation would enable a decision to be made based on an informed business case. Finally an Overview and Scrutiny review, as detailed in the third recommendation, would provide elected Members with a chance to investigate this matter further.

In seconding the amendment Councillor Brandon Clayton expressed concerns about the speed with which work on the Town Centre Regeneration Prospectus and OPE was proceeding. Members were also asked to note that the Council's Planning Advisory Panel (PAP) had not been consulted.

In considering the proposed amendment Members noted that a development board would be established that would have a chance to influence the process as the town centre regeneration and OPE exercise advanced. The town centre redevelopment and OPE were both at initial stages. Officers would need to commit to this work and it was suggested that progress would best be achieved through retaining the original recommendations proposed by officers in the report.

Concerns were also raised about the third recommendation in the amendment, which had originally been proposed by the Overview and Scrutiny Committee at a meeting on 5th March 2018. It was noted that a Task Group exercise would take some time to complete and this could delay progress with the regeneration of the town centre. There would be a number of consultation opportunities through the OPE process as opportunities for the regeneration of the town centre progressed and the Overview and Scrutiny Committee, like other stakeholders, could be involved in this consultation process.

At the end of these discussions the amendment was put to the vote and was defeated.

Following consideration of the amendment Members discussed a number of matters relating to the original proposals detailed in the report:

- The potential for the current Town Hall to be redeveloped into flats. Members were asked to note that there was no guarantee that the Town Hall would be converted into residential properties and this was only one of several regeneration options available.
- The application to develop 42 new flats on a site close to the Palace Theatre and the impact that this might have on the availability of parking spaces in the town centre.
- The potential that residents living in town centre accommodation would prefer to travel by public transport rather than to utilise their own vehicles.
- The need for the Council to provide disabled parking spaces to customers visiting the Palace Theatre.
- The significant number of parking spaces available within Redditch town centre compared to other towns in the country.
- The extent to which sufficient car parking spaces were available to access in the evenings in Redditch town centre.
- The need to develop a vibrant economy in Redditch town centre and how the town compared to others in the region.
- The length of time that had been taken to bring forward proposals in respect of the OPE and town centre regeneration to the Executive Committee. The Committee was advised that this had involved an extensive process and Officers had been working on this issue for approximately 18 months.
- The difficulties that had been experienced encouraging residents to let or purchase residential properties in Threadneedle House and the extent to which similar problems might occur should the Town Hall be converted into accommodation.
- The need for soft market testing to be undertaken to assess whether there would be demand for residential properties on the sites of any of the public sector assets identified in the OPE exercise.
- The extent to which businesses had been consulted as part of the OPE exercise. Officers advised that the Council would not consult with businesses before consulting with residents and in some cases a professional opinion in respect of an opportunity would be required before any consultation could take place.

At the end of a very lengthy debate the Committee

RECOMMENDED

- 1) that the development concepts and proposals outlined in the Redditch Town Centre Regeneration Prospectus attached at Appendix 1 should be endorsed with a sum of £50,000 allocated to support the development of proposals contained within the Regeneration Prospectus; authority to be delegated to the Chief Executive to manage this budget following consultation with the Portfolio Holder for Planning, Regeneration, Economy and Transport;
- 2) that the Council provides in principle support for the key recommendation of the One Public Estate Review report (at Appendix 2) which is for the creation of a new purpose built multi-agency Public Services Hub, with the preferred site at this stage identified as land owned by the NHS and HE on Church Road, with a final decision to be taken by the Executive Committee following consideration of a detailed business case setting out the strategic, economic, commercial, financial and management case for the Council to:
 - a) Lead on the negotiation of acquisition of land from the NHS and HE to facilitate the development of the new Public Services Hub;
 - b) Should the preferred option not be achievable, work to identify a suitable alternative option and work with the NHS and HE to progress an alternative solution for the Church Road site;
 - c) Lead on negotiations with partner organisations regarding their commitment to transferring services to the Public Services Hub;
 - d) Market the current Town Hall for re-development or conversion purposes.
- 3) to include an initial budget of £150,000 in the capital programme for 2018/19 to support the development of the business case for the new Public Services Hub and authority to be delegated to the Chief Executive to manage this budget following consultation with the Portfolio Holder for Planning, Regeneration, Economy and Transport; and

RESOLVED that

the recommendation made by the Overview and Scrutiny Committee at a meeting on Monday 5th March 2018 in respect of the One Public Estate exercise be rejected.

The Meeting commenced at 7.00 pm
and closed at 9.44 pm