



# Council

Mon 25 Jul

2022

7.00 pm

Council Chamber,  
Redditch Town Hall  
Walter Stranz Square  
Redditch  
B98 8AH

**REDDITCH** BOROUGH COUNCIL



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a  
difference*

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**If you have any queries on this Agenda please contact  
Jess Bayley-Hill**

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## **GUIDANCE ON FACE-TO-FACE MEETINGS**

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**At the current time, seating at the meeting will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants.**

**Please note that this is a public meeting.**

**If you have any questions regarding the agenda or attached papers, please do not hesitate to contact the officer named above.**

### **GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON**

Members and Officers who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend the meeting if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

The meeting venue will be fully ventilated, and Members and officers may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

### **PUBLIC SPEAKING**

The usual process for public speaking at Committee meetings will continue to be followed subject to some adjustments which allow written statements to be read out on behalf of residents and the virtual participation of residents at meetings of Council and Planning Committee. Members of the public are encouraged to log in virtually, either to speak or observe meetings wherever possible.

Members of the public will be able to access the meeting in person if they wish to do so. Seating will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants. It should be noted that members of the public who choose to attend in person do so at their own risk.

Members of the public who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend the meeting if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

**Notes:**

**Although this is a public meeting, there are circumstances when Council might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.**



# Council

Monday, 25th July, 2022

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:

Ann Isherwood  
(Mayor)  
Tom Baker-Price  
(Deputy Mayor)  
Salman Akbar  
Imran Altaf  
Karen Ashley  
Joe Baker  
Joanne Beecham  
Juma Begum  
Juliet Brunner  
Michael Chalk  
Brandon Clayton  
Luke Court  
Matthew Dormer  
Aled Evans  
Peter Fleming

Alex Fogg  
Andrew Fry  
Lucy Harrison  
Bill Hartnett  
Sharon Harvey  
Joanna Kane  
Sid Khan  
Anthony Lovell  
Emma Marshall  
Nyear Nazir  
Timothy Pearman  
Gareth Prosser  
David Thain  
Craig Warhurst

- 1. Welcome**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

- 4. Minutes** (Pages 1 - 20)
- 5. Announcements**

To consider Announcements under Procedure Rule 10:

- Mayor's Announcements
- The Leader's Announcements
- Chief Executive's Announcements.

- 6. Questions on Notice** (Procedure Rule 9)
- 7. Motions on Notice** (Procedure Rule 11)

## 8. Executive Committee

Executive Committee minutes - 28th June 2022 (Pages 21 – 28)

### 8.1 Levelling Up Fund (Pages 29 - 36)

Executive Committee minutes - 12th July 2022 (Pages 37 – 48)

### 8.2 Disposal of Land - St Gregory's Church (Pages 49 - 58)

NOTE: the confidential appendix (Appendix 3) attached for this recommendation has only been made available to Members and relevant Officers. Should Members wish to discuss Appendix 3 in any detail, a decision will be required to exclude the public and press from the meeting on the grounds that exempt information is likely to be divulged, as defined in paragraph 3 of Schedule 12 (a) of Section 100 1 of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006.

(Paragraph 3: Subject to the “public interest” test, information relating to the financial or business affairs of any particular person (including the authority holding that information).)

## 9. Urgent Business - Record of Decisions (Pages 59 - 60)

To note any decisions taken in accordance with the Council’s Urgency Procedure Rules (Part 9, Paragraph 5 and/or Part 10, Paragraph 15 of the Constitution), as specified.

There has been one urgent decision taken since the previous meeting of Council on the subject of funding for Rubicon Leisure Limited. A copy of the urgent decision is attached for Members’ consideration.

## 10. Urgent Business - general (if any)

To consider any additional items exceptionally agreed by the Mayor as Urgent Business in accordance with the powers vested in him by virtue of Section 100(B)(4)(b) of the Local Government Act 1972.

(This power should be exercised only in cases where there are genuinely special circumstances which require consideration of an item which has not previously been published on the Order of Business for the meeting.)

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## MINUTES

### Present:

Councillor Ann Isherwood, Tom Baker-Price, Salman Akbar, Imran Altaf, Karen Ashley, Joe Baker, Joanne Beecham, Juma Begum, Juliet Brunner, Michael Chalk, Brandon Clayton, Luke Court, Matthew Dormer, Peter Fleming, Alex Fogg, Andrew Fry, Lucy Harrison, Bill Hartnett, Sharon Harvey, Joanna Kane, Sid Khan, Anthony Lovell, Emma Marshall, Nyear Nazir, Timothy Pearman, Gareth Prosser, David Thain and Craig Warhurst

### Also Present:

Mr A. Fieldsend-Roxborough

### Officers:

Peter Carpenter, Kevin Dicks, Clare Flanagan and Sue Hanley

### Democratic Services Officers:

Jess Bayley-Hill

### 17. WELCOME

The Mayor welcomed everyone present to the meeting.

### 18. APOLOGIES FOR ABSENCE

An apology for absence was received on behalf of Councillor Aled Evans.

### 19. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 20. MINUTES

#### RESOLVED that

**the minutes of the Annual Council meeting held on Monday 23<sup>rd</sup> May 2022 be approved as a true and correct record and signed by the Mayor.**

Chair

**21. ANNOUNCEMENTS**

The following announcements were made at the meeting:

a) The Mayor's Announcements

The Mayor advised that she had attended 36 civic engagements since the previous meeting of Council (Appendix 1).

Specific reference was made to the many events that had been held in honour of the Queen's Platinum Jubilee, which the Mayor had attended in early May 2022. The Redditch half marathon, held on 26<sup>th</sup> June 2022, was also noted as a highlight, as this had been the first time it had been held in the Borough and had attracted an excellent turnout.

b) The Leader's Announcements

The Leader commented that since the previous meeting of Council he had attended meetings of the West Midlands Combined Authority (WMCA) Board as well as meetings of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP).

c) The Chief Executive's Announcements

The Chief Executive confirmed that he had no announcements to make on this occasion.

**22. QUESTIONS ON NOTICE (PROCEDURE RULE 9)**

Four Questions on Notice were considered in accordance with Council Procedure Rule 9.

Town Deal Bid

Councillor Sharon Harvey asked the Leader the following question:

"Can the Leader provide an update on the progress of the business case which will support the Town Deal Bid, and explain how delays at County Council might affect this?"

The Leader responded by explaining that Council officers and a team of external consultants were finalising a summary of the business cases for the Innovation Centre and Public Realm Scheme. It was anticipated, in line with Government deadlines, that these would be submitted to Government, on 29th June 2022. The matter had been considered at the Town's Deal Board the previous

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week and was due to be considered by the Executive Committee at a meeting scheduled to take place on 28<sup>th</sup> June 2022. The Section 151 Officer would be required to sign off the business cases prior to submission. The summary related to the library site would not be submitted on 29th June and instead an extension had been agreed with the Government until 30th September 2022. This later agreed submission date would not impact on the evaluation of the submission by the Government.

Councillor Harvey subsequently commented that in her view the review of the library was the most contentious part of the process. The Leader was asked in a supplementary question about what plans were in place for public consultation in respect of the content of this business case.

The Leader responded by advising that there was a plan for public consultation in respect of this business case. The extension to the submission date for the business case for the library would provide more time to obtain feedback from the public about the proposals.

## Council Houses

Councillor Bill Hartnett asked the Leader the following question:

“Can the Leader advise, since becoming Leader in 2018, the locations of all new council dwellings, how many have been started, and how many have been completed with keys handed over to tenants?”

The Leader responded by explaining that despite the issues caused by the pandemic, 74 new dwellings had been added to the Council’s housing stock since 2018. This included 19 properties purchased from developers in Webheath and Enfield and 55 properties purchased off the open market spread across the Borough. The Leader also confirmed that 19 units were under construction in Church Hill and had an expected handover date of January 2023. The authority would continue to work to add homes to the Council’s housing stock through all options available, including bringing forward construction of properties on the Council’s identified land.

Councillor Hartnett subsequently asked how many new houses were planned to be built in the following 12 month period.

The Leader responded by commenting that 19 units were under construction, although had not yet been completed. There were other parcels of land owned by the Council that were in the process of being reviewed and which had been identified as potentially suitable locations for future housing development.

Queen's Platinum Jubilee

Councillor Peter Fleming asked the Leader the following question:

“Does the Leader agree with me that all Members of Redditch Borough Council should support a vote of thanks to HM Queen Elizabeth II on her Platinum Jubilee earlier this month? For seventy years, Her Majesty has served with dignity, reverence and decorum over our United Kingdom and Commonwealth. As Councillors who are elected to serve our Borough, we can understand the sacrifices and lengths Her Majesty has made over the past 70 years. Over the Jubilee weekend, the very best of Redditch was on show. The beacon lighting event at the Arrow Valley Lake was well-attended and after the Deputy Lord Lieutenant had lit the beacon, an impromptu chorus of God Save the Queen gave a glorious ending to the evening's proceedings. It really was a 'proud to be British moment'. As the following days went on, every corner of our Borough was brought together, all ages and backgrounds united by their respect, admiration and gratitude for the Queen. It is in the vein that tonight, as the Borough's representatives, Members should join tonight to support a vote of thanks to HM Queen Elizabeth II.”

The Leader responded by agreeing that the whole of the Borough had enjoyed celebrating the Queen's Platinum Jubilee. Members were advised that a letter would be sent to the Queen thanking her for the occasion and this would be sent on behalf of all elected Members. Members could sign this letter or have their name added to the correspondence on their behalf.

Council Tax Rebate

Mr A. Fieldsend-Roxborough asked the Leader the following question:

“Having received reports from several residents about delays to the payment of the £150 Council Tax Rebate and separate reports about a significant loss of experienced staff in the Council's Revenues Team, I would like to ask the Leader what measures are being taken to both ensure that all residents receive the payment they are eligible for and to ensure that the root cause of any delays is remedied?”

The Leader provided a very detailed response to this question in which he advised that the Council Tax Energy Rebate (CTER) was available to eligible households occupying dwellings in Council Tax valuation Bands A to D, or valuation Band E if the property was eligible for disabled band reduction.

The CTER scheme required Councils to make a payment of £150.00 to each eligible household and the process for making payments was dependant on the method by which the customer paid their Council Tax. This process was:

- a) For customers that made payments by Direct Debit: Where an eligible household made payments by Direct Debit, the Council was required to verify that the name of the bank account holder matched the name of the person liable for Council Tax and that the bank account had been used to collect at least one payment of Council Tax. Where the account passed this validation, the payment would be made automatically. Customers could fail this initial validation if they had changed their name either through marriage, reversion to an earlier name, or by deed poll. For example, if a customer created a Direct Debit for payment of their Council Tax and then changed their name, only the core Council Tax account record would be updated, the bank account name remained as it was in the initial Direct Debit instruction unless an amendment notice was provided by the bank.
- b) For customers that paid by means other than Direct Debit: The customer would be required to apply for the rebate and provide bank details for the account into which the payment should be made. The Government guidance required that every application was verified using the Government's spotlight tool – which compared the application to information provided by the banks - to ensure that the bank details provided in the application were correct and matched the name, address, and date of birth of the bank account holder.
- c) For customers that made payment by Direct Debit but failed verification at point a): The customer would be required to apply for the rebate and the bank details would be subject to the Government's verification requirements detailed in point b).

The payment of CTER to Direct Debit customers commenced on 26<sup>th</sup> April 2022. The Council was required to advise every customer of their payment, and these notifications were issued to customers shortly after their payment had been processed.

The application portal for customers that failed Direct Debit verification and those who paid by means other than Direct Debit was opened on 16<sup>th</sup> May 2022. The Council had contacted every eligible household by letter, email, or SMS message to advise that the portal was open, however, due to the risk of phishing emails, this communication did not include links to the application portal but instead advised customers to go to the relevant pages on the Council's website. These pages could be found by accessing any

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internet search engine and searching for Council Tax Energy Rebate Redditch.

The Council had identified 31,143 households that were eligible for the grant. To date payments had been made to 79.53% of eligible households – this was 24,769 households.

From 30<sup>th</sup> June 2022 the Council would issue further reminder letters to households that had not applied for the rebate, and this reminder process would be supported with messaging on social media channels. If rebate payments were still outstanding after 31<sup>st</sup> July 2022, then the Council would send a final communication to the customer advising that they had 21 days to claim, after which time the payment would be credited to their Council Tax account and applied as payment towards their Council Tax liability.

A technical issue - resulting from actions the Council had taken on advice from the authority's software suppliers to inhibit recovery action on Council Tax accounts which held an available energy rebate payment - resulted in applications submitted over a three-day period in May 2022 failing to process. It was not possible to contact these customers and therefore some applications had had to be resubmitted. Any impacted customers who had not re-applied would be written to from 30<sup>th</sup> June 2022 and asked to apply again.

The external verification of bank details, which was a Government requirement of the scheme, had required some development and review and therefore the initial applicants were advised that verification could take up to 21 days. The Council had subsequently reduced this to seven days and the authority's communications would be updated to reflect this improvement.

The external verification confirmed that the bank details submitted were for an open bank account, that the address held on the bank account matched the Council Tax account and that the account holder's name and date of birth were correct. Where an account failed verification, the Council was required to take further steps to evidence that the payment was correct. The Government's advice was to:

- a) Ask the applicant to provide a bank statement evidencing that the account address and name matched the Council Tax records.
- b) Ask the applicant to make a new application using a bank account that would pass verification (one where their details were correct, and the address was for the eligible property).

- c) To make a payment using a cash out voucher scheme which required the applicant to attend a post office with photographic ID and proof of their address.

The Council had contacted applicants who had failed verification and asked for bank statements to be provided so that the authority could manually process their payments.

### **23. MOTIONS ON NOTICE (PROCEDURE RULE 11)**

The Mayor advised that two Motions on Notice had been received for consideration at the meeting.

#### Climate Change Impact Assessment

Councillor Sharon Harvey submitted the following Motion on Notice for Council's consideration:

"We move that a full climate change impact assessment is carried out for work proposed in the Town Deal Bid, paying particular attention to the proposed Library demolition."

The Motion was proposed by Councillor Harvey and seconded by Councillor Juma Begum.

In proposing the Motion, Councillor Harvey commented that there was a need for the Council to consider the environmental consequences of all the actions that were taken by the authority. This supported work to address the green thread, as detailed in the Council Plan, and corresponded with the Council's declaration of a climate emergency in 2019. However, Councillor Harvey expressed concerns that there had been limited focus on the climate implications of the proposed town's deal redevelopment plans in the recent report about the business cases for the town's deal, which had been considered at a meeting of the Overview and Scrutiny Committee held on 23<sup>rd</sup> June 2022. In this context, she suggested that further consideration needed to be given to the potential climate change implications of the redevelopment of Redditch town centre, potentially at a meeting of the Climate Change Cross Party Working Group.

In seconding the Motion, Councillor Begum noted that there was a need for the Council to ensure that the local decision-making process was transparent. As part of this process, consultation needed to be undertaken with the public on plans for the redevelopment of the town centre. Residents needed to be fully informed about all the facts and a climate change assessment would assist with this process.

In response to the Motion, the Leader highlighted that environmental impact assessments took place as part of the planning process. There was a risk that an environmental impact assessment undertaken at this stage could interfere with the planning process. A full assessment would be undertaken, however, at the appropriate stage.

The Motion was debated in some detail and Members commented on the potential for a climate change impact assessment to be undertaken in respect of the redevelopment of Redditch town centre. On the one hand it was noted that there were various tools available to enable a climate change impact assessment to be undertaken. Members also commented on the need for Councillors to set an example in tackling climate change, which could include cycling to Council and Committee meetings, which would also have a beneficial impact from a leisure and health perspective. On the other hand, concerns were raised about the potential for interference in the planning process. Reference was also made to the inclusion of a section referring to the climate change implications of any proposals in the standard report template.

Consideration was given to the carbon footprint of the existing building in which the library was located. Members commented that there was the potential to retrofit old buildings to make them more energy efficient. However, there was also the potential, through the redevelopment of the town centre in the library quarter, to use modern, energy efficient building techniques when developing the site.

On being put to the vote the Motion was lost.

#### Redditch Market

Councillor Joe Baker submitted the following Motion on Notice for Council's consideration:

“Due to the success of the recent Food Festival, and the continuing public calls to return the outdoor market to Church Green, Council asks the Executive to consider the reinstatement of the outdoor market with a clear and positive vision of support and sustainability for market traders.”

The Motion was proposed by Councillor Baker and seconded by Councillor Joanna Kane.

In proposing the Motion, Councillor Baker commented that Redditch was a market town. There had been various changes made to the market over the years but there was a need for a clear vision to be developed about the future for the market. This vision needed to be

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developed by the Executive Committee. Prior to submitting the Motion, Councillor Baker explained that he had spoken to some of the existing market stall holders, some of whom had expressed concerns about the impact of operating from inside the Kingfisher Shopping Centre on trade.

During consideration of this Motion, an amendment was proposed by Councillor Brandon Clayton. This amendment was as follows:

“Due to the success of the recent Food Festival, and the continuing public calls to return the outdoor market to Church Green, Council asks the Executive to consider the reinstatement of the outdoor market, *working with the traders and stakeholders to fully understand how best to ensure support, sustainability and viability.*”

The amendment was proposed by Councillor Clayton and seconded by Councillor Emma Marshall.

In proposing the amendment, Councillor Clayton explained that in the 1980s Redditch had been a busy market town with approximately 70 market stalls. During the 1990s and 2000s, shopping habits had changed and the location of the market had moved at a time when supermarkets had also moved out of the Kingfisher Shopping Centre to surrounding areas in the Borough. Following this change, there had been a reduction in the number of stallholders in Redditch market. In the 2010s, management of the market had been contracted out to an external company, which had subsequently withdrawn from the arrangement. By the date of the Council meeting, the market was located inside premises in the Kingfisher Shopping Centre and there remained a need to take action to enable the market to be vibrant and sustainable moving forward.

In seconding the amendment, Councillor Emma Marshall commented on the work that the Redditch Business Improvement District (BID) had been undertaking in order to improve the resilience and vibrancy of Redditch town centre. There were opportunities available to improve footfall at the market but this needed to take into account modern retail habits. For example, food festivals and pop-up market stalls were likely to appeal to customers. Increasingly, people visited the town centre to socialise, rather than to shop, and this needed to be taken into account when developing public spaces. The market also needed to be recognised as providing a useful opportunity for new entrepreneurs to gain experience working in business.

Councillor Baker, as the proposer of the original Motion, confirmed that he would be happy to accept the amendment to the wording of the Motion.

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Members subsequently discussed Redditch market in detail and in doing so commented on the potential to accommodate new and pop-up market stalls alongside traditional market stalls in an outdoor market located in Redditch town centre. Members also commented on the benefits of attaching a timeline to the action proposed in the Motion alongside clarification about the stakeholders who would be involved in the process.

In accordance with Procedure Rule 17.5 a recorded vote was taken and the voting was as follows:

Members voting FOR the Motion:

Councillors Salman Akbar, Imran Altaf, Karen Ashley, Joe Baker, Tom Baker-Price, Joanne Beecham, Juma Begum, Juliet Brunner, Michael Chalk, Brandon Clayton, Luke Court, Matthew Dormer, Peter Fleming, Alex Fogg, Andrew Fry, Lucy Harrison, Bill Hartnett, Sharon Harvey, Joanna Kane, Sid Khan, Anthony Lovell, Emma Marshall, Nyear Nazir, Timothy Pearman, Gareth Prosser, David Thain and Craig Warhurst. (27)

Members voting AGAINST the Motion:

No Councillors (0).

Members ABSTAINING in the vote:

No councillors (0).

On being put to the vote the Motion was therefore carried.

**RESOLVED that**

**due to the success of the recent Food Festival, and the continuing public calls to return the outdoor market to Church Green, Council asks the Executive to consider the reinstatement of the outdoor market, working with the traders and stakeholders to fully understand how best to ensure support, sustainability and viability.**

(During consideration of this item, there was a brief adjournment from 19.51 to 19.57 to provide Members with time to consider the amendment proposed to the Motion in respect of Redditch market).

**24. EXECUTIVE COMMITTEE**

Bromsgrove and Redditch Duty to Co-operate

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Members commented that the report had been discussed in detail at a recent meeting of the Planning Advisory Panel (PAP). There was general consensus that meetings of PAP provided Members with a useful opportunity to consider the content of planning policies in detail and that these meetings should continue to take place moving forward.

## Council Plan (Including Restoration and Recovery Plan)

The content of the Council Plan, including the Restoration and Recovery Plan, was considered.

### **RESOLVED that**

**the minutes of the meeting of the Executive Committee held on 14<sup>th</sup> June 2022 be received and all recommendations adopted.**

## **25. REGULATORY COMMITTEES**

Members considered recommendations that had been made on the subject of the Capital Strategy 2022/23, incorporating the Treasury Management Strategy, at a meeting of the Audit, Governance and Standards Committee held on 14<sup>th</sup> April 2022.

Council was informed that there was a statutory requirement for the Capital Strategy and Treasury Management Strategy to be considered and agreed on an annual basis. The Deputy Section 151 Officer was thanked for having attended the meeting and provided a detailed report on the subject for the consideration of the Audit, Governance and Standards Committee.

### **RESOLVED that**

- 1) the Capital Strategy as an appropriate overarching strategy for the Council be approved;**
- 2) the Treasury Management Strategy for 2022/23 and the associated MRP policy be approved;**
- 3) the policy for Flexible use of Capital Receipts be approved; and**
- 4) the Investment Strategy be approved.**

## **26. SECTION 151 OFFICER APPOINTMENT**

Council considered a report in respect of the appointment of an interim Section 151 Officer, following the resignation of the Council's Executive Director for Resources, who was the existing Section 151 Officer.

Members requested that they be notified of new appointments to the Financial Services team moving forward. A request was also made for former members of staff to be notified of Members' gratitude for their hard work over the years.

**RESOLVED that**

**the arrangements for an Interim Chief Finance Officer and Section 151 Officer for Redditch Borough Council for a period of 12 months (with any extension subject to review) be approved.**

(Prior to consideration of this item, the Interim Head of Financial and Customer Services, Peter Carpenter, left the room. He was therefore not present during the debate or vote in respect of this item.)

**27. URGENT BUSINESS - RECORD OF DECISIONS**

The Mayor confirmed that there had been no urgent decisions taken since the previous meeting of Council.

**28. URGENT BUSINESS - GENERAL (IF ANY)**

The Mayor advised Members that she had accepted a Motion on the subject of bus services for consideration as urgent business at the meeting due to the timeframes concerned in respect of the potential changes to bus services which would occur in some cases prior to the following Council meeting.

Bus Services

Councillor Bill Hartnett submitted the following Motion on Notice for Council's consideration:

"Council notes the email sent by Diamond Buses to all Members dated 7<sup>th</sup> June and the attached letter to the Department for Transport dated May 2022.

Council is also concerned at the announcement issued by Diamond Buses dated 16<sup>th</sup> June 2022 which contains details of proposed withdrawal of services across Redditch from July and August 2022.

Council notes that the services on the withdrawal list will affect many Redditch Residents who rely on public transport to attend school, the Alexandra Hospital, the Town Centre and the wider cross Worcestershire area.

Council opposes the withdrawal of these services and believes that only a fully integrated and publicly subsidised transport service that

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meets the needs of our Community and meets it's obligations towards a cleaner, greener and sustainable travel plan designed to reduce the reliance on car journeys.

Council, therefore, instructs the Leader of the Council to write to Diamond Buses outlining the Council's opposition to the service cuts and further, convenes a Redditch wide public transport forum to include representatives of all political groups of the Council, Worcestershire County Council Cabinet Member responsible for Transport and invites members of the public with an interest in public transport."

The Motion was proposed by Councillor Hartnett and seconded by Councillor Sid Khan.

In proposing the Motion, Councillor Hartnett commented that the withdrawal of bus services would have a detrimental impact in the local community. A range of people used bus services in the Borough, including people travelling to work, school children and people attending medical appointments. Use of public transport, instead of a reliance on using cars, helped to reduce carbon emissions in the Borough. Demand and use of bus services in Redditch was the second highest in the county, when compared to other districts. Concerns were raised about how people would undertake essential journeys should services be removed. Council was also asked to note that this was likely to impact on residents living across the Borough and Councillor Hartnett drew Members' attention to all of the wards through which the routes concerned travelled in order to highlight this point.

In seconding the Motion, Councillor Khan noted that local residents needed the Council's support in relation to resisting the proposed changes to bus services. A letter, setting out the concerns of all elected Members, would help to highlight the extent to which the Council took this situation seriously. In seeking to resolve this issue, there was the potential to learn from other parts of the country, including Manchester. Councillor Khan expressed the view that failure to act on this issue would result in Members failing local residents. Unfortunately, some of the most vulnerable residents would be particularly negatively impacted by the proposals, including residents with physical disabilities who used bus services to attend medical appointments.

In responding to the Motion, the Leader commented that he had already written to Diamond Buses regarding this situation. In addition, a forum, to be co-ordinated by Worcestershire County Council as the responsible lead authority for public transport, had already been established to review the proposed changes to bus services. The Cabinet Member with Responsibility for Highways

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and Transport would be inviting representatives of a range of partner organisations, including Redditch Borough Council, to participate in the work of this forum. In the meantime, Members were urged to approach their County Councillors to highlight any concerns about changes to bus services that had been raised by local residents.

Members subsequently discussed the Motion in detail and in doing so noted that changes had been proposed to bus services on a number of occasions over the years and representatives of Redditch Borough Council had engaged in discussions with bus companies on previous occasions. Concerns were raised that, under recent proposals that had been made about changes to bus services in the Borough, 60 per cent of services to the Alexandra Hospital would be cut. It was also suggested that changes to local bus services would have a negative impact on the local economy as well as on people's ability to participate in leisure and social activities, which could impact on people's mental health and wellbeing.

Reference was made to the scale of the proposed changes to bus services in Worcestershire and the extent to which the services in the Borough had been particularly impacted by these proposals. Members noted that changes were being proposed to bus services across the region and this subject had been discussed at a recent meeting of the WMCA's Overview and Scrutiny Committee.

During consideration of this item, an amendment was proposed to the wording of the Motion by Councillor Baker. The amended wording of the Motion was as follows:

"Council notes the email sent by Diamond Buses to all Members dated 7<sup>th</sup> June and the attached letter to the Department for Transport dated May 2022.

Council is also concerned at the announcement issued by Diamond Buses dated 16<sup>th</sup> June 2022 which contains details of proposed withdrawal of services across Redditch from July and August 2022.

Council notes that the services on the withdrawal list will affect many Redditch Residents who rely on public transport to attend school, the Alexandra Hospital, the Town Centre and the wider cross Worcestershire area.

Council opposes the withdrawal of these services and believes that only a fully integrated and publicly subsidised transport service that meets the needs of our community and meets its obligations towards a cleaner, greener and sustainable travel plan designed to reduce the reliance on car journeys.

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Council, therefore, instructs the Leader of the Council *and the leader of the opposition* to write to Diamond Buses outlining the Council's opposition to the service cuts and further, convenes a Redditch wide public transport forum to include representatives of all political groups of the Council, Worcestershire County Council Cabinet Member responsible for Transport and invites members of the public with an interest in public transport."

The amendment was proposed by Councillor Baker and seconded by Councillor Sharon Harvey.

Councillor Hartnett, as the proposer of the original Motion, confirmed that he would accept this amendment.

A further amendment was subsequently suggested to the wording of the Motion by Councillor Matthew Dormer, as detailed below:

"Council notes the email sent by Diamond Buses to all Members dated 7<sup>th</sup> June and the attached letter to the Department for Transport dated May 2022.

Council is also concerned at the announcement issued by Diamond Buses dated 16<sup>th</sup> June 2022 which contains details of proposed withdrawal of services across Redditch from July and August 2022.

Council notes that the services on the withdrawal list will affect many Redditch Residents who rely on public transport to attend school, the Alexandra Hospital, the Town Centre and the wider cross Worcestershire area.

Council opposes the withdrawal of these services and believes that only a fully integrated and publicly subsidised transport service that meets the needs of our community and meets its obligations towards a cleaner, greener and sustainable travel plan designed to reduce the reliance on car journeys.

Council, therefore, instructs the Leader of the Council and the leader of the opposition to write to Diamond Buses outlining the Council's opposition to the service cuts."

The amendment was proposed by Councillor Dormer and seconded by Councillor Brandon Clayton.

In proposing the amendment, Councillor Dormer explained that he would be happy to endorse a letter sent on behalf of himself, as the Leader, as well as the leader of the opposition, to Diamond Buses. However, given Worcestershire County Council had already established a forum to consider the proposed changes to bus services, he commented that it would not be appropriate to support

# Council

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the proposal to establish another forum with the same focus to be co-ordinated by Redditch Borough Council.

Councillor Hartnett, as the proposer of the original Motion, confirmed that he would accept this amendment.

In accordance with Procedure Rule 17.5 a recorded vote was taken and the voting was as follows:

Members voting FOR the Motion:

Councillors Salman Akbar, Imran Altaf, Karen Ashley, Joe Baker, Tom Baker-Price, Joanne Beecham, Juma Begum, Juliet Brunner, Michael Chalk, Brandon Clayton, Matthew Dormer, Peter Fleming, Alex Fogg, Andrew Fry, Lucy Harrison, Bill Hartnett, Sharon Harvey, Joanna Kane, Sid Khan, Anthony Lovell, Emma Marshall, Nyear Nazir, Timothy Pearman, Gareth Prosser, David Thain and Craig Warhurst. (26)

Members voting AGAINST the Motion:

No Councillors (0).

Members ABSTAINING in the vote:

No councillors (0).

On being put to the vote the Motion was therefore carried.

**RESOLVED that**

**Council notes the email sent by Diamond Buses to all Members dated 7<sup>th</sup> June and the attached letter to the Department for Transport dated May 2022. Council is also concerned at the announcement issued by Diamond Buses dated 16<sup>th</sup> June 2022 which contains details of proposed withdrawal of services across Redditch from July and August 2022.**

**Council notes that the services on the withdrawal list will affect many Redditch Residents who rely on public transport to attend school, the Alexandra Hospital, the Town Centre and the wider cross Worcestershire area.**

**Council opposes the withdrawal of these services and believes that only a fully integrated and publicly subsidised transport service that meets the needs of our community and meets its obligations towards a cleaner, greener and sustainable travel plan designed to reduce the reliance on car journeys.**

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**Council, therefore, instructs the Leader of the Council and the leader of the opposition to write to Diamond Buses outlining the Council's opposition to the service cuts.**

The Meeting commenced at 7.00 pm  
and closed at 9.07 pm

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**Appendix 1 – Mayor’s Engagements**

<b>Date</b>	<b>Engagement</b>
25 <sup>th</sup> May	Judging a climate emergency competition - L3 Theatrical MUA
25 <sup>th</sup> May	BID Meeting
27/28 <sup>th</sup> May	Redditch Food Festival
29 <sup>th</sup> May	Redditch Food Festival
28 <sup>th</sup> May	East Side Story -Shaun Paul Smith Academy
30 <sup>th</sup> May	The Queen’s Platinum Jubilee – Hartlebury Castle, Worcestershire Garden Party
2 <sup>nd</sup> June	Morrisons Afternoon T
2 <sup>nd</sup> June	opening the new gardens and planting the jubilee tree.
2 <sup>nd</sup> June	Beaconlight RBC Jubilee Celebration
3 <sup>rd</sup> June	Greenlands Jubilee event
3 <sup>rd</sup> June	Winyates Inspire Community Jubilee
5 <sup>th</sup> June	In memory of the Mill’s Royal visit from the Queen in 1983,
5 <sup>th</sup> June	Church Hill Jubilee Party Maisemore Close and Impney
5 <sup>th</sup> June	Church Hill - Vintage picnic on Bomford Hill - Pig Roast
5 <sup>th</sup> June	Astwood Bank - Jubilee Picnic in the Park
9 <sup>th</sup> June	AGM & Luncheon – Reserve Forces
10 <sup>th</sup> June	Queens Platinum Celebrations 'Dads Army Night'
11 <sup>th</sup> June	Redi Centre Family Fun Day
12 <sup>th</sup> June	MacMillan Coffee/Cake Event
14 <sup>th</sup> June	Falklands War 40th Anniversary - Wreath Laying
16 <sup>th</sup> June	Harper Construction - Redditch Borough Council - New Council Houses
18 <sup>th</sup> June	Medieval Re-enactment Day - Rubicon
19 <sup>th</sup> June	Medieval Re-enactment Day – Rubicon
19 <sup>th</sup> June	Civic Service - Worcester Cathedral
20 <sup>th</sup> June	Armed Forces & Reserves Day 2022
20 <sup>th</sup> June	Touch Stones Charity - planning meeting
21 <sup>st</sup> June	Initial meeting with the Friends of Gruchet
25 <sup>th</sup> June	Armed Forces Day 2022
25 <sup>th</sup> June	Redditch Cricket, Hockey & Rugby and Club - Awards ceremony
25 <sup>th</sup> June	Feckenham Wake Car Show
25 <sup>th</sup> June	Family AGM & Awards Ceremony
25 <sup>th</sup> June	Redditch Cricket, Hockey & Rugby and Club
26 <sup>th</sup> June	Bromsgrove Chairmans Fundraising Fashion Show
26 <sup>th</sup> June	Redditch Half Marathon

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## Executive Committee

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### MINUTES

#### Present:

Councillors Nyear Nazir, Karen Ashley, Joanne Beecham, Peter Fleming, Lucy Harrison, Anthony Lovell, Emma Marshall and Craig Warhurst

#### Also Present:

Councillor Sid Khan

#### Officers:

Ruth Bamford, Peter Carpenter, Kevin Dicks, Clare Flanagan, Sue Hanley and Helen Mole

#### Principal Democratic Services Officer:

Jess Bayley-Hill Democratic Services

#### 14. APOLOGIES

An apology for absence was received on behalf of Councillor Matthew Dormer.

In the absence of the Chair, the Vice Chair, Councillor Nyear Nazir, chaired the meeting.

#### 15. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 16. LEADER'S ANNOUNCEMENTS

In the absence of the Leader, the Deputy Leader advised that there had been a number of supplementary packs issued for the meeting alongside the main agenda pack.

Members were asked to note that, whilst the Overview and Scrutiny Committee had pre-scrutinised the Redditch Town Centre Business Cases and Levelling Up Fund Bid 2 reports at a meeting held on 23<sup>rd</sup> June 2022, there had been no recommendations made on these items. Therefore, there were no minutes from that meeting for the Executive Committee's consideration at this time.

Chair

# Executive Committee

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## 17. MINUTES

### RESOLVED that

**the minutes of the meeting of the Executive Committee held on Tuesday 14<sup>th</sup> June 2022 be approved as a true and correct record and signed by the Chair.**

## 18. REDDITCH TOWN CENTRE REGENERATION BUSINESS CASES (REPORT TO FOLLOW)

The Head of Planning, Regeneration and Leisure Services presented the Redditch Town Centre Regeneration Business Cases report for the Executive Committee's consideration. In presenting the report, it was highlighted that since the original publication of the report, updated copies of the business cases had been issued in supplementary packs for the meeting.

In 2019, the Government invited over 100 towns across the country, including Redditch, to submit bids for a town's deal. Redditch Borough Council had submitted a bid to the Government in January 2021 and had subsequently been awarded in excess of £15 million to spend on particular regeneration projects in the town centre. Whilst these projects had already been agreed, the business cases that had been developed for the report to the Executive Committee in June 2022 provided more detailed information about the actions proposed. The content of these business cases would inform summary statements to the Government, which were due to be submitted by 29<sup>th</sup> June 2022.

There were three key schemes in the Redditch Town Deal, which had previously been approved by the Government:

- Development of a Redditch Digital Manufacturing and Innovation Centre
- Redditch Town Centre Public Realm works
- Redevelopment of the Redditch Library site

In respect of the Redditch Library site, the Government had granted an extension for submission of a detailed business case setting out proposals for the future. This business case would be the subject of a further report to the Executive Committee, which was due to be considered in September 2022.

The business cases that had been submitted for the Executive Committee's consideration had been drafted by external consultants, Mott MacDonald. Based on the company's assessment, Members were advised that it was anticipated that the proposals for the Digital Manufacturing and Innovation Centre

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would be over budget by approximately £2 million. Similarly, the estimated costs for the public realm works were likely to be over budget, although there were actions that could be taken to address this, including through use of funding from other sources to cover the total costs.

In line with Government requirements, a Redditch Town's Deal Board, comprising representatives of the public, private and voluntary and community sectors (VCS), had been established to consider proposals in respect of the Town's Deal. The Board had been consulted on the content of the business cases prior to the Executive Committee's consideration.

During consideration of this item, the Interim Section 151 Officer was invited to outline the financial implications of the proposals for Members' consideration. The Committee was advised that, as part of the process, the Section 151 Officer needed to be comfortable with and to approve the business cases in order for the submission to the Government to proceed.

Members were advised that £8 million had originally been allocated to the Digital Manufacturing and Innovation Centre. However, the business case had identified that £10 million would in fact need to be allocated to this project. This estimate included a figure of £1.5 million that had been allocated to contingency costs, including the potential impact of inflation on costs. As construction was not due to take place until 2024, it was not possible to provide an accurate assessment of the likely costs of inflation at that point as it was possible that this would change over the following two years. A similar challenge was likely to impact on Town Deal proposals that were submitted across the country.

All of these points had been taken into account by the Interim Section 151 Officer when assessing the costs. Discussions had been held with representatives of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and, like other members of the LEP, the Council was eligible to bid for up to £1.5 million to help bridge the financial gap in this instance. There was also the potential for the Council to bid for grant funding from other external sources. In this context, the Interim Section 151 Officer was proposing that the Council should submit a bid to the GBSLEP to help fund the difference.

In relation to the projected overspend on the public realm works, it was anticipated that this would be lower than for the Digital Manufacturing and Innovation Centre. The proposals in relation to the public realm works actually comprised five separate business cases and would involve working with partner organisations, such as Worcestershire County Council. The projected overspend

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included contingency figures to help cover the costs of areas of risk, including costs arising due to inflation. It was anticipated that the overspend in this instance could be addressed from other sources of funding and in the long-term these works could lead to a reduction in costs for partner organisations.

Reference was made to the Overview and Scrutiny Committee's pre-scrutiny of the report at a meeting held on 23<sup>rd</sup> June 2022. Whilst the Committee had not made any recommendations on the subject, Members thanked Overview and Scrutiny Members for scrutinising the detail contained within the business cases.

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

- The potential for the proposals in respect of the Digital Manufacturing and Innovation Centre and public realm works to have a positive impact on the vibrancy of Redditch town centre.
- The future consultation that would be held with the public and other interested stakeholders in respect of the proposals, including in relation to the plans for the library.
- The opportunities provided by the introduction of a Digital Manufacturing and Innovation Centre, including to help upgrade aging urban assets and to improve skillsets in the local workforce.
- The need for action to be taken to help attract highly qualified young people to live and work in Redditch, including young people who had grown up in the Borough who had received a university education.
- The timescales for commencing the works proposed in the business cases, subject to Government approval. Members were advised that construction work on the Digital Manufacturing and Innovation Centre could not commence until 2024, when the police were scheduled to have demolished the site. However, prior to that date, other action could be taken, including submission of a planning application for the site.
- The deadline for completion of the works. Members were advised that the proposed works would need to be completed by the end of the 2026 calendar year.
- The potential for new businesses, including restaurants, to be established in Redditch town centre as a result of the public realm works.
- The extent to which the Council could work with the police to provide temporary accommodation once premises at Middlehouse Lane had been vacated. Officers confirmed that conversations were being held with the police in respect of this matter.

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- The work that had been delivered by other local authorities that had been awarded funding in the Town's Deal process, including their plans in respect of accommodating rising inflation costs, and the potential for the Council to learn from this. Members were informed that a representative of the Department for Business, Energy and Industrial Strategy (BEIS) attended meetings of the Redditch Town Deal Board and had confirmed that the Council was adopting a similar approach to other local authorities in respect of this matter. The impact of inflation on costs would also need to be taken into account by the Government as part of the process.
- The delays that had been experienced in terms of the issuing of the business cases for the report. Officers apologised for the delays and explained that these business cases had been reissued to ensure that Members had access to the most up to date information prior to submission on 29<sup>th</sup> June 2022.
- The hard work of officers in preparing the report and liaising with the external contractors over the content of the business cases.

## **RESOLVED that**

**the two business cases, in respect of the Digital Manufacturing and Innovation Centre and the Public Realm works are endorsed and used to present summary information for submission to the Department for Levelling Up, Housing and Communities on the 29th June 2022.**

### **19. LEVELLING UP FUND 2 BID (REPORT TO FOLLOW)**

The Head of Planning, Regeneration and Leisure Services presented a report on the subject of an opportunity available for the Council to submit a bid for Levelling Up funding. Members were informed that Levelling Up was a national scheme and the funding that had been made available for bidding purposes formed part of a second round of Levelling Up support available across the country. Councils would be bidding in competition with other local authorities for up to £20 million under this scheme.

The Council would need to ensure that a bid was submitted to the Government by 6<sup>th</sup> July 2022 for this process. Additional work would be required on the bid prior to that date. Therefore, Officers were requesting delegated authority to continue to work on this matter up to the date of submission.

The Council was required to be able to demonstrate to the Government in the bid process that additional funding from alternative sources would be made available alongside the Levelling Up funding. This needed to represent 10 per cent of the

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funds allocated to the Council by the Government under the scheme.

There were different categories of local authority that could bid for funding as part of the Levelling Up process. In this round of Levelling Up, Redditch Borough Council had been allocated a category one applicant and it was hoped that this would increase the likelihood that the bid would be successful for the Borough.

There were three key themes in relation to which bids could be made:

- Transport
- Regeneration and the town centre
- Heritage and culture

Officers were anticipating that the Council was likely to have a greater chance of successfully bidding for Levelling Up funding under the regeneration and town centre theme. However, there were lots of plans for regeneration in the town centre that were already being progressed under the Redditch Town Deal process. Therefore, Officers were suggesting that a bid should be made in relation to regeneration of Matchborough and Winyates District Centres. A lot of preparatory work and research had already been undertaken in respect of researching potential options for the regeneration of these two district centres and this would help to inform the submission to the Government. By contrast, whilst it was recognised that Woodrow District Centre would also benefit from regeneration, there had been less preparatory work undertaken in respect of this location and for that reason, Officers were not proposing that it should be included in the focus of the bid.

Members subsequently discussed the proposals in the report in detail and in doing so welcomed the suggestion that funding should be allocated the regeneration of Matchborough and Winyates District Centres. Reference was made to the regeneration of Church Hill District Centre some years previously and Members concurred that this had been successful and had had a positive impact in the local community. However, Members commented that the regeneration of Matchborough and Winyates District Centres would be more complex to achieve, particularly in Winyates, where there was a mixture of businesses, Council houses and owner-occupied properties in the district centre. Officers acknowledged the complexity of the issues in this instance and confirmed that consultation would need to be undertaken with interested local stakeholders as part of the process.

Questions were raised about the timeframes in which the regeneration work in the district centres could commence and be

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completed, should the bid be successful. Officers explained that, at the date of the meeting, there was some uncertainty about when the Government would make a decision about the bid. However, successful Councils would be required to complete expenditure by the close of 2025, although it was recognised that not all tasks would have been completed by this point. Should the Council's bid be successful, more detailed plans would be presented for Members' consideration on the proposals later in the 2022/23 municipal year.

During consideration of this item, Members commented that the regeneration of Matchborough and Winyates District Centres had the potential to transform the local community in a positive manner. Unfortunately, instances of Anti-Social Behaviour (ASB) in the district centres had been reported to Members by the public and Members commented that it was important to address this, including through urban design and management of the local environment. Officers explained that there were various options available to Councils that could be adopted to help design out crime, as well as the fear of crime, and this could be taken into account as part of the regeneration process. Reference was also made to the positive impact that Safer Streets funding had already had in Woodrow District Centre and Members commented on the potential for this to be extended to Matchborough and Winyates District Centres as part of the regeneration plans.

In concluding the discussions, Members thanked Officers for their work preparing the bid for Levelling Up funding in the second phase of the scheme.

## **RESOLVED that**

- 1) the Executive Committee endorse this report and give delegated authority to the Executive Director for Resources (S151 Officer) and the Head of NWEDR (Senior Responsible Owner), following consultation with the Portfolio Holder for Planning, Economic Development, Commercialism and Partnerships, to submit a Levelling Up Fund bid, as detailed in the report;**

## **RECOMMENDED that**

- 2) the Executive Committee recommends to Council a match funding contribution of 10% of the total bid value up to £2 million; and**
- 3) should the submitted LUF Bid be successful, that Executive Committee recommends to Council the allocation of 10% of the total bid value in the Capital Programme.**

**Executive**  
Committee

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The Meeting commenced at 6.30 pm  
and closed at 7.22 pm

**Executive Committee**

28 June 2022

**Redditch Levelling Up Fund proposal**

Relevant Portfolio Holder	Councillor Matt Dormer - Leader of the Council, Portfolio Holder for Planning, Economic Development, Commercialism and Partnerships
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ostap Paparega, Head of North Worcestershire Economic Development and Regeneration (NWEDR)
Wards Affected	Matchborough and Winyates
Ward Councillor Consulted	N/A
Non-Key Decision	

**1. SUMMARY OF PROPOSALS**

- 1.1 The Levelling Up Fund (LUF) is a national grant funding programme which will invest in local infrastructure that has a visible impact on people and their communities. This includes a range of high value local investment priorities, including local transport schemes, urban regeneration projects and cultural assets.
- 1.2 Redditch has an opportunity to bid for up to £20m of LUF grant funding. This report outlines the proposed projects to be included in the bid.
- 2 The deadline for submission is 6 July 2022. Consequently, the details of this submission are draft only at this stage and will be worked upon until the deadline to ensure the best chance of success.

**2. RECOMMENDATION**

- 2.1 **That the Executive Committee endorses this report and gives delegated authority to the Executive Director for Resources (\$151 Officer) and the Head of NWEDR (Senior Responsible Owner) in consultation with the Portfolio Holder for Planning, Economic Development, Commercialism and Partnerships to submit a Levelling Up Fund bid, as detailed in the report.**
- 2.2 **That the Executive Committee recommends to Council a match funding contribution of 10% of the total bid value up to £2 million.**

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- 2.3 Should the submitted LUF Bid be successful, that Executive Committee recommends to Council the allocation of 10% of the total bid value in the Capital Programme.**

**3. BACKGROUND**

3.1 In March 2022 the government launched the second round of the Levelling Up Fund.

3.2 The Fund at a glance

- Local authorities can bid for up to £20m.
- Local authorities have been placed in priority categories 1, 2 or 3 with priority 1 category representing the highest level of need.
- Redditch are in category 1.
- Preference will be given to bids from priority 1 category.
- Bids from priority 2 and 3 will still be considered on their merits of deliverability, value for money and strategic fit, and could still be successful if they are of exceptionally high quality.
- Second round bids must be submitted by 6 July 2022, noon. Decision expected in autumn 2022.
- There are three investment themes: transport, regeneration & town centre and culture & heritage.
- Bids can be for one project, or a package bid for multiple projects.
- The government will prioritise projects which are able to demonstrate investment or begin delivery on the ground in the 2022-23 financial year.
- Funding must be spent by 31 March 2025.
- Capacity funding – a flat £125,000 will be allocated to local authorities in Priority 1 category to support the development of high quality bids.

3.2 Investment themes

The second round of funding, like the first one, focuses on three themes: smaller transport projects that make a genuine difference to local areas; town centre and regeneration; and support for maintaining and expanding the UK's world-leading portfolio of cultural and heritage assets.

<b>Investment Themes</b>	<b>Key priorities</b>	<b>Project examples</b>
<b>Transport</b>	Public transport, active travel, bridge repairs, bus priority lanes, local road improvements and major structural maintenance, and	Investments in new or existing cycling provision. Improved priority for local bus services (e.g. bus priority lanes or signal priority at junctions).

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	<p>accessibility improvements. The government is requesting proposals for high-impact small, medium and by exception larger local transport schemes to reduce carbon emissions, improve air quality, cut congestion, support economic growth and improve the experience of transport users.</p>	<p>Enhanced public transport facilities, such as bus stops and stations. Accessibility improvements to local transport networks for disabled people. Enhancements and upgrades to local road networks (e.g. by passes and junction improvements). Structural maintenance works to local roads, including bridges. Multi-modal proposals which combine two or more interventions to enhance transport across modes.</p>
<b>Regeneration and town centre</b>	<p>Building on the Towns Fund framework to upgrade eyesore buildings and dated infrastructure, acquire and regenerate brownfield sites, invest in secure community infrastructure and crime reduction, and bring public services and safe community spaces into town and city centres.</p>	<p>Regenerating key leisure and retail sites and improving their security, in order to encourage new businesses and public services to locate there. Removing derelict buildings and other eyesores to make way for new developments. Sire acquisition and remediation of abandoned or brownfield sites, for both commercial and new residential use. Improving the public realm including high streets, parks and green spaces, designing out opportunities for crime and anti-social behaviour. Creating better connectivity between and within key retail and leisure sites. Putting forward 'Town Deals' for individual or groups of smaller towns that did not receive investment from the Towns Fund.</p>
<b>Culture and Heritage</b>	<p>Maintaining, regenerating, or creatively repurposing museums, galleries, visitor attractions (and associated green spaces) and heritage assets as well as creating new community-owned spaces to support the</p>	<p>Upgrading and creating new cultural and creative spaces including sports or athletics facilities, museums, arts venues, theatres, libraries, film facilities, prominent landmarks or historical buildings, parks or gardens. Acquiring and refurbishing key cultural and heritage sites including hotels and historic buildings.</p>

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	arts and serve as cultural spaces.	
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**3.3 Eligibility****3.3.1** The following areas are able to access the Fund:

- Unitary authorities (including metropolitan borough councils), London borough councils and district councils in two tier areas in England
- County councils with transport powers, combined authorities, mayoral combined authorities and the Greater London Authority (GLA) are eligible to submit one transport bid; unitary authorities in England with transport powers are able to submit one additional bid which must be for transport.

3.3.2 Local MPs, as democratically elected representatives of the areas, are expected to back one bid that they see as a priority. The number of bids that a local authority in the first category can make will relate to the number of MPs in their area. Every local authority can submit at least one bid. Where an MP's constituency crosses multiple local authorities, one local authority should take responsibility as the lead bidder and local areas should work together to designate that lead bidder.

3.3.3 The Fund will focus investment on projects that require up to £20m of funding. Bids above £20m and below £50m will be accepted for transport projects only, such as road schemes, and can be submitted by any bidding local authority.

3.3.4 All bids should have the approval of the relevant local authority responsible for delivering them. For example, transport bids submitted by district councils should have the approval of their relevant transport authority.

3.3.5 Bidding authorities are expected to consult the local MP, although their support is not a necessary condition for a successful bid.

**3.4 Assessment criteria****3.4.1** The assessment will focus on the following key criteria:

- Characteristics of the place – each local authority will be sorted into category 1, 2 or 3 based on the MHCLG's assessment metrics, with category 1 representing the highest level of identified need.
- Deliverability – will be based on supplementary finance, management and commercial cases, with bids able to demonstrate

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investment or which begin delivery on the ground in 2022-23 financial year prioritised in the first round of funding.

- Strategic fit with local and Fund priorities – this should be addressed in the strategic case of submissions and should include support from stakeholders.
- Value for money – an economic case should be submitted to explain the benefits of the bid and how it represents value for money.

3.4.2 In addition, Ministers will have the opportunity to exercise discretion to meet the following additional considerations:

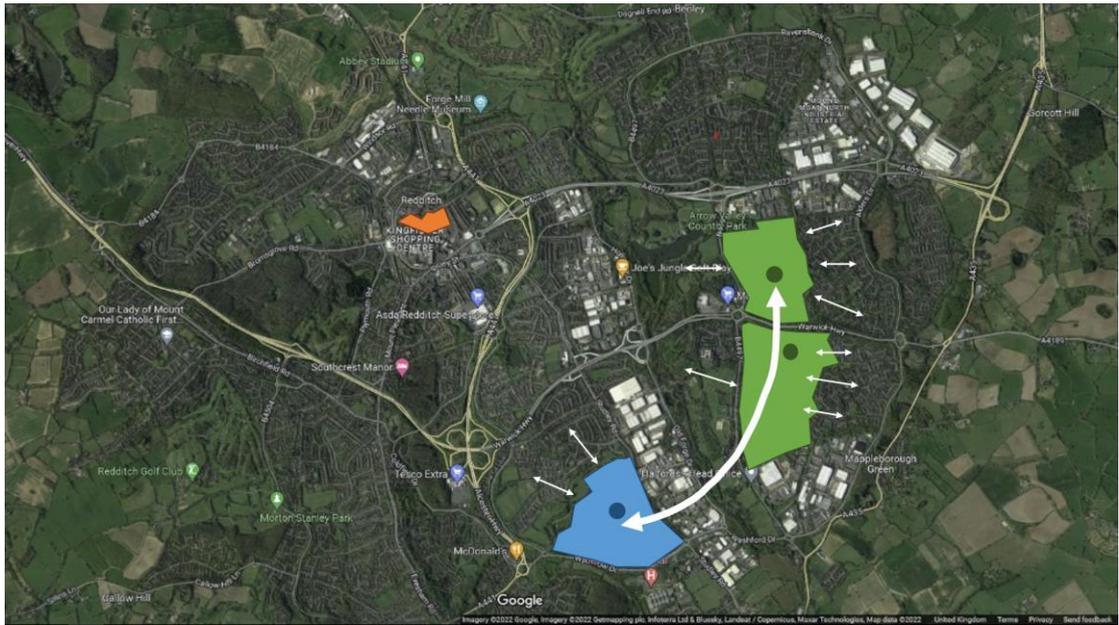
- Ensuring a reasonable thematic split of approved projects (e.g., across regeneration and town centre, transport and culture and heritage);
- Ensuring a fair spread of approved projects across Great Britain.
- Ensuring a fair balance of approved projects across places in need.
- Prioritisation of either ‘strategic fit’ or ‘deliverability’ or ‘value for money’ over the other criteria (noting this must be applied consistently to all projects).
- Taking into account other investment in the area. In future rounds, this could include funding provided to local areas through the first round of this Fund.

**4. KEY ISSUES**

4.1 It is proposed that this LUF bid focuses on the investment theme of Regeneration / town centre. It is important to note that the bid focus must relate to substantially progressed proposals. The Council has more proposals related to the Regeneration/town centre theme, to inform what will hopefully be a credible submission. However, a regeneration scheme could have elements of transport, culture and heritage when built out, as how future residents move around and engage with each other in open spaces and the wider built environment is a key element of regeneration.

4.2 Under the Regeneration/town centre theme the town centre and three district centres in need of improvement were considered. Figure 1 shows the location of the assessed sites i.e. town centre, Winyates, Matchborough and Woodrow.

Figure 1 – location

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4.3 The options appraisal considered four potential options for a package bid: town centre sites only; Winyates and Matchborough; Winyates, Matchborough and Woodrow and a full option including town centre sites and the three district centres.

4.4 The criteria used to appraise the four options were based on the Technical Note provided by central government that is listed as a background paper (Levelling Up Round 2: Technical Note).

4.5 The option that met most criteria was the Matchborough and Winyates option. This option will deliver the following outputs:

- Provision of new commercial and residential units
- Demolition of existing (outdated) commercial buildings and connected residential units
- Provision of new sports facilities (Matchborough only)
- Improved public realm
- Unlocking land for further residential developments
- 

4.6 Whilst specifics are not provided at this stage members should note there has been previous consultation with council tenants (commercial and residential) and other stakeholders such as the schools and community groups about the opportunity of redevelopment. Comparisons were made at such events with what has occurred at Church Hill Centre.

## **5 Financial Implications**

5.1 The Council was awarded a total of £125,000 of revenue funding to support the preparation of the bid and supporting evidence.

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- 5.2 The Council must make a contribution of at least 10% of the bid value. This is a LUF funding requirement.
- 5.3 If decanting (relocation) of commercial and / or residential tenants is needed, they may be entitled to financial compensation.
- 5.4 The LUF grant, if awarded, will only cover initial development phases. In other words it would not provide enough funding or time to complete all aspects of the redevelopment of the district centres. For the projects to be completed, further significant funding (public and private) will be needed.

**6. Legal Implications**

- 6.1 There are residential and commercial tenants currently in occupation of buildings that are proposed to be demolished as part of these projects. The existing tenancy, lease and / or license agreements will have to be reviewed to establish their rights and entitlements to compensation and other mitigating measures if applicable.
- 6.2 Tenancy and / or lease agreements may have to be terminated, depending on the type of lease agreement.
- 6.3 Legal agreements to swap land may be needed.

**7. Service / Operational Implications**

- 7.1 There may be significant operational implications, which may involve offering residential and commercial tenants currently occupying council owned buildings alternative accommodation.
- 7.2 These proposals envisage the delivery of new residential and commercial properties which will be owned by the council and would require the provision of housing and property services.

**8. Customer / Equalities and Diversity Implications**

- 8.1 These proposals will affect council housing and commercial tenants. Appropriate temporary plans need to be agreed with them and put in place to ensure service continuation with minimum disruption. The implications of emerging proposals will need to be fully quantified.

**9. RISK MANAGEMENT**

- 9.1 A full risk register is being developed.

**Executive Committee****28 June 2022**

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All proposals present major delivery risks, given the very tight implementation timeline – all grant funding must be spent by 31 March 2025.

The Winyates proposals in particular, present additional significant delivery risks and major dependencies on third parties' willingness to cooperate and ability to deliver their parts of the project within the required timeframe. Surgery relocation (to release its current site) is the most critical element of the proposal.

**10. APPENDICES**

None

**11. BACKGROUND PAPERS**

Levelling Up Fund Round 2 Prospectus  
Levelling Up Fund Round 2: Technical Note

**AUTHOR OF REPORT**

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Tel: 01562 725167



# Executive Committee

Tuesday, 12th July, 2022

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## MINUTES

### Present:

Councillor Matthew Dormer (Chair), Councillor Nyear Nazir (Vice-Chair) and Councillors Karen Ashley, Joanne Beecham, Peter Fleming, Lucy Harrison and Emma Marshall

### Officers:

Peter Carpenter, Kevin Dicks, Claire Felton, Clare Flanagan and Chris Wells

### Principal Democratic Services Officer:

Jess Bayley-Hill

## 20. APOLOGIES

An apology for absence was received on behalf of Councillor Craig Warhurst.

## 21. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 22. LEADER'S ANNOUNCEMENTS

The Leader advised that, at a meeting of the Overview and Scrutiny Committee held on 7<sup>th</sup> July 2022, Members had pre-scrutinised the Asset Rationalisation for Community Centre, Easemore Road and the Future Use of the Town Hall and Customer Access reports. The Committee had agreed recommendations on both of these reports which had been detailed in extracts from the minutes of the meeting, circulated for the consideration of Members of the Executive Committee in a supplementary pack for the meeting. The Executive Committee was encouraged to refer to these extracts from the minutes of the Overview and Scrutiny Committee meeting when debating those items.

Chair

# Executive Committee

Tuesday, 12th July, 2022

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## 23. MINUTES

### RESOLVED that

**the minutes of the Executive Committee meeting held on 28<sup>th</sup> June 2022 be approved as a true and correct record and signed by the Chair.**

## 24. ASSET RATIONALISATION FOR COMMUNITY CENTRES AND EASEMORE ROAD

The Head of Legal, Democratic and Property Services presented a report in respect of asset rationalisation of the community centre located on Easemore Road, Redditch.

The Executive Committee was informed that the Property Services team had been undertaking stock condition surveys. A stock condition survey had been completed in respect of the community centre located on Easemore Road at an early stage of this process because the Council had received reports that the building was in a poor state of repair. The survey had concluded that a significant amount of work would be required to address these issues and to make the property suitable to let at a commercial rate moving forward.

There were a number of long-term tenants which used the community centre on Easemore Road as premises. Many of these tenants were Voluntary and Community Sector (VCS) organisations and they had approached the Council to ask about alternative accommodation due to concerns about the building's state of disrepair. Officers had been working closely with these tenants to try to help find them alternative premises. Gemini Dance Studio, which was one of the existing tenants that had benefitted from a meanwhile use letting arrangement at the community centre for many years, had not yet identified suitable alternative accommodation, although the Council continued to try to provide assistance in locating alternatives.

Following the presentation of the report, Members discussed the debate regarding this report that had occurred at a meeting of the Overview and Scrutiny Committee held on 7<sup>th</sup> July 2022. It was noted that during this meeting of the Overview and Scrutiny Committee, Members had recommended that the Council should defer making a decision on disposal of the community centre until a full review of the Council's assets had been completed. Members considered this recommendation from the Overview and Scrutiny Committee and in doing so commented on the following points:

# Executive Committee

Tuesday, 12th July, 2022

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- The work that was already being undertaken by the Council in respect of the stock condition surveys that were being completed on Council assets and the fact that these surveys had not been undertaken in previous years.
- The work that had been undertaken by officers in terms of consultation with tenants of the community centre and the assistance that the authority had provided to these tenants when searching for alternative accommodation.
- The need for the Council's assets to be managed on a commercial basis as part of ensuring that Council services were sustainable moving forward.
- The condition of the community centre building and the fact that tenants had approached the Council about the property's state of disrepair.
- The meanwhile lease arrangements that, although supposed to be temporary, had been in place for many of the VCS organisations for a number of years.
- The potential risk that a deferral on this decision would result in further deterioration in the condition of the property.

On the basis of these points, the Executive Committee rejected the recommendation from the Overview and Scrutiny Committee on this subject.

Members subsequently discussed the report further and in doing so questioned whether the condition of the building might represent a health and safety risk for visitors. Officers explained that the building was safe for people to use in its current form. The intention of the proposal detailed in the report was to ensure that the asset was fit for purpose moving forward.

Reference was made to the availability of a significant number of meanwhile use lease arrangements for the community centre on Easemore Road and a number of other Council owned assets in the Borough. Officers confirmed that there were a number of historic arrangements in place which needed to be reviewed as the Council increasingly needed to operate in a more commercial manner in order to remain sustainable. There were alternative options available to VCS groups, including potentially accommodation in the REDI Centre and the Council was working closely with VCS groups to help them to explore these options.

Consideration was given to the ongoing work on stock condition surveys and the approach that had been adopted to this work by the Council. Members were advised that the Council was prioritising stock condition surveys for properties in a poor state of repair and / or assets that the authority could potentially utilise differently to maximise commercial opportunities. An Asset Strategy was in the process of being developed for the Council and

# Executive Committee

Tuesday, 12th July, 2022

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the external organisation, Savills, had identified assets that the Council might want to survey at an earlier stage as part of this process.

**RESOLVED that**

**the existing Community House building and associated land in Easemore Road (rear of No. 103), be declared surplus to Council requirements and disposed of at market value.**

**25. FUTURE USE OF THE TOWN HALL AND CUSTOMER ACCESS**

The Interim Section 151 Officer presented a report detailing proposals on future use of the Town Hall and customer access to services. The Executive Committee was informed that the report was proposing that the cashiers' desk at the Town Hall should be closed and was requesting authority for officers to hire out space in the Town Hall to external organisations.

In reviewing the cashiers' desk, consideration had been given to data in terms of demand for the services of the cashiers during two weeks in March 2022. In this period, there had been a total of 202 customers using the cashiers' services at the Town Hall. As requested by the Overview and Scrutiny Committee, Officers had subsequently reviewed the data for use of the cashiers' services between March and June 2022. The data during this period revealed a very slight increase in demand but the trend remained comparable to the data that had been included in the report.

The Executive Committee was advised that there were a number of alternative face-to-face payment options available to customers outside the Town Hall. In total, 46 such payment options had been identified in the Borough. Should there be agreement to close the cashiers' desk, Officers would work with customers to encourage them to use alternative payment methods. Lessons had been learned from the previous closure of the One Stop Shops in the District Centres as well as from access arrangements when the Town Hall had been closed during the Covid-19 lockdowns and this would inform arrangements moving forward. Customers would continue to be able to access self-service telephones and free wifi in the reception area at the Town Hall, which customers could use to obtain advice and make payments on their personal devices.

The option to hire out office space in the Town Hall had been identified as an opportunity for the Council. Customers would benefit from this approach as it would help to ensure that a number of key public services could be accessed by residents at the same central location. The Council would also benefit, as this would result in the authority receiving additional rental income.

# Executive Committee

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During consideration of this item, Members noted that the Overview and Scrutiny Committee had pre-scrutinised the report at a meeting held on 7<sup>th</sup> July 2022. After a detailed debate of the subject, the Committee had endorsed the recommendations in the report. The Executive Committee noted the Overview and Scrutiny Committee's support for the proposals and thanked the Committee for debating the subject in detail.

The Executive Committee subsequently discussed the report in detail and in doing so questioned whether there would be any redundancies arising from the closure of the cashiers' desk. Members were advised that staff would be redeployed and there would be no redundancies. The Council was keen to retain staff at a challenging time in terms of recruitment to local government.

Reference was made to the services that would remain available for the public to access in reception at the Town Hall. Officers confirmed that residents would still be able to hand in paperwork at reception or to provide proof of ID where necessary for accessing certain Council services. During the three months prior to the closure of the cashiers' service, officers would monitor the types of issues raised by customers visiting the cashiers to ensure that the needs of residents continued to be met moving forward.

Consideration was also given to the proposals to hire out space in the Town Hall to external organisations. Members commented that, following the Covid-19 pandemic, there remained a significant amount of office space in the Town Hall that was not being used so this proposal represented a sensible suggestion on maximising use of the space moving forward. In addition, Members commented that this would have a beneficial impact on the Council's budget.

## **RESOLVED that**

- 1) the Closure of the Cashiers Service on the 30<sup>th</sup> September 2022 be approved;**
- 2) the alternatives for Customers to make payments and the training and guidance that will take place up to the closure date be noted;**
- 3) the proposals to sublet parts of the Town Hall be approved; and**
- 4) authority be delegated to the Head of Legal Democratic and Property Services and the Section 151 Officer following consultation with the Leader to negotiate terms**

**and enter into the lease arrangements necessary to enable resolution 3 above.**

**26. QUARTERLY RISK UPDATE**

The Interim Section 151 Officer presented the quarterly risk update for the Executive Committee's consideration.

Members were informed that there had been an audit of the Council's risk management arrangements in 2018/19 which had resulted in some recommendations being made. Some action had been taken in response to the audit findings but, when the Internal Audit team completed a follow up audit, it had been concluded that some actions had not yet been fully completed. In March 2022, the Corporate Management Team (CMT) had reviewed risk management arrangements further and, whilst some examples of good practice had been identified, it was felt that effective risk management needed to be led by senior officers and embedded in the authority. Officers had been appointed on behalf of each department as risk champions to help with this process moving forward.

Risk monitoring reports were due to be presented for the consideration of the Audit, Governance and Standards Committee during the year. Due to the time that had elapsed since the previous update to Members concerning risks, Officers had concluded it would be appropriate to present a report on this subject to the Executive Committee prior to the Audit, Governance and Standards Committee on this occasion. In future, updates to the Executive Committee would follow after the Audit, Governance and Standards Committee had had a chance to consider the subject.

The Executive Committee was advised that, in order for a risk to be classified as a corporate risk rather than a departmental risk, it needed to have the potential to result in significant damage. When the report had originally been drafted there had been 119 departmental risks identified for the authority. By the date of the meeting, this had reduced to 96 departmental risks.

Following the presentation of the report, the Executive Committee discussed the need for elected Members to be kept informed of the Council's risk management arrangements on an ongoing basis. The role of the Risk Champion on the Audit, Governance and Standards Committee would also help to ensure that Members remained apprised of risk management arrangements moving forward.

**RESOLVED that**

- 1) the definition of a Corporate Risk be approved;**
- 2) the present list of Corporate Risks be approved;**
- 3) the use of the Risk Management Framework devised by Zurich be approved; and**
- 4) the progress made on the Action Plan approved by CMT on the 16<sup>th</sup> March 2022 be noted.**

**27. FINANCIAL MONITORING REPORT**

The Interim Section 151 Officer presented a report detailing the Council's planned approach to financial monitoring in the 2022/23 financial year.

The Executive Committee was informed that financial monitoring reports would be presented on a regular basis for the consideration of Members. The reports would incorporate information about a full suite of financial indicators. The reports would also contain red, amber and green (RAG) ratings for the indicators and would include comparative data in relation to the previous period.

The Council had a revenue budget of £10.5 million and a capital budget of £4.5 million. There was also capital funding which had been carried over from 2020-2021, when many capital projects had been postponed due to the Covid-19 pandemic. In addition, the Council, as the accountable body, was in receipt of over £15 million Town's Funding, which could only be used on specific projects for the redevelopment of Redditch town centre.

The Council had a Medium Term Financial Plan (MTFP) which detailed the authority's anticipated financial position over the following three year period. Should no action be taken, the Council's balances were projected to fall to just over £200,000, which was lower than the minimum levels considered acceptable for the Council. To ensure that the Council had a balanced budget moving forward, action would need to be taken to achieve £1.5 million savings over the full three-year period of the plan. The Government had indicated that Councils would be receiving a two-year settlement in December 2022, although it was unlikely that this would help to cover the full gap in the budget.

To address the anticipated issues within the MTFP, work had already commenced on organisational business plans and reviews of the base budget. The Interim Section 151 Officer had already held discussions with four Heads of Service about potential

# Executive Committee

Tuesday, 12th July, 2022

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opportunities to achieve savings or secure additional income in their departments. Heads of Service were giving consideration to changes that could be made to service delivery in light of lessons learned and opportunities created during the Covid-19 pandemic.

Following the presentation of the report, Members discussed the significant level of savings that would need to be achieved over the three years of the MTFP. Members were advised that some difficult decisions would need to be taken in order to achieve a balanced budget position moving forward. All the services that were delivered by the Council were important but if all services provided by the Council continued to be delivered in the same manner as at present the authority would not be financially sustainable moving forward. There would be a number of ideas explored by Officers before a draft budget was presented to the Executive Committee in the autumn, in which options would be presented for Members' consideration. Consideration would also be given to the contribution that District and Borough Councils made to health prevention work and the potential for alternative sources of funding to be provided to support the authority's delivery of these services. The draft budget position would then be subject to public consultation before a final set of budget proposals was presented in January/February 2023.

Reference was made to the Covid grant funding that the Council had received from the Government during the pandemic and the extent to which this had been utilised to date. Officers clarified that some, but not all, of this funding had already been allocated. Officers were also reviewing potential options available to the Council in respect of Council Tax and Non Domestic Rates (NNDR) arrears.

## **RESOLVED**

- 1) to note that future monitoring returns will be in the "on system" format;**
- 2) to approve the approach being taken by Officers to balance the 2022/23 budget and future years budget deficit positions; and**
- 3) to approve the addition to the monitoring report of the additional financial health indicators.**

## **28. OVERVIEW AND SCRUTINY COMMITTEE**

The Chair confirmed that all of the recommendations detailed in the minutes of the Overview and Scrutiny Committee meeting held on

# Executive Committee

Tuesday, 12th July, 2022

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9<sup>th</sup> June 2022 had been considered by the Executive Committee at a previous meeting.

**RESOLVED that**

**the minutes of the Overview and Scrutiny Committee meeting held on 9<sup>th</sup> June 2022 be noted.**

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

The Chair confirmed that there were no referrals from the Overview and Scrutiny Committee or any of the Executive Advisory Panels on this occasion.

**30. ADVISORY PANELS - UPDATE REPORT**

The following updates were provided in respect of the Executive Advisory Panels and other groups:

- a) Climate Change Cross Party Working Group – Chair, Councillor Anthony Lovell

The Executive Committee was informed that there had been no meetings of the Climate Change Working Group since the previous meeting of the Executive Committee.

- b) Constitutional Review Working Party – Chair, Councillor Matthew Dormer

Councillor Dormer explained that the latest meeting of the Constitutional Review Working Party had had to be rescheduled due to a clash with other Committee meetings in July. The meeting would be rescheduled to take place in September 2022.

- c) Corporate Parenting Board – Council Representative, Councillor Nyear Nazir

The Executive Committee was advised that the latest meeting of the Corporate Parenting Board had taken place earlier that day. A comprehensive update about the meeting would be provided at the following meeting of the Executive Committee.

- d) Member Support Steering Group – Chair, Councillor Matthew Dormer

Members were informed that the latest meeting of the Member Support Steering Group had needed to be rescheduled due to

# Executive Committee

Tuesday, 12th July, 2022

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a clash with additional Committee meetings being held in July. The meeting would be rescheduled to take place in September 2022.

e) Planning Advisory Panel – Chair, Councillor Matthew Dormer

Councillor Dormer confirmed that there had been no meetings of the Planning Advisory Panel since the previous meeting of the Executive Committee.

### 31. DISPOSAL OF LAND - ST GREGORY'S CHURCH

The Principal Solicitor presented a report on the subject of the disposal of land adjacent to the former St Gregory's Church at Winyates Way / Woodcote Close, Redditch.

The disposal of the land would enable the Council to help facilitate a development on adjacent land. Access would be provided to the development from the land that would be disposed of by the Council. The proposed development would be a mixture of social housing and housing available to rent. The housing would be developed by Redditch Co-operative Homes and GreenSquareAccord, which would be developing housing that included high levels of insulation and use of solar power and which was therefore considered an exemplar of low carbon housing.

Members welcomed the proposals detailed in the report and in so doing commented on the benefits that the development would have on the local community. Concerns were raised that the former St Gregory's Church had attracted a lot of anti-social behaviour (ASB) in recent years and the proposed development would help to discourage this moving forward.

#### **RESOLVED that**

- 1) authority be delegated to the Head of Legal, Democratic and Property Services to negotiate and finalise terms for the sale of Council owned land and in return for the capital sum; and**

#### **RECOMMENDED that:-**

- 2) the Council's budget be augmented by the capital receipt.**

**Executive**

Committee

Tuesday, 12th July, 2022

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and closed at 7.17 pm

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**REDDITCH BOROUGH COUNCIL****Executive Committee****28 June 2022**

Sale of Land Adjacent to the Former St Gregory's Church at Winyates Way/Woodcote Close, Redditch

Relevant Portfolio Holder	Cllr Matthew Dormer
Portfolio Holder Consulted	
Relevant Head of Service	Claire Felton
Report Author	Clare Flanagan Job Title: Principal Solicitor Contact email: clare.flanagan@bromsgroveandredditch.gov.uk Contact Tel: 01527 64252 Extn 3173
Wards Affected	Winyates Ward
Ward Councillor(s) consulted	
Relevant Strategic Purpose(s)	
Key Decision / Non-Key Decision	Key Decision
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, as amended.	

**1. RECOMMENDATIONS****That the Executive Committee RESOLVES:-**

- 1.1 Authority be delegated to the Head of Legal, Democratic and Property Services to negotiate and finalise terms for the sale of Council owned land as shown coloured pink within the area edged red on Appendix 1 and in return for the capital sum referred to in Appendix 3; and

**RECOMMENDS that:-**

- 1.2 The Council's budget is augmented by the capital receipt as described in Appendix 3

**2. BACKGROUND**

- 2.1 The Council owns the land shown coloured pink on Appendix 1.
- 2.2 The Council has been approached by a Developer looking to develop the former St Gregory's Church site and adjoining land for a development of 25 units of affordable housing, with a mix of social rent, rent to buy and shared ownership properties. The Developer's scheme is shown detailed within the area edged red on Appendix 1.
- 2.3 Access to the development site is restricted and terms have been agreed to sell the Council owned land shown coloured pink within the area edged red on Appendix 1 to the Developer in return for the capital sum referred to in Appendix 3.

**REDDITCH BOROUGH COUNCIL****Executive Committee****28 June 2022**

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- 2.4 The area subject to this recommendation consists mainly of grassed verges and general amenity land as shown in the photograph at Appendix 2.
- 2.5 The Developer is currently awaiting the outcome of their planning application (Ref: 22/00333/FUL).
- 2.6 The sale of land is supported by the Council's Land & Building Asset Group, which sees this as an opportunity to:
- a) Regenerate an area of Winyates that has fallen into disrepair through the provision of a mix of Social Rent, Shared Ownership and Rent to Buy housing;
  - b) Secure the provision of footpaths to Winyates Way and Woodcote Close and a pedestrian crossing linking this development and the neighbouring houses to the Winyates Shopping Centre
- 2.7 The capital sum referred to in Appendix 3 is supported by the Council's Valuer and an independent valuation.
- 2.8 The agreement to sell would be subject to planning and the Developer agreeing to carry out accommodation works

**3. FINANCIAL IMPLICATIONS**

- 3.1 The sum referred to in Appendix 3 represents a capital receipt for the Council in that amount.

**4. LEGAL IMPLICATIONS**

- 4.1 Non other than those usually associated with the freehold sale of land.

**5. STRATEGIC PURPOSES - IMPLICATIONS****Relevant Strategic Purpose**

- 5.1 Supporting Housing Provision within the Borough

**Climate Change Implications**

- 5.2 As this is a Redditch Coop Homes/ GreensquareAccord site, they will be using their own housing system, which they manufacture, and which includes solar power and high levels of insulation as they are an exemplar developer of low carbon housing.

**6. OTHER IMPLICATIONS****Equalities and Diversity Implications**

**REDDITCH BOROUGH COUNCIL****Executive Committee****28 June 2022**

6.1 None

**Operational Implications**

6.2 None

**7. RISK MANAGEMENT**

7.1 Whilst there is no cost to the Council in entering into an Agreement with the Developer, as the Council's costs are being met, the Council will not benefit from the capital receipt if the Developer fails to secure planning consent for the proposed development.

**8. APPENDICES and BACKGROUND PAPERS**

Appendix 1 : Plan showing Council Owned Land, Area Subject to this Report & Development Site

Appendix 2: Street View

Appendix 3: Confidential Information

**9. REPORT SIGN OFF**

<b>Department</b>	<b>Name and Job Title</b>	<b>Date</b>
Portfolio Holder	Cllr Matt Dormer	
Lead Director / Head of Service	Claire Felton	
Financial Services	Peter Carpenter	
Legal Services	Clare Flanagan	
Policy Team (if equalities implications apply)		
Climate Change Officer (if climate change implications apply)		

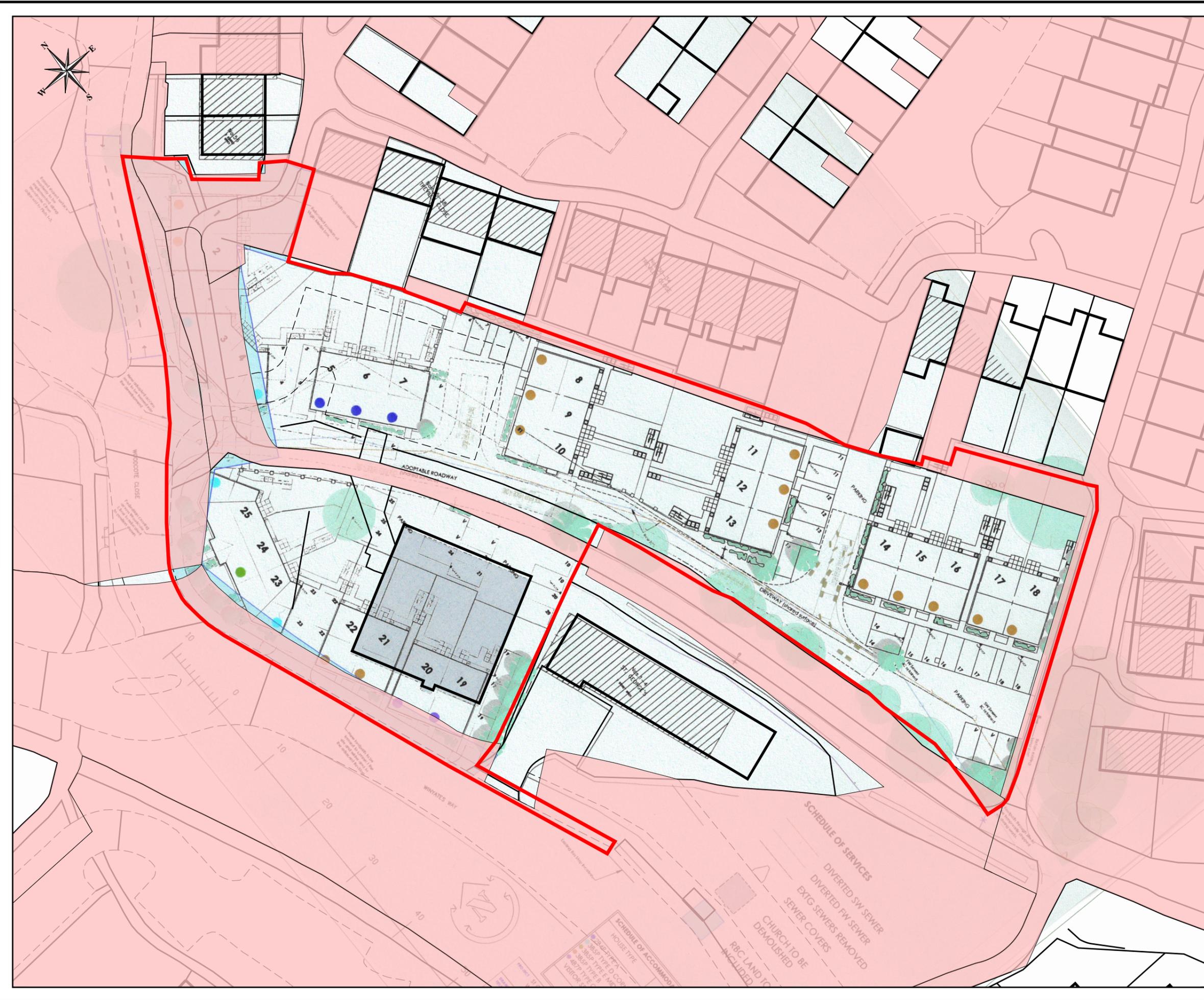
**REDDITCH BOROUGH COUNCIL**

**Executive Committee**

**28 June 2022**

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**Key**

- RBC Land Ownership
- Developer - Red Line boundary

Date	Rev	Details

Project:  
**St Gregory's Church,  
 Winyates Way, Redditch**

Drawing:  
**RBC Land Ownership Details**

Drawn:	JH	Scale:	1/500 @ A3
Surveyed:	OS	Date:	May 2022

Drawing No: **P2049/188**

**Engineering and Design Services**  
 Town Hall  
 Walter Stranz Square  
 Redditch  
 Worcs B98 8AH



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 Ordnance Survey 100024252

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

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**REDDITCH BOROUGH COUNCIL****RECORD OF DECISION TAKEN UNDER URGENCY PROCEDURES****SUBJECT: Funding of Rubicon for Financial Year 2020/21****BRIEF STATEMENT OF SUBJECT MATTER:**

Rubicon is a 100% owned Council subsidiary which has the requirement to submit accounts to Companies House on an annual basis.

The 2020/21 financial year saw most Rubicon services closed for significant periods of the financial year due to C-19. Rubicon and the Council both received grant funding to support the service during this period. The 2020/21 Council outturn report was presented to Executive on the 11<sup>th</sup> January 2022. This report noted that an additional £120k of general covid grant, over and above the £543k already allocated earlier in the year, be paid to Rubicon Leisure to balance the year end position, as agreed by the S 151 Officer. At this time, both the Council's and Rubicon's accounts were not fully closed due to issues with the implementation of a new financial system on the 8<sup>th</sup> February 2021. These issues are still not fully resolved as of today.

Rubicon's accounts should have been filed at Companies House by the 31<sup>st</sup> December 2021 for the 2020/21 Financial year. This did not happen, and legal action is being taken by Companies House against the Rubicon Directors requiring the accounts to be completed and filed by the 30<sup>th</sup> June 2022.

The Council has been working with Rubicon's External Auditors UHY Hacker Young to ensure an approved set of accounts can be submitted by the 30<sup>th</sup> June. In undertaking this work, significant corrections have needed to be made, due to issues with financial data, resulting in net Income and Expenditure needing to be reduced by £135,000. As per the Outturn report in January, the Council needs to support this change with the application of C-19 grant to ensure a break-even position is maintained over the 2019/20 and 2020/21 financial years. This will ensure that Rubicon can recoup the taxable profit that was made in the 2019/20.

**DECISION:****RESOLVE**

**To transfer £135,000 of C-19 Grant to Rubicon for the 2020/21 financial year to ensure the Audit can be completed.**

**(Council decision)****GROUND FOR URGENCY:**

Rubicon's accounts need to be filed by the 30<sup>th</sup> June as described above. Work has only just been completed as part of the 2020/21 Audit to set out the magnitude of additional support required for Rubicon to Break Even (as per the Outturn Report). Part of the Audit to deliver this requires the Council to confirm support of Rubicon's break-even position before their Directors sign off the Accounts on the 29<sup>th</sup> June 2022.

**DECISION APPROVED BY:***(Deputy)* **CHIEF EXECUTIVE****SECTION 151 OFFICER**  
*(if financial implications)*.....  
**(Signature) (Sue Hanley / Kevin Dicks - (D)CX)**.....  
**(Signature) (Pete Carpenter)****Date: 29 June 2022**

**PROPOSED ACTION SUPPORTED** *(amend as appropriate)*

..... <b>(Signature)</b>	..... <b>(Signature)</b>	..... <b>(Signature)</b>	..... <b>(Signature)</b>	..... <b>(Signature)</b>
<i>(Block Capitals)</i>	<i>(Block Capitals)</i>	<i>(Block Capitals)</i>	<i>(Block Capitals)</i>	<i>(Block Capitals)</i>
<b>MAYOR *</b>	<b>PF HOLDER</b>	<b>LEADER of the LABOUR Group</b>	<b>LEADER / LDR CONSERVATIVE Group</b>	<b>CHAIR O&amp;S Committee</b>
Date:	Date:	Date:	Date:	Date:

Notes:

\* In addition to the Executive decision above regarding the matter under consideration, the Mayor is signing to agree both that the Executive decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency. This is to ensure that the call-in procedures as set out in Part 8 of the Constitution shall not apply where an Executive decision being taken is urgent.