



Cabinet

Date:	Thursday, 10 September 2015
Time:	6.15 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Patrick Sebastian
Tel: 0151 691 8424
e-mail: patricksebastian@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

AGENDA

1. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Cabinet are asked to consider whether they have any disclosable pecuniary or non pecuniary interests in connection with any item(s) on this agenda and, if so, to declare them and state the nature of the interest.

2. MINUTES

The minutes of the last meeting have been printed and published. Any matters called in will be reported at the meeting.

RECOMMENDATION: That the minutes be approved and adopted.

CHILDREN AND FAMILY SERVICES

3. SCHOOLS TRADED SERVICES JOINT VENTURE (KNOWN AS ESENTIAL) (Pages 1 - 14)

ECONOMY

4. BUILDING MORE HOUSING ON BROWNFIELD LAND (Pages 15 - 34)

GOVERNANCE, COMMISSIONING AND IMPROVEMENT

- 5. CORPORATE PLAN PERFORMANCE MANAGEMENT 2015-16 QUARTER 1 (Pages 35 - 44)**

SUPPORT SERVICES

- 6. SITE OF FORMER ROCK FERRY HIGH SCHOOL, ROCK FERRY (Pages 45 - 68)**
- 7. CHILDREN AND YOUNG PEOPLE'S DEPARTMENT - NEW CAPITAL SCHEMES 2015-16 TO 2017-18 (Pages 69 - 78)**

- 8. ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR (PART 1)**

To consider any other business that the Chair accepts as being urgent.

- 9. EXEMPT INFORMATION - EXCLUSION OF THE PRESS AND PUBLIC**

The following items contain exempt information.

RECOMMENDATION: That, under section 100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information as defined by the relevant paragraphs of Part I of Schedule 12A (as amended) to that Act. The Public Interest test has been applied and favours exclusion.

- 10. ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR (PART 2)**

To consider any other business that the Chair accepts as being urgent.

WIRRAL COUNCIL

CABINET

10 SEPTEMBER 2015

SUBJECT:	SCHOOL TRADED SERVICES JOINT VENTURE (KNOWN AS EDSENTIAL)
WARD/S AFFECTED:	ALL
REPORT OF:	JULIA HASSALL, DIRECTOR OF CHILDREN'S SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR TONY SMITH
KEY DECISION?	YES

1.0 EXECUTIVE SUMMARY

- 1.1 In November 2014, Wirral Council Cabinet and the Executive of Cheshire West and Chester Council (CW&C) approved a series of recommendations for the establishment of a Community Interest Company to provide services to schools and improve the lives of children in the local area. It was agreed the company would be jointly owned by Wirral Council and CW&C Council.
- 1.2 The establishment of the company has clear strategic and operational benefits for both Councils and schools. As a not-for-profit company it maintains a public sector ethos with all profit invested into improving outcomes for children. Schools will benefit from receiving higher quality services with both a commercial approach and improved value for money. The Councils retain a strategic role in the shaping and delivering of high attainment in schools. The new company will support the local economy through the creation of a thriving local business generating employment and skills. These outcomes support priorities identified in the Council Plan 2015-20: A 2020 Vision.
- 1.3 The Cabinet decision was based on a business case which was developed in collaboration with the Cabinet Office, Price Waterhouse Coopers (PWC) and both Councils as part of the National "Delivering Things Differently" Programme. The Business Case demonstrated that the company could be successful, would grow and be able to reinvest profits into the wider education sector over a five year period.
- 1.4 Following the decision, an implementation team was mobilised, jointly resourced by both councils to develop the Business Plan for the new organisation. The development of the Business Plan required an intensive analysis of the market, services and costs, together with product and brand development. The Business Plan is a major milestone as it sets out how the company will operate including its growth plan, delivery plan, brand platform and the new organisations name: 'Edsential'.

- 1.5 The Business Plan demonstrates a strong, viable business going forward. There are some material updates to the original Business case and in line with approvals given at that time; these are being brought back to the Cabinet for approval for a final go-live decision.
- 1.6 This report identifies the key changes, their impact on both the Business Plan and the Councils along with any residual risks.
- 1.7 For the Council the Key changes are:
 - The initial financial support that the company will require. The company will take longer to clear initial deficits, which are covered by cash flow loans from each council.
 - The No Worse Off Principle. The value of support services provided and strategic payments received from the company will not match the current support costs, leading to a shortfall in the region of £100k pa.
- 1.8 For the Company the Key changes are:
 - Additional costs that have been identified, including National Insurance, Pensions and the National Living Wage. These changes have led to reduced overall profits for the company and a longer period required before becoming profitable.
- 1.9 This proposal was presented to CW&C Executive on the 2nd of September 2015. The creation of Edsential can only proceed if both Councils agree to the recommendations.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 In March 2014 both Councils provisionally agreed a mandate to jointly develop a business case for a schools traded services company. The relevant Heads of Service from both Local Authorities agreed to sponsor and support the project. A joint project team was set up to develop the business case over a six month period to include baseline activity, financial analysis, engagement (staff and customers), business development and modelling (financial, legal and governance).
- 2.2 The work was further supported by the Cabinet Office, Department of Communities and Local Government (DCLG), The Chief Executives professional association: SOLACE and the Local Government Association (LGA) through an award from the national "Delivering Differently" Programme. The Government award comprised of £100K worth of specialist consultancy support delivered by PWC to assist with the development of a business case.
- 2.3 The Business Case was taken to both Councils Cabinet and Executive in November 2014 where the decision was taken to establish a Community Interest Company. Implementation of the project was delegated to senior officers in both authorities subject to the detailed Business Plan and other financial matters remaining materially unchanged from the Business Case reported to members in November 2014.

The Services due to transfer to the new company include:

- School Catering
- School Cleaning
- Outdoor Education
- Governor Support
- Music Services
- School Development/Improvement
- Learning outside the Classroom
- Data Support

In addition, the company will move towards acting as a single 'front door' for Local Authority services for schools and other educational settings where they remain with each Authority. Examples of the retained services include; Human Resources, Financial Management Support, Education Welfare and Educational Psychologists. The company will also help shape future services through its links with schools. The expectation is that the company will receive a commission payment from front door services for marketing and attracting new business. The extent and rate for commission payments will be the subject of further discussions with the company. Looking further ahead some or all of these services currently provided by both or either local authority could be transferred into the new company.

The main ambition for the new organisation is to:

- Deliver high quality services that are value for money;
- Support improving outcomes for children and young people by reinvesting profits into service improvements and the local community;
- Create a single front door through which schools, and other customers, can access services;
- Include mutual principles by involving schools and governors in the running of the new organisation
- Be commercially successful

2.4 Since the decision was made to create the company, both councils have made significant progress and delivered key milestones towards the creation and launch of Edsential.

2.5 Progress to date includes:

Recruitment of Managing Director	Trade Union engagement
Branding platform and design	Face to face staff engagement
Development of success model	Formal TUPE consultation
Customer intelligence and market analysis	Staff newsletters and comms portal
Customer retention strategy	Agreement of Buyback bundles
Food conference and Edsential soft launch	Agreed set of legal documentation
Business plan draft	Service baselining

2.6 On the basis that both Councils agree to commence a phased go-live process throughout October and November 2015, formal trading as a separate legal

entity will commence in December 2015 with completion of a legal transfer agreement and TUPE transfer of staff. The base for the new company is in Ellesmere Port.

This is a later date than was originally planned (1st September) and is necessary to complete contractual arrangements including leases, pensions and IT solutions for payroll, financial reporting and management. Given the critical nature of this IT work a specialist project manager will lead on this.

2.7 The Business Plan

2.7.1 Following the decision to create the company, a Managing Director was recruited to lead the development of a Business Plan, and to begin building the new company supported by the combined joint Council mobilisation team.

2.7.2 The Business Plan demonstrates a strong viable business going forward, with an anticipated turnover in excess of £24m in year one. There are some material updates to assumptions since the original business case was drafted, including a revised staffing structure, contract efficiencies and changes in income growth assumptions. These are considered further in Section 2.7.5 Table 2. Other factors influencing the trading position include school meals both the increased take up following the introduction of Universal Infant Free School Meals and the increase in competition across the sector.

2.7.3 In line with the approvals given at the meeting in November 14, these changes are being brought back to the Cabinet for final approval.

2.7.4 The following table provides a high level comparison between the original financial projections from the Business Case and those now presented in the detailed Business Plan.

Table 1 – Outline Business Case/Business Plan comparison.

	<u>Year 0*</u> 2015/16 £'000	<u>Year 1</u> 16/17 £'000	<u>Year 2</u> 17/18 £'000	<u>Year 3</u> 18/19 £'000	<u>Year 4</u> 19/20 £'000	<u>Year 5</u> 20/21 £'000
<u>Outline Business Case</u>						
Turnover	£22m					
Net in year position	-634	-294	316	954	1,627	1,760
Cumulative position	-634	-928	-612	342	1,969	3,729
<u>Current Business Plan</u>						
Turnover	£24m					
Net in year position	-1,703	-437	153	557	943	1,191
Cumulative position	-1,703	-2,140	-1,987	-1,430	-487	704

** Please note: 2015/16 is a part year which also include the Edsential set up costs. Negative numbers reflect in year losses, positive numbers reflect surpluses.*

2.7.4 The key points from this financial analysis are:

- Edsential is expected to be profitable and to break even by its second full year of operation (in line with Business Case).
- The scale of surpluses being generated each year have been reduced to reflect revised estimates of the company's cost base and income growth but still show a positive return of over £1m per annum by year 5. The main changes to note are:
 - Additional set up costs and investment in services
 - Revised efficiency assumptions
 - Changes in pensions and National insurance
 - Extended transitional period
- The company will incur higher upfront mobilisation costs; as a result it will take longer to clear its early deficits (this will be by year 5, whereas the business case had assumed year 3).
- While the financial case for creating the company has been remodelled, it is still a strong case.

2.7.5 The following table sets out some of the factors that have contributed to the updated position captured in the Business Plan:

Table 2 – Highlights the rationale behind the material differences and the financial impact over the 5 year life of the Business Plan compared to the outline business case.

Original Business Case Assumptions	Business Plan Actuals	Rationale
Assumed generic annual efficiency savings in both pay and non-pay costs.	A full staffing structure has been developed to ensure effective services can be delivered on each site and income is retained. Specific contract savings have been secured with key suppliers from year 1. No significant changes to existing staff terms and conditions. Reducing operating costs by £3.74m.	Terms & conditions of transferring staff protected and more robust and deliverable assumptions.
5% growth in sales each year from year 2 onwards.	Each service separately assessed based on prudent growth assumptions (average 4% growth per year) Reducing income by £2.68m.	Bottom up, growth opportunities identified.
Redundancy costs assumed to be minimal.	An initial restructure will be needed and this is likely to generate one off redundancy costs. These costs (up to £700k (worst case) are now to be met from future operating profits within the company.	Changes to original assumptions so that the costs of any restructure are met by the company rather than the Council.
Other than outdoor education, no capital investment factored in.	Assumes investment in Cleaning/Catering, plus further phased investment in Outdoor education.	Increased investment to maintain long term competitiveness.

Additional investment of £1.9m.		
NI contributions static.	Impact of changes to National Insurance taking effect from April 2016 introduced. 5 year impact estimated at £1m.	Changes to original assumptions.
Set up costs allowed for but assumed new staffing structure in place from day 1.	Phased migration to new operating structures post-go live. Financial impact £0.4m.	More realistic assumptions which support business continuity.

2.8 Strategic Risks to the Delivery of the Business Plan

2.8.1 The development and implementation of a programme of this complexity involves strategic challenges and financial considerations. These have been identified and through robust planning have been mitigated wherever possible. The risks articulated below are considered to have the highest potential to impact on the success of Edsential and the delivery of the Business Plan. It should be noted that these risks are not project specific or unique to Edsential, the majority of these challenges would exist if these services remained with the Council(s).

2.8.2 Increased Market Competition

Recent movements in the market mean competitors are pro-actively targeting and approaching schools and in some cases, have been successful in securing their custom. This is a risk to the current way of working and the new company. This is one of the major drivers for creating the new company. The aim of the company is to become responsive to market demands and competition so that it can retain and grow market share. Edsential is already operating in shadow mode and has been successful in stemming the erosion in market share by moving to a new way of working in School Catering.

2.8.3 Reducing School Funding

Schools are the major source of funding to Edsential. At a time when Edsential will be looking to expand, the funding streams for education largely remain static, which is a reduction in real terms. Increased cost pressures such as pay awards, National Insurance changes and pension costs will continue to have a significant impact on school budgets. Where schools have a choice, they may elect to do things differently, or buy less which could impact on the ability to maintain or grow income within Edsential. Edsential however will look to use this as an opportunity to grow its market share by working with schools who are seeking a high quality, better value offer both within and outside of Wirral and CW&C borders.

2.8.4 Living Wage

With the introduction of a national living wage from April 2016 and ongoing consideration by Cheshire West of the potential for a local living wage, the cost base of Edsential is likely to significantly increase during its first years of operation. Whilst any increases will reflect a significant increase for the company, the likelihood is that it will have a greater impact across its competitors in the market and there may be an opportunity to compete more widely for business.

Given that there will be inflationary increases across all suppliers; the ability for schools to protect themselves from the impact of these rises will be limited. Therefore an element of additional costs that fall to Edsential may be recoverable through increased charges, up to the competitor market rate, and through more efficient working practises and contracting arrangements.

2.8.5 Increasing Pension Costs

Staff transferring to Edsential under TUPE will remain members of the Local Government Pension Scheme or Teacher's Pension Scheme. However, as a new separate entity in the LGPS the employer's contribution rate will be re-assessed. Since the original Business Case was prepared, reductions in long term investment returns in the national economy have increased the relative costs of pensions. This will translate into higher employer pension costs. These are still to be finalised and agreed but are likely to be significant (in excess of £300k per annum). Whilst this is not currently factored into the Business Plan, there is flexibility within the company's finances and business model for these to be managed for example by rephrasing capital investment.

2.9 Council Considerations

2.9.1 The original Business Case assumed a number of ongoing relationships between the new company, Wirral and CW&C Councils, which extended beyond the schools being the primary customers of the company. Primarily amongst these were the Councils' roles as shareholders, providers of finance and providers of support. The revised Business Plan has an impact on each of these.

Council's as Shareholders

2.9.2 The two Councils would own the company and therefore have a stake in its future performance. As a Community Interest Company limited by shares, the value of the liability for each local authority is limited to the nominal value specified in the Articles of Association. However, were the company to fail financially, then as owning Authorities, the Council's will most likely want to secure continuity of service, which may lead to incurring significant costs.

2.9.3 Whilst the Business Plan has scaled back the forecast profitability of the company, it still shows a strong business model over the medium to long term. Allied to the fact the Business Plan is now underpinned by the next iteration of analysis, by definition, the costings and models are more comprehensive. It is considered that the risk of company failure has diminished since the original approval was given.

2.9.4 As is common with new Council owned companies, Edsential will require support from the Council in the form of a loan/overdraft arrangement to underpin its cash flow over its early years. The fact that the upfront costs being met by the company are now higher than originally modelled will increase the scale of this support and the duration for which it will be required. At present it is anticipated the overdraft/loan could be up to £4.0m from commencement

decreasing over the life of the Business Plan. The two councils will provide such loans on a 50:50 basis.

- 2.9.5 In order for outdoor education to continue to operate from the Conway Centre on Anglesey a sub-lease from the CW&C Council, who currently hold the lease, is required. The National Trust, who own the site and building and whose permission is required for the sub-let, have sought assurance that CW&C Council would still be responsible for the maintenance of the site as per the existing lease. In addition they have sought confirmation from CW&C Council that the works highlighted in the most recent condition survey, which have accumulated over the life of the existing lease will be addressed. Through negotiation there is agreement, in principle, to progress works over the next 5 years, at an indicative cost of £1.2m. Whilst these costs are not new, they are greater than the current planned spend at the centre and will need to be included in CW&C Council's capital programme going forward. It would be appropriate to seek an annual contribution towards these costs and future works from Edsential.

Council Support (Not Worse off Principle: NWO)

- 2.9.6 The existing Council services operate on a full cost recovery basis and, as such generate a contribution from schools towards services. The creation of Edsential exposes the Council to a potential loss of income and flexibility unless this contribution is sustained. In response to this, the principle of "Not Worse Off" was introduced to try and ensure that, as far as possible, the Councils would not be left in a financially worse position as a consequence of creating Edsential. The value of the contribution being protected through this NWO principle was £1.5m (£385k to WBC and £1.15m to CW&C). The only mechanisms available for recovering this amount is through the requirement for Edsential to buyback Council support services (HR, Payroll, Finance Legal, Procurement etc.) set at a minimum period of 2 years, and to make strategic payments back to each council for 5 years and beyond if required.
- 2.9.7 Strategic Payments are recovered to the extent that they reflect bona fide costs that Edsential can legitimately charge to its business. Examples of costs that the Council will be charging for include those for a pension bond, property rentals and purchases of assets. The Business Plan includes these support and Strategic payments at their full indicative value. However whilst officers continue to finalise these, the latest position suggests that there may be a gap of £450k for CW&C and £100k for Wirral between the charges that can be levied and the NWO position of £1.5m, with a potential part year shortfall of £150k for CW&C and £35k for Wirral in 2015-16.

The original Business Case had assumed the NWO position would remain at the same level throughout the five year planning period. With the emergence of increased competition and the range of new cost pressures outlined in Section 2.8 it is unrealistic to assume that the current levels of contribution could be sustained under any service model going forward including in house. Cost pressures, such as increased pension and national insurances costs, would result in a need to raise charges to schools at a time when competitors are already seeking to erode the Council's business. This would have a detrimental impact on the take up of in-house provision going forward and would

significantly reduce the contribution generated to Council Support Services. Whilst it is not possible to quantify the impact of this with any accuracy, it is reasonable to consider the impact of a worsening financial position under an in house model compared to the company model and the associated reductions in No Worse Off contributions.

2.9.8 Whilst the shortfall in the no worse off position does represent a direct financial cost to the Local Authorities, it does improve the position of Edsential and enable it to mitigate these cost pressures. The reduced payment improves the company's ability to avoid passporting costs such as increased national insurance and pensions onto schools and, as a result, the likelihood of retaining school business is greatly enhanced. By making this investment in Edsential, the Councils are recognising that the historic level of contributions generated by these services is not sustainable. Both Councils are taking proactive steps to ensure the Council maintains a strategic influence in the sector, retain a significant proportion of that contribution into the future and ensures that any elements released are secured for the benefit of local schools rather than being lost from the local economy.

2.9.9 Subject to approval for Edsential to become fully operational in December, Funding for the future year's impact of the shortfall in Strategic Payments will be included in the 2016-17 budget setting process for the Council. The part year impact in 2015-16 will be reflected in future monitoring reports.

3.0 RELEVANT RISKS

3.1 Risks are specifically addressed in Section 2.8.

4.0 OTHER OPTIONS CONSIDERED

4.1 A range of options were considered as part of the approval of the original Business Case produced in 2014. It was agreed by both Cabinet/Executive that the creation of Edsential would be the most appropriate response to the challenges facing Local Authorities and schools that would also support improving outcomes for children and young people.

5.0 CONSULTATION

5.1 A Schools User Group has been convened to engage with school leaders in order to ensure school engagement in future developments. School newsletters have been distributed to keep schools up to date with the progress of the programme. In general schools have reacted positively to the proposed changes and their views have been used to assist the development of the business case.

5.2 Workshops have been held with traded services managers providing expertise from both Councils in development of the new company model.

5.3 Staff workshops and briefings have been held to raise awareness of the proposals with all staff potentially involved in any future change. Staff newsletters have been distributed to keep staff up to date with the progress of

the programme. If the decision is taken to establish the SLE formal staff consultation will commence.

5.4 There are regular briefings with Joint Trade Unions.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 None arising as a direct result of this report.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

7.1 The financial costs of the proposals for the business are outlined in the Business Plan and for the Council within Section 2.7. The figures detailed in Table 1 show a viable business going forward.

7.2 It is expected that 275 staff (116.7 FTE) will transfer under TUPE conditions to the company from Wirral.

8.0 LEGAL IMPLICATIONS

8.1 There have been no material changes to the proposed governance arrangements since the original approval. The company would remain a community interest company limited by shares.

8.2 The Transfer of Undertaking (Protection of Employment) Regulations (TUPE) apply to the transfer of council staff to Edsential. This means that employees of both councils who are assigned to the services being transferred are entitled to transfer on the same terms and conditions of employment. Changes to terms and conditions of employment or redundancies can only be made lawfully if Edsential has an economic, technical or organisational reason for making the changes which also entails making changes to the number or functions of the workforce.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and the equality impact review is available:

<https://www.wirral.gov.uk/my-services/community-and-living/equality-diversity-cohesion/equality-impact-assessments/eias-april-2014/eias-families-wellbeing>

10.0 CARBON REDUCTION AND ENVIRONMENTAL IMPLICATIONS

10.1 The proposed SLE is wholly owned by Wirral and CW&C Councils and will aim to minimise the overall carbon footprint through best use of shared resources.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 None arising as a direct result of this report.

12.0 RECOMMENDATION/S

Cabinet is asked to note and approve:-

- 12.1 The differences in assumptions between the Business Case (November 2014) and the Business Plan (July 2015).
- 12.2 Progression to the establishment of a Community Interest Company limited by shares and jointly owned by Wirral and CW&C Councils for the purpose of providing the services identified in the Business Case to schools in both Council's area and outside, using the powers delegated in the 6th November Cabinet report as detailed in Appendix 1.

13.0 REASON/S FOR RECOMMENDATION/S

- 13.1 Wirral Council and CW&C Council have an ambition that schools and other educational settings continue to have access to high quality, value for money, sustainable education related services. Currently, both Councils successfully deliver a wide range of quality services to schools on a full cost-recovery basis. The context in which those services are delivered has changed. Schools have more control over finance and may choose to buy services elsewhere. Schools converting to Academy status may have less loyalty to the Local Authority and may purchase services elsewhere. At the same time, the educational services market is opening up with more suppliers able to sell their products.
- 13.2 The Local Authority could choose to carry on providing all services in-house, but there is a risk that schools will move to new suppliers and the strategic and operational link with schools, through service provision could be eroded.
- 13.3 The Local Authority could choose to stop delivering these services which would force schools to switch to alternate suppliers from what is an unstable and under developed market. This could potentially break any strategic link with service provision, services would need to be decommissioned, schools would lose sustainability and money would leave the local economy.
- 13.4 The reason for the recommendations is to allow the Local Authority to create a Community Interest Company (CIC) based on cooperative principles. This puts schools and the people who use the services at the heart of running the company for the benefit of the education community. The new model is intended to encourage civic leadership, replacing traditional models of top down governance and service delivery with local leadership, genuine co-operation, and a new approach built on the founding traditions of the co-operative movement: collective action, co-operation, empowerment and enterprise.
- 13.5 The creation of the CIC will enable sustainable services to be delivered whilst ensuring the strategic link and partnership between schools and the Local

Authorities is maintained. It also ensures that money continues to flow locally for the benefit of the community.

13.6 The above will allow the Council and schools to proactively shape how services should be delivered in the future, and respond to local priorities.

REPORT AUTHORS:

Andrew Roberts

Interim Head of Universal Services

Telephone: (0151) 666 4249

Email: andrewroberts@wirral.gov.uk

Nancy Clarkson

Head of Strategy, Policy, Performance and Scrutiny

Telephone (0151) 6918149

Email: nancyclarkson@wirral.gov.uk

APPENDICES

Appendix 1: Cabinet report recommendations 6th November 2015.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet	6th November 2014

Minute 89 School Traded Services Separate Legal Entity

(1) the overall direction and strategic agenda for change for schools traded services identified in the business case prepared jointly by CW&C and Wirral Councils be agreed;

(2) the establishment of a Community Interest Company limited by shares and wholly owned and controlled jointly by Wirral and CW&C Councils for the purpose of providing the services identified in the business case to schools in their area and outside be agreed;

(3) it be agreed that the Council will act as guarantor to the pension liabilities of the company as a designating body to the Merseyside Pension Scheme. The risk to be mitigated by the SLE purchasing a bond for 20% of the risk, the remainder be guaranteed by the Local Authorities and a charge made to the SLE at market rate;

(4) it be agreed to fund the historic deficit in the Merseyside Pension Fund on a shared basis with the SLE based on a notional share of the assets and liabilities of the Local Authority at the time of transfer;

(5) be agreed to provide, in conjunction with CW&C Council, such further financial guarantees as the company may reasonably require subject to the requirements of state aid regulations and the approval of the Director of Finance;

(6) it be agreed to meet the Local Authority designated set up costs of the new company, as identified in the business case jointly with CW&C Council (50/50 split); and

(7) the following delegations be agreed:

(a) to authorise the Director of Children's Services in collaboration with the Director of Resources and Head of Legal and Member Services to do all things necessary to establish the company and to allow it to provide services to schools in accordance with the business case. Including but not limited to the recruitment and appointment of a Managing Director for the company at the Head of Service, A pay band and the recruitment of the remaining board of executive and non-executive directors;

(b) to determine the memorandum and articles of association of the company in accordance with the principles outlined in the business case, including those matters to be reserved to the Councils as shareholders and the content of the shareholder's agreement;

(c) to determine the shareholder governance arrangements in accordance with the principles outlined in the business case;

(d) to determine the content of the following agreements to be entered into with the company:

- (i) the 'buy back' of council support services;
- (ii) the arrangements for the 'strategic payment';
- (iii) the provision of statutory services by the company for the councils;
- (iv) the agreement for the transfer of assets and staff to the company;
- (v) any other contractual arrangements required to give effect to the business case;
- (vi) pension admission and guarantee arrangements;
- (vii) any loan agreement for working capital or asset purchase.

(e) to authorise the Head of Asset Management to determine the terms of any property lease or licence to the company required to give effect to the business case and on such detailed terms or conditions as deemed appropriate by the Head of Legal and Member Services.

(f) to authorise the Head of Legal and Member Services to enter into and execute all legal documents necessary to give effect to the establishment of the company and its operation in accordance with the business case.

(8) the Cabinet notes and agrees that:

(a) the business case for the company be based upon the financial assumptions listed at paragraph 8.1.2 of the report and further detailed in the business case. If, in the opinion of the Director of Resources, any of those assumptions have materially changed or any financial matter materially affects the detail of the business case; the matter will be the subject of a report to the Cabinet or the matter may be determined by the Director of Resources in consultation with the Cabinet Member for Children and Family Services and the Cabinet Member for Governance, Commissioning and Improvement; and

(b) the pension's liability, bond and admission arrangements and VAT status be the subject of further specialist financial advice. Any material impact upon the business case that arises as a consequence of that advice will be the subject of a report to the Cabinet or the matter may be determined by the Director of Resources in consultation with the Cabinet Member for Governance, Commissioning and Improvement.

WIRRAL COUNCIL

CABINET

10 September 2015

SUBJECT:	BUILDING MORE HOUSING ON BROWNFIELD LAND
WARD/S AFFECTED:	ALL WARDS
REPORT OF:	STRATEGIC DIRECTOR REGENERATION AND ENVIRONMENT
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR PAT HACKETT
KEY DECISION?	YES

1.0 EXECUTIVE SUMMARY

- 1.1 This report seeks Member approval to establish a register of brownfield sites suitable for residential development and where relevant to develop Local Development Orders on identified suitable sites. A Local Development Order would grant planning permission for housing in principle, subject to the approval of a limited number of technical details. Approval would support the objective to deliver more housing on brownfield land and would help to demonstrate the Council's ongoing commitment to support regeneration and meet the Borough's housing needs on previously developed sites. It would also support the delivery of more houses in line with the Wirral Council Plan: A 2020 Vision, which sets the objective of building 3,500 new homes by 2020.
- 1.2 This report recommends that the Portfolio Holder for the Economy is given delegated authority to determine all future matters regarding the making of Local Development Orders and recommends that Full Council note the delegation of this function to the Portfolio Holder for the Economy and agree that the necessary amendments be made to the Council's Constitution (Section 9 of this report refers).

2.0 BACKGROUND AND KEY ISSUES

Background

- 2.1 The Government announced in June 2014 that it expects to see Local Development Orders (LDOs) in place on more than 90 per cent of brownfield land suitable for new housing by 2020. Local Development Orders are 'made' by local authorities and grant planning permission for specific types of development within a defined area without the need for a planning application to be submitted. This places the onus on local authorities to proactively grant

planning permission for housing on suitable brownfield sites prior to any developer interest.

- 2.2 The Government consulted on proposals for identifying suitable brownfield land and sharing data openly and transparently in 'Building more homes on brownfield land' (CLG, January 2015). A report of consultation responses has not yet been published.
- 2.3 The Government has now formally announced its intention to introduce a requirement, through the forthcoming Housing Bill, for local authorities to maintain a statutory register of suitable brownfield land, to help achieve the target of getting Local Development Orders in place on 90 per cent of suitable brownfield sites by 2020. In 'Fixing the foundations: creating a more prosperous nation' (HM Treasury, July 2015), the Government also set out a further intention to legislate to grant automatic permission in principle on brownfield sites identified on statutory registers, subject to the approval of a limited number of technical details.
- 2.4 Although the detailed requirements will not be known until the Housing Bill is laid before Parliament, the Council is already required to demonstrate that it is doing all that it can to support the delivery of housing on suitable brownfield land. The Wirral Council Plan: A 2020 Vision sets the objective of building 3,500 new homes. Member approval is therefore sought to establish a register of sites suitable for housing development and to develop Local Development Orders on identified sites, to support the delivery of housing, subject to the provisions to be contained within the forthcoming Housing Bill.

Identifying Brownfield Land Suitable for Development

- 2.5 'Brownfield' (previously developed) land is defined in Annex 2 of the National Planning Policy Framework as:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

NPPF Annex 2 specifically excludes the following categories from the definition of brownfield land:

- *land that is or has been occupied by agricultural or forestry buildings;*
- *land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;*
- *land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and*
- *land that was previously-developed, but where the remains of the permanent structure have blended into the landscape in the process of time.*

- 2.6 The Government's 'Building more homes on brownfield land' consultation document proposed that local authorities should identify suitable land for housing development which follows the definition of brownfield land in the National Planning Policy Framework and also meets the following criteria:
- *The land must be available for development and be attractive to developers now or in the near future.*
 - *The land must be capable of supporting five or more dwellings.*
 - *The land should be free of any severe physical, environmental or policy constraints, unless the constraints can realistically be mitigated while retaining the viability of redevelopment.*
 - *Inappropriate development on brownfield land in the Green Belt should not be approved except in very special circumstances.*

What is a Local Development Order?

- 2.7 Local Development Orders are 'made' by local authorities and grant planning permission for specific types of development within a defined area without the need for a planning application to be submitted. They are the local authority equivalent of national permitted development rights.
- 2.8 LDOs can be used to grant full planning permission, outline permission or permission subject to conditions, and can be applied to a specific development site, to multiple sites, or to the entirety of a local authority's area. They are designed to speed up development and remove the need for developers to prepare a fully drawn-up planning application, by establishing the parameters for development. They can set out the size, numbers and location of housing on a site and can also cover other issues such as design or the provision of infrastructure.
- 2.9 LDOs are permanent unless they are specifically time limited and a local planning authority may revoke an LDO at any time. Setting an expiry date would allow a review of its operation, although the Council may be liable to pay compensation to persons with an interest in the land if it revokes or amends an LDO and subsequently refuses planning permission for development which would have been permitted through the LDO. No compensation is payable if the Council gives a minimum of 12 months or a maximum of 2 years notice of the revocation or amendment.
- 2.10 The granting of an LDO cannot guarantee that the development prescribed will actually take place but is one way to demonstrate the commitment of the Council to promoting housing development on brownfield land. It could allow the principle of development to be established on selected sites without taking them through the more lengthy process involved with the preparation and examination of a site specific Local Plan.
- 2.11 The use of LDOs for certain areas and types of development is restricted due to the need to comply with other legislation, including development affecting listed buildings and their settings or development which may be subject to Environmental Impact Assessment or Habitats Regulations Assessment. Further information on these restrictions is set out in Section 12 of this report.

Procedure for Making a Local Development Order

- 2.12 The procedures for making a Local Development Order are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and Articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.13 The Council would first be required to prepare a draft of the Order and a Statement of Reasons for making the Order, including a description of the type of development which the Order would permit and a plan identifying the land to which the Order would relate.
- 2.14 The draft Order and Statement of Reasons must be subject to a minimum of 28 days consultation, including with consultees prescribed in legislation. The Council would need to take into account any representations received when considering what modifications should be made to the draft Local Development Order, or whether the Order should be made.
- 2.15 A copy of the Local Development Order, the Statement of Reasons and any Environmental Statement (where required) should be sent to the Secretary of State as soon as reasonably practicable and no later than 28 days after the Council has adopted the Order.

Scope for Adopting LDOs on Suitable Brownfield Sites in Wirral

- 2.16 Wirral has a good record of supporting housing delivery on brownfield sites. Since 2006, over 80 per cent of all new housing development in Wirral has taken place on brownfield sites and the proportion of residential units with planning permission on brownfield sites stood at 95 per cent in April 2014. Adopting Local Development Orders on suitable sites would go even further to support the delivery of housing on brownfield sites.
- 2.17 Locally, there are currently no LDOs within Wirral.
- 2.18 The largest brownfield opportunity in the Borough is Wirral Waters. The preparation of an LDO for the Mersey Waters Enterprise Zone was considered at the time of designation but was not progressed because the major elements of Wirral Waters, on which the public have already been fully consulted, already have outline planning permission and the promotion of an LDO would be likely to merely duplicate the existing permission.
- 2.19 The Council's Strategic Housing Land Availability Assessment (SHLAA) 2014 was approved by the Portfolio Holder for the Economy under delegated authority on 17 December 2014. The SHLAA considers the potential supply of housing across the Borough over a 15 year period. Sites included in the SHLAA 2014 have been updated to an April 2015 base date, to account for new information and where planning permission has since been granted. This identifies a total potential supply of up to 3,370 units on up to 318 brownfield sites.

- 2.20 A number of these sites are subject to conflicting policy designations or have other suitability barriers such as access or flood risk to overcome. A number of these sites are also currently still in use or are considered not economically viable at present. When these factors are taken into consideration, the number of unconstrained brownfield sites stands at 12, yielding a potential capacity of up to 455 dwellings (Appendix 1 refers). There are an additional 65 sites with a potential capacity of 277 dwellings where the only existing identified constraint to development is viability (Appendix 2 refers).
- 2.21 Although the Government's consultation document recommended a minimum site threshold of 5 units, it is recommended that the list of sites for Wirral should not apply such a threshold, to allow a single LDO to be used on a number of smaller sites sharing similar characteristics. The indicative capacities identified in Appendix 1 and Appendix 2 are based on a density of 30 dwellings per hectare, however a higher or lower density on certain sites may be considered appropriate when preparing each LDO.
- 2.22 It is recommended that the sites in Appendix 2 are also included, to promote their development and further support their viability.
- 2.23 The level of detail and scope of each LDO may vary on a site by site basis depending on site specific circumstances and the Council's wider priorities.

3.0 RELEVANT RISKS

- 3.1 As part of its consultation paper, the Government proposed two options to ensure local authorities meet the 90 per cent objective: designations and policy-based incentives. Although the Government has not yet confirmed which option it intends to introduce (if any), the implications for each option are set out below.

Designations

- 3.2 Under the first option, local authorities that fail to comply could be designated as an 'under-performing authority' through an amendment to section 62A of the Town and Country Planning Act 1990.
- 3.3 The Council could be assessed on the extent to which suitable brownfield land identified the previous year was covered by LDOs. For example, at 2020 the Council could be liable for designation where they had not put appropriate LDOs in place by 2019.
- 3.4 Were the Council to be designated, applicants could be entitled to apply directly to the Secretary of State for planning permission on brownfield sites of 5 units or more. The Council could also be invited to prepare an action plan and could be considered for de-designation after 12 months provided its future performance exceeded the objective under which it had been designated.

Policy-based incentive

- 3.5 The second option proposed is to amend the National Planning Policy Framework so that local authorities that had failed to make sufficient progress against the brownfield objective would be unable to claim the existence of an up-to-date five year housing land supply when considering applications for brownfield development. The presumption in favour of sustainable development would therefore apply.
- 3.6 It is proposed that this measure would take effect fully from 2020 but that there would be a series of intermediate objectives to which this policy would apply.
- 3.7 Either option could remove the Council's ability to determine planning applications on brownfield sites which could result in planning permission being granted for schemes contrary to the Council's corporate priorities.

Other risks identified

- 3.8 One of the key barriers facing the redevelopment of brownfield sites in Wirral is viability. Although it is accepted that LDOs may help to reduce uncertainty for developers, the inability to access finance and generate sufficient development surpluses will still not be addressed. There is therefore a risk that development will still not be delivered, particularly on challenging sites, even where an LDO is in place.
- 3.9 There is also a risk that the adoption of LDOs will not speed up the planning process. A report into the use, value for money and effectiveness of LDOs in implementing local authority objectives was published by the Planning Advisory Service in January 2014. The report questioned the extent to which LDOs can speed up the planning system and concluded that the majority of LDOs in the survey were subject to detailed conditions, often requiring prior approval by the Council. It appeared that the standard planning application process was in many cases largely replicated by the requirement for a developer to confirm compliance with the LDO.
- 3.10 The Council would not be able to secure affordable housing through a section 106 agreement as part of an LDO. Affordable housing could only be secured by a condition on the permission to be granted under each Local Development Order. The Council will seek to maximise affordable housing on site in line with its affordable housing targets and aspirations as set out in the Wirral Council Plan.
- 3.11 As with any statutory land use planning initiative, the preparation and adoption of an LDO can be subject to judicial review. Applications must be made within six weeks of the LDO being adopted by a Council resolution.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 The only alternative option would be to not develop Local Development Orders for suitable brownfield land identified on the register, which would not represent the Council doing all it can to support housing delivery on

brownfield sites and which could lead to penalties being imposed on the Council which could compromise the Council's ability to determine planning applications on brownfield sites.

- 4.2 Some sites listed in Appendix 1 and Appendix 2 are already subject to developer interest and may be developed without requiring an LDO. A number of sites are also subject to legally binding development agreements which should secure the delivery of new housing. These set out through agreement what the Council approves to be developed. For example sites which have already been subject to previous housing market renewal activities will only require an LDO if a relevant development agreement is not taken forward within an appropriate period.

5.0 CONSULTATION

- 5.1 Consultation on a draft Order and accompanying Statement of Reasons would be undertaken in accordance with Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and would be subject to neighbour notifications, as a site specific proposal, in accordance with the Council's adopted Statement of Community Involvement (March 2014).

6.0 OUTSTANDING PREVIOUSLY APPROVED ACTIONS

- 6.1 None

7.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 7.1 Voluntary, community and faith organisations will be consulted at each stage of the preparation of a Local Development Order, in accordance with Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 8.1 Although the legislation to make Local Development Orders has been established for some time, they have to date been little used. The newly established requirement to put Local Development Orders on 90 per cent of suitable brownfield land is therefore largely untested and the costs associated with meeting this requirement can only be estimated at present.
- 8.2 The preparation of the draft Local Development Order and its accompanying Statement of Reasons can be undertaken using existing resources. Additional funding may, however, be required to deal with any unexpected environmental constraints, including statutory appraisals such as Environmental Impact Assessment and Habitats Regulations Assessment where required.
- 8.3 The adoption of LDOs could reduce income from planning fees, as fewer planning applications would need to be submitted. There is, however, provision in the legislation to enable the Council to recover any costs at a level proportionate to each LDO through charging for prior approval or the confirmation of compliance with the LDO.

- 8.4 Making a Local Development Order could increase the land value of affected sites, as this would reduce the risk to purchasers by removing the need to apply for planning permission.

9.0 LEGAL IMPLICATIONS

- 9.1 The procedures for making a Local Development Order are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and Articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 9.2 There is currently no specific provision for the determination of LDO's in the Council's Constitution. Approval is therefore sought for the Portfolio Holder for the Economy to be given delegated authority to determine all future matters regarding the making of Local Development Orders, including the approval of any consultation process on an Order and the determination of the final adoption of an Order. Any decision by the Portfolio Holder would be notified to the relevant Ward Members and would be subject to call-in. It is therefore recommended that Full Council note the delegation of this function to the Portfolio Holder for the Economy and agree that the necessary amendments be made to the Constitution.

10.0 EQUALITIES IMPLICATIONS

- 10.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?
- (a) Yes and impact review has been sent to the Equality and Diversity Co-ordinator.

11.0 CARBON REDUCTION AND ENVIRONMENTAL IMPLICATIONS

- 11.1 Local Development Orders can be used to promote sustainable design and construction through the imposition of appropriate conditions.

12.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 12.1 The Unitary Development Plan adopted in February 2000 and the Joint Waste Local Plan for Merseyside and Halton adopted in July 2013 will remain the statutory Development Plan for Wirral until the Core Strategy is formally adopted by the Council following independent examination.
- 12.2 Although a Local Development Order would grant planning permission for housing, the Council would have the ability to set conditions and reserve matters for prior approval as part of the Local Development Order, including the type and tenure of housing. A planning application for these specified developments would not be required once a LDO had been made but prospective developers would need to submit details of their proposals to ensure that it complies with the Order before any development took place.

- 12.3 Development outside of the terms of the LDO would still require a planning application to be submitted in the normal way.
- 12.4 Although there is no specific requirement for an LDO to be prepared in accordance with the statutory Development Plan, any LDO would still be required to support the principles of sustainable development.
- 12.5 LDOs do not remove or supersede any existing planning permission (or permission granted on appeal) or permitted development rights which are already in place and would not prevent a planning application being submitted to the Council for development which is not specified in the Order. Any development that did not fall within the permissions described by the Order would continue to be subject to the provisions of the statutory Development Plan for Wirral.
- 12.6 The use of LDOs for certain areas and types of development is restricted due to the need to comply with other legislation.
- 12.7 These exclusions include development affecting listed buildings and their settings and development for the most environmentally damaging types of development listed under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. Schedule 2 EIA development (which includes less harmful types of development including urban projects above 5 hectares or of more than 150 dwellings) will require screening and the Council may have to produce an environmental statement and take this into consideration before deciding to adopt an LDO.
- 12.8 An LDO cannot grant planning permission for development which is likely to have a significant effect on a European Site or European Offshore Marine Site (either alone or in combination with other plans and projects) unless the proposal is directly connected with or necessary to the management of the site. The Council would have to carry out screening in accordance with the Conservation of Habitats and Species Regulations 2010 on affected sites and, if required, carry out an Appropriate Assessment before the LDO could be adopted.
- 12.9 Section 106 planning obligations cannot be required under an LDO but a unilateral undertaking could still be offered by a developer in response to a condition attached to an LDO, for example, to mitigate any impact from development. Development carried out under an LDO may, however, be liable to pay a Community Infrastructure Levy charge where one applies.

13.0 RECOMMENDATION/S

- (1) That Cabinet approves the establishment of a register of suitable brownfield sites for housing development initially on the basis of sites listed in Appendix 1 and Appendix 2 to this report.
- (2) That Cabinet approves that the sites identified on the register are subject to periodic review and amendment by the Head of Regeneration and Planning, in consultation with the Head of Housing, and subject to the agreement of the Portfolio Holder for the Economy.

- (3) That an up to date version of the register including site plans are published for public inspection on the Council's website.
- (4) That Cabinet approves the preparation of draft Local Development Orders for sites identified on the register, in accordance with the necessary national legislation.
- (5) That the Portfolio Holder for the Economy is given delegated authority to determine all future matters regarding the making of Local Development Orders which delegation shall include the approval of any consultation process on an Order and the determination of final adoption of an Order.
- (6) That Full Council notes the delegation of this function to the Portfolio Holder for the Economy and agree that the necessary amendments be made to the Council's Constitution.

14.0 REASON/S FOR RECOMMENDATION/S

- 14.1 To enable the Council to develop Local Development Orders to support the delivery of new housing on suitable brownfield sites, in accordance with Government requirements.

REPORT AUTHOR: Hannah Austin
Senior Planning Officer
telephone (0151) 691 8192
Email hannaahustin@wirral.gov.uk

APPENDICES

Appendix 1 - Sites without planning permission currently identified as suitable, available and viable for new housing development (April 2015)

Appendix 2 – Sites without planning permission currently identified as suitable but not currently viable for new housing development (April 2015)

Appendix 3 – Plans of sites listed in Appendix 1

Appendix 4 – Plans of sites listed in Appendix 2

BACKGROUND PAPERS/REFERENCE MATERIAL

Building More Homes on Brownfield Land (CLG, 2015):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/398745/Brownfield_Consultation_Paper.pdf

Queen's Speech 2015 Briefing Notes (Cabinet Office, 2015):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/430149/QS_1obby_pack_FINAL_NEW_2.pdf

Fixing the Foundations: Creating a More Prosperous Nation (HM Treasury, 2015):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Produ ctivity_Plan_web.pdf

National Planning Policy Framework (CLG, 2012):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/211695 0.pdf

Report into the Use and Effectiveness of Local Development Orders (Planning Advisory Service, January 2014):

<http://www.pas.gov.uk/documents/332612/1099311/LDO+survey+2014/683bddcc-9bd0- 41da-9b67-d77919fe7fcd>

Town and Country Planning Act 1990 (section 61A to 61D, section 107 to 108, Schedule 4A):

<http://www.legislation.gov.uk/ukpga/1990/8/contents>

Town and Country Planning (Development Management Procedure) (England) Order 2015 (Articles 38 and 41):

<http://www.legislation.gov.uk/uksi/2015/595/contents/made>

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (Regulation 29):

<http://www.legislation.gov.uk/uksi/2011/1824/contents/made>

Conservation of Habitats and Species Regulations 2010 (as amended) (Regulation 78):

<http://www.legislation.gov.uk/uksi/2010/490/contents/made>

The Town and Country Planning (Compensation) (England) Regulations 2015 (Regulation 5):

http://www.legislation.gov.uk/uksi/2015/598/pdfs/uksi_20150598_en.pdf

Wirral Strategic Housing Land Availability Assessment 2014 Main Report:

<http://www.wirral.gov.uk/downloads/7604>

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
None relevant	

Appendix 1 - Sites without planning permission currently identified as suitable, available and viable for new housing development (April 2015)

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site Status	Ward	Settlement Area
228	Land at New Chester Road (Fiveways Phase 2)	Rock Ferry	135	Cleared site (already subject to Council development agreement)	Primarily Residential	Vacant	Rock Ferry	Area 3
1666	Former Acre Lane Resource Centre, Acre Lane	Bromborough	76	Remaining buildings would require demolition	Primarily Residential	Vacant	Eastham	Area 4
1877	Land at Church Road (Phase 1)	Tranmere	75	Cleared site (planning permission granted) (already subject to Council development agreement)	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1665	Former Rock Ferry High School, Highfield South	Rock Ferry	69	Remaining buildings would require demolition	Primarily Residential	Vacant	Rock Ferry	Area 3
1350	Land at Gibson House, Seabank Road	Egremont	26	Demolition consent granted	Primarily Residential	Vacant	Liscard	Area 1
1827	Former Foxfield School, Douglas Drive	Moreton	25	Remaining buildings would require demolition	Primarily Residential	Vacant	Moreton West and Saughall Massie	Area 5
1878	Land at Church Road (Phase 2)	Tranmere	20	Remaining buildings would require demolition (already subject to Council development agreement)	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1758	Land at Fender Way/Beechwood Drive	Beechwood	13	Cleared site (planning application pending)	Primarily Residential	Informal use	Bidston and St James	Area 3
1838	Land corner of Urmson Road	Liscard	7	Cleared site (planning application pending)	Primarily Residential	Vacant	Liscard	Area 1
1640	Alexander Hall, Rocky Lane	Heswall	5	Some site preparation required (planning application pending)	Primarily Residential	Vacant	Heswall	Area 7

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site Status	Ward	Settlement Area
1830	Former Hoylake Presbyterian Church, Alderley Road	Hoylake	3	Potential for conversion and/or redevelopment	Primarily Residential	Vacant	Hoylake and Meols	Area 6
TOTAL			454					

Appendix 2 – Sites without planning permission currently identified as suitable but not currently viable for new housing development (April 2015)

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
553	Land at Station Road/Tyrer Street	Birkenhead	20	Cleared site now overgrown scrubland (already subject to Council development agreement)	Primarily Residential	Vacant	Bidston and St James	Area 3
572	Former gas holder, Patten Street	Birkenhead	20	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
475	Cleared site, Wheatland Lane	Seacombe	15	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1
551	Land at Shannon Street (1)	Birkenhead	12	Cleared site (potential to bring forward as part of wider scheme at Station Road)	Primarily Residential	Vacant	Bidston and St James	Area 3
552	Land at Shannon Street (2)	Birkenhead	12	Cleared site (potential to bring forward as part of wider scheme at Station Road)	Primarily Residential	Vacant	Bidston and St James	Area 3
1870	Former Social Club, Park Road South	Birkenhead	11	Potential for conversion and/or redevelopment	Primarily Residential/Birkenhead Park Conservation Area	Vacant	Claughton	Area 3
960	Former Barleyfield House, Barleyfield	Pensby	10	Cleared site	Primarily Residential	Vacant	Pensby and Thingwall	Area 7
763	1-33 King Street	Rock Ferry	9	Cleared site	Primarily Residential	Vacant	Rock Ferry	Area 3
1690	Former Cole Street Primary School, Cole Street	Birkenhead	8	Potential for conversion and/or redevelopment (planning application pending)	Primarily Residential	Vacant	Claughton	Area 3

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
468	22 to 40 Borough Way	Seacombe	7	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1
1873	Rear of 1-13 Arnold Street	Liscard	7	Site clearance required	Primarily Residential	Vacant	Liscard	Area 1
255	Cleared site south of 706	New Chester Road	6	Cleared site	Primarily Residential	Vacant	Rock Ferry	Area 3
1513	91 Bermuda Road	Moreton	6	Remaining buildings would require demolition	Primarily Residential	Vacant	Moreton West and Saughall Massie	Area 5
20	Former Grand Hotel, Marine Promenade	New Brighton	5	Cleared site	Primarily Residential	Informal use	New Brighton	Area 1
1280	Former Warehouse, Dial Road	Tranmere	5	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1382	99A Duke Street	Birkenhead	5	Cleared site. Hardstanding and foundations need removing	Primarily Residential	Vacant	Bidston and St James	Area 3
1385	Former Toronto Garage	Wallasey Village	5	Cleared site	Primarily Residential	Vacant	Wallasey	Area 1
1691	Former Brooklands, Brook Street	Birkenhead	5	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
134	Land adjacent to 100	Brassey Street	4	Cleared site. Hardstanding would need removing	Traditional Suburban Centre	Vacant	Bidston and St James	Area 3
277	Former garages, The Green	Bromborough	4	Site clearance required	Primarily Residential / Bromborough Pool Conservation Area	Vacant	Bromborough	Area 4
914	46 Ford Road	Upton	4	Cleared but now overgrown site	Primarily Residential	Vacant	Upton	Area 5

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
1402	Vacant land north side of Park Drive junction with Park Road East	Birkenhead	4	Cleared but now overgrown site	Primarily Residential/ Birkenhead Park Conservation Area	Vacant	Cloughton	Area 3
1589	Media House, Cloughton Road	Birkenhead	4	Potential for conversion and/or redevelopment	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 2
1658	Car Park at Olinda Street	New Ferry	4	Hardstanding would need removing	Primarily Residential	Vacant	Bromborough	Area 4
1866	Land to rear 118 Rake Lane	Wallasey	4	Remaining buildings would require demolition	Primarily Residential	Vacant	New Brighton	Area 1
452	Land at Sidney Road/Holly Grove, Tranmere	Tranmere	3	Cleared site. Heavily sloping	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
47	Vacant Unit 37A, Hartismere Road	Seacombe	3	Site clearance required	Primarily Residential	Vacant	Seacombe	Area 1
967	Former Pool Inn, Poulton Road	Wallasey	3	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1
1347	Land in Old Chester Road/Holt Road	Tranmere	3	Cleared site. Hardstanding would need removing	Primarily Residential	Vacant	Rock Ferry	Area 3
1366	Former Livingstone, 101 Livingstone Street	Birkenhead	3	Site clearance required	Primarily Residential	Vacant	Bidston and St James	Area 3
1698	6 Beresford Road	Oxton	3	Site requires clearance (planning application pending)	Primarily Residential	Vacant	Oxton	Area 3
1834	108 Egerton Park	Rock Ferry	3	Potential for conversion and/or redevelopment	Primarily Residential	Vacant	Rock Ferry	Area 3
455	Former 4-12 Walmsley Street	Seacombe	2	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
476	Former 1-17 Montrose Avenue	Seacombe	2	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
761	Former Great Float Pub, 51 Upper Beckwith Street	Birkenhead	2	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
966	Land adj 347 Woodchurch Road	Prenton	2	Cleared site	Primarily Residential	Vacant	Prenton	Area 3
1060	Former United Reform Church, Guildford Street	Seacombe	2	Site clearance required	Primarily Residential	Vacant	Liscard	Area 1
1334	Southend Social Club, 2 Downham Road	Tranmere	2	Cleared site	Primarily Residential	Vacant	Rock Ferry	Area 3
1386	Rocky's Gym, 75 Argyle Street	Birkenhead	2	Remaining buildings would require demolition (planning application pending)	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 2
1503	Former 23-37 Trafalgar Road	Egremont	2	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
1667	St Annes Institute, St Annes Place	Birkenhead	2	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
136	North of 41 Eltham Green	Woodchurch	1	Cleared site. Substation present.	Primarily Residential	Vacant	Upton	Area 5
146	Land south of 5 Claughton Place	Claughton	1	Site clearance required	Primarily Residential	Vacant	Claughton	Area 3
218	Former 65-67 Woodchurch Road	Prenton	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
457	19-21 Trafalgar Rd	Egremont	1	Cleared site	Primarily Residential	Vacant	Liscard	Area 1

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
460	Former 60 Union Street	Egremont	1	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
464	Adj 45 Brougham Road	Seacombe	1	Site clearance required	Primarily Residential	Vacant	Seacombe	Area 1
465	Former 174 to 178 Borough Road	Seacombe	1	Cleared site	Traditional Suburban Centre	Vacant	Seacombe	Area 1
560	Former 2 Austin Street	Seacombe	1	Site clearance required	Primarily Residential	Vacant	Seacombe	Area 1
571	Former 6 and 8 The Grove	Wallasey	1	Cleared site. Trees around edge of site.	Primarily Residential	Vacant	Seacombe	Area 1
603	South Westbourne House, Westbourne Road	Birkenhead	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
610	Land adjacent 30 Harland Road	Tranmere	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
996	Former Christ Church, Park Road South	Birkenhead	1	Site clearance required	Primarily Residential	Vacant	Cloughton	Area 3
1272	Land adjacent 11 Marquis Street	Tranmere	1	Cleared but now overgrown site	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1391	13 Hampden Road	Tranmere	1	Cleared but now overgrown site	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1570	85-89 King Street	Seacombe	1	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
1576	11-17 Dacre Street	Birkenhead	1	Clearance required. Former industrial use.	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 2
1656	Car Park, Mount Pleasant Road	New Brighton	1	Hardstanding would need removing	Primarily Residential	No longer appears operational	New Brighton	Area 1
1686	68 Derby Road	Tranmere	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
1832	Former Luncheon Club, Highfield Road	Rock Ferry	1	Remaining buildings would require demolition	Primarily Residential	Vacant	Rock Ferry	Area 3
1836	West of 33A Chesnut Grove	Tranmere	1	Cleared site	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
TOTAL			255					

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WIRRAL COUNCIL

CABINET

10 SEPTEMBER 2015

SUBJECT:	2015/16 QUARTER 1 CORPORATE PLAN PERFORMANCE MANAGEMENT REPORT
WARD/S AFFECTED:	ALL
REPORT OF:	STRATEGIC DIRECTOR, TRANSFORMATION & RESOURCES
RESPONSIBLE PORTFOLIO HOLDER:	CLLR ANN MCLACHLAN - GOVERNANCE, COMMISSIONING AND IMPROVEMENT
KEY DECISION?	NO

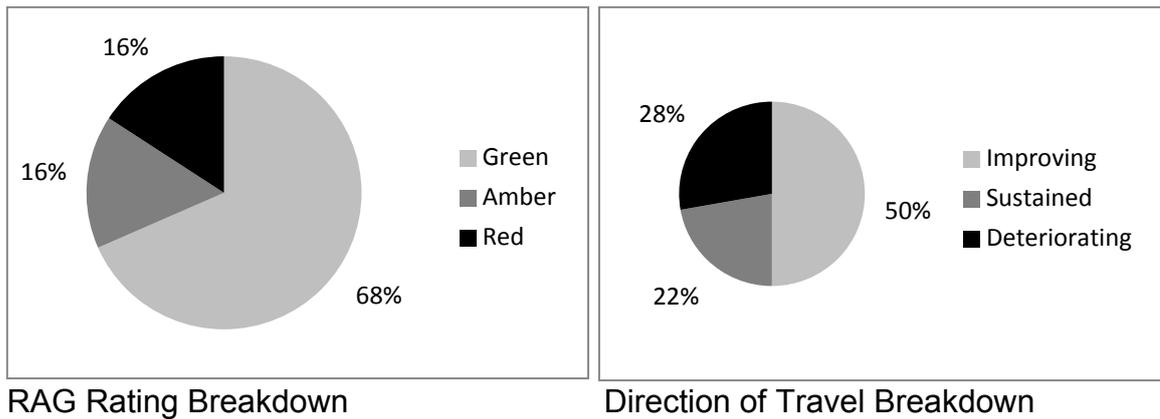
1.0 EXECUTIVE SUMMARY

- 1.1 This report sets out the Council's Quarter 1 (April to June) performance against the delivery of the 2015/16 Corporate Plan as agreed at Council on 8th December 2014. The report is attached as Appendix 1 and sets out progress against a suite of agreed key performance indicators.
- 1.2 Whilst the Corporate Plan 2015/16 has been superseded by the Wirral Council Plan 2020 Vision, it still forms the basis of the in-year performance management framework. A new Performance Management Framework will be developed for the Council Plan once the associated delivery plan has been finalised.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Corporate Plan performance is reported through a set of 22 agreed performance measures aligned to priorities identified in the plan. Underpinning the Corporate Plan are three Directorates Plans, their performance is reported quarterly through the Policy and Performance Committees.
- 2.2 Performance is monitored against the targets set at the start of the year. For each measure, a Red, Amber or Green (RAG) rating is assigned depending on the performance level against the target. The report also shows the direction of travel to illustrate for each measure whether performance is improving, deteriorating or sustained.
- 2.3 Of the 20 Corporate Plan performance measures, 1 relates to an activity which will now be reported as part of the new 2020 Council Plan delivery framework.
- 2.4 Of the 19 reportable indicators, 13 are rated Green, 3 are rated Amber and 3 are rated Red. For indicators rated Amber and Red, the responsible officer has indicated the corrective action being put in place to get performance back on track. Of the 18 indicators where it is possible to indicate the Direction of Travel, 9 are improving, 5 are deteriorating and 4 are showing performance

being sustained. The charts below show the breakdown in terms of the RAG and Direction of Travel ratings:



- 2.5 The Appendix 1 report has been re-designed to streamline performance reporting to make it more user-friendly and accessible for those receiving reports and more efficient to produce in terms of officer time.
- 2.6 Work is under way to re-design the Council's performance management arrangements related to the launch of the new Council Plan. A Council Plan Delivery Plan will provide the basis for a new performance management framework.

3.0 RELEVANT RISKS

- 3.1 The performance management framework is aligned to the Council's risk management strategy and both are regularly reviewed as part of Corporate and Directorate management processes.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 N/A

5.0 CONSULTATION

- 5.1 N/A

6.0 OUTSTANDING PREVIOUSLY APPROVED ACTIONS

- 6.1 There are none relating to this report.

7.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 7.1 There are none arising from this report.

8.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 8.1 There are none arising from this report.

9.0 LEGAL IMPLICATIONS

- 9.1 There are none arising from this report.

10.0 EQUALITIES IMPLICATIONS

10.1 The report is for information to Members and there are no direct equalities implications at this stage.

11.0 CARBON REDUCTION IMPLICATIONS

11.1 There are none arising from this report.

12.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

12.1 There are none arising from this report.

13.0 RECOMMENDATION/S

13.1 Cabinet Members are requested to note the contents of this report and highlight any areas requiring further clarification or action.

14.0 REASON/S FOR RECOMMENDATION/S

14.1 To ensure Cabinet Members have the opportunity to review the Council's performance.

REPORT AUTHOR: **Mike Callon**
Team Leader – Performance / Scrutiny
Telephone: 0151 691 8379
Email: michaelcallon@wirral.gov.uk

APPENDICES

Appendix 1 – Corporate Plan Performance Report – Q1 (April – June) 2015/16

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet	29 June 2015
Cabinet	15 January 2015
Council	08 December 2014
Cabinet	10 October 2013
Cabinet	19 September 2013
Cabinet	11 July 2013

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2015-16 Corporate Performance Indicators		Year End Target 2015/16	April - June (Q1)			Year End Forecast	DoT	Corrective Actions (Red or Amber) Context (Green/where provided)
PI Ref	PI Title		Target	Actual	RAG			
Investing in our future								
RECP02	To maintain local environmental quality (LEQ) of litter, detritus, & graffiti in main gateways and shopping areas	93.5%	93.5%	93.61%	Green	93.5%	↓ <i>Performance for Q4 2014/15 was 97.5% which exceeded its quarterly target of 93.5%. This resulted in the Direction of Travel (DoT) for Q1 2015/16 being determined as a deterioration however this indicator is on track and has slightly exceeded its Q1 2015/16 target.</i>	
RECP03	Number of new affordable homes	250	50	194	Green	250	↑ <i>Target for Q1 has been significantly surpassed due to a number of schemes completing this quarter which were delayed from completion at year-end for 2014/15.</i>	
RECP04	Number of adaptations completed	2000	500	699	Green	2000	↑	
RECP05	Number of interventions to improve private rented sector properties	400	100	135	Green	400	↔	
RECP06	Increase the number of jobs created and safeguarded via Invest Wirral	975	60	72	Green	975	↓ <i>Performance for Q1 2014/15 was 465 which considerably exceeded its quarterly target of 160 due to the approval of a number of Regional Growth Fund (RGF) Grant Applications; subsequent monthly performance slowed and the year-end target of 925 was met as anticipated. The Direction of Travel (DoT) has been assessed as a deterioration because of the lower number of jobs created and safeguarded compared to Q1 2014/15 however this indicator is on track and has even slightly exceeded its Q1 2015/16 target.</i>	
RECP18	Develop and deliver the Wirral Selective Licencing Scheme (WSLS)	100%	17%	17%	Green	100%	↔	

2015-16 Corporate Performance Indicators		Year End Target 2015/16	April - June (Q1)			Year End Forecast	DoT	Corrective Actions (Red or Amber) Context (Green/where provided)
PI Ref	PI Title		Target	Actual	RAG			
Promoting Independence								
CSC003	Rate of Children in Need (CIN) per 10,000	350.2	407.3	414.1	Green	350.2	↑ Rate of Children in need is dropping as we review all current CIN cases and step down and close those cases that do not meet threshold. We anticipate with revised threshold and the Gateway in place the number of assessments will reduce. The number of CIN as at the end of June - 2799	
CSC008	Rate of Looked After Children per 10,000	96.2	99.1	99.3	Green	96.2	↔ Continued work since April 2015 has resulted in a clear strategy to reduce our Children looked after (CLA) population where safe to do so. There are a number of reviews of children placed at home on orders and other care arrangements that are being looked at. The number of CLA as at the end of June - 671	
ADCP07	Permanent Admissions of older people (65+) to residential and nursing care homes, per 100,000 population	696.9	736.9	617.2	Green	696.9	↑ A total of 102 placements have been made to date (34 per month) against a monthly target of 41. 51% of permanent care home admissions can be traced back to a hospital discharge which is a reduction from 57% in 2014/15.	
ADCP11	Proportion of new requests for support resolved by advice and information	50%	50%	55%	Green	50%	↑ The Department is currently reviewing the content of the Adult Social Care pages on the Wirral website and is also in the process of implementing the Liquidlogic 'autonomy' suite which includes public facing portals which will support people to access advice and information and also undertake online self assessments (Eligibility and Financial). The portals are due to go-live later this year.	
ADCP16	Proportion of people who have received short term services to maximise independence requiring no ongoing support	75%	75%	75%	Green	75%	↔ A total of 539 completed a period of STAR reablement during Q1 with 61% of people being fully independent. A further 10% of people self fund an ongoing care package.	

2015-16 Corporate Performance Indicators		Year End Target 2015/16	April - June (Q1)			Year End Forecast	DoT	Corrective Actions (Red or Amber) Context (Green/where provided)
PI Ref	PI Title		Target	Actual	RAG			
PHCP01	Rate of attendance at A&E for injury and assault where alcohol was a factor. PHOF 2.18: Alcohol-related admissions to hospital.	820	820	764.76	Green	820	↑ <i>Performance continues on a positive downward trajectory, one that it has generally sustained for the last two years. This is to be welcomed, but some work will commence in September to try to get a better understanding of the factors that may be driving this downward, so that this can be sustained.</i>	
PHCP02	NHS Health Check programme by those eligible – Health Check offered (PHOF 2.22i)	20%	5%	6.9%	Green	20%	↑ In terms of numbers of invitations issued by practices, performance is on target, however in terms of uptake of invitations offered, this is a disappointing start to yearly performance. Improving performance for this programme continues to be a challenge. Factors that are likely to have contributed to this dip in performance are as follows: -Approx 15 practices made the switch over to EMIS (data holding) systems during Q1. This has caused some disruption to interrogation of activity data. -Core group of practices remain generally resistant to the NHS health check programme.	
PHCP03	NHS Health Check programme by those eligible – Health Check take up (PHOF 2.22ii)	55%	55%	27.7%	Red	55%	↓ Actions to address performance issues include: -A pilot testing out the potential impact of Point of Care testing (POCT) -Update training for frontline staff delivering health checks -Re-issuing comparative performance profiles - New publicity materials (posters, flyers, video)	

2015-16 Corporate Performance Indicators		Year End Target 2015/16	April - June (Q1)			Year End Forecast	DoT	Corrective Actions (Red or Amber) Context (Green/where provided)
PI Ref	PI Title		Target	Actual	RAG			
PHCP04	Proportion of opiate drug users that left drug treatment successfully who do not re-present to treatment within 6 months	10%	10%	9.2%	Amber	10%	<p>Reporting period, Dec 13 - Nov 14 (completions), Dec 14-May 15 (representations)</p> <p>This indicator has now shown strong improvement over 2 consecutive months. This is to be welcomed but with important caveats. The performance straddles the end of the delivery of the previous provider and the beginning of the new service, a period of substantial change and system disturbance. It is an indicator with a compound structure, affected both by those successfully completing treatment, and by the number returning within 6 months, both likely to have been affected by temporary factors present as part of the transition, which could have either +ve or -ve impacts. Performance may therefore fluctuate as the transitional factors work their way through the process. A truer picture of the new service will not emerge until a minimum of 6 months after mobilisation, i.e. from September. The current Wirral performance is classified as green on the national RAG rating and compares to the National average of 7.5%.</p>	
PHCP05	Proportion of non-opiate drug users that left drug treatment successfully who do not re-present to treatment within 6 months	53%	53%	50.8%	Amber	53%	<p>Reporting period, Dec 13 - Nov 14 (completions), Dec 14-May 15 (representations)</p> <p>The performance of this indicator has shown another small reduction from 51.9% to 50.8% but is still way above the national average of 38.9% and is rated as green in the national RAG rating. As above, this performance will continue to be affected by transitional factors for several more months.</p>	
SLCP01	Development of a new delivery model for Leisure Services	100%	N/A	N/A	N/A	N/A	N/A	This activity will now be reported as part of the 2020 Council Plan deliverables.

2015-16 Corporate Performance Indicators		Year End Target 2015/16	April - June (Q1)			Year End Forecast	DoT	Corrective Actions (Red or Amber) Context (Green/where provided)
PI Ref	PI Title		Target	Actual	RAG			
Transforming the Council								
TRCP02	Projected Delivery of Council budget savings	£38.024m	-	£17.71m	Amber	-	N/A	£17.71m was delivered by quarter one 2015/16, with a further £10.7m expected for delivery within 2015/16. £9.6m requires reprofiling, the detail of which was reported to and agreed by Cabinet on 27th July 2015, and needs to be ratified by full Council on 12th October 2015.
TRCP03	Performance Appraisals completed by September 2015	80%	15%	11%	Red	80%	↑	The percentage completion of PAs recorded within Q1 2015/16 was lower than anticipated, but a significant improvement on 2% completion compared to Q1 2014/15. As at 26th August 2015, 26% of all PAs have been completed, including 58% of Manager PAs. Management action is being taken to ensure that progress is made against this target, including monthly communications from March to July 2015 via One Briefs and the Strategic Leadership Team, and improvements are expected from Q2 as a result.
TRCP04	Sickness Absence: The number of working days/shifts lost due to sickness absence (cumulative)	9.75	2.09	2.50	Red	11.67	↓	It is forecast that the year-end sickness absence will be 1.92 days above the 9.75 day target. However management action is being taken to reduce the level of sickness absence across the Council, including proposed changes to the Council's sickness policy and triggers from September 2015, Strategic Director-led sessions with managers to set expectations, and the development of an employee wellbeing plan, and improvements are expected from Q2 as a result.
Direction of Travel (DoT)		↑	Performance Improving		↓	Performance Deteriorating		↔ Performance Sustained

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WIRRAL COUNCIL

CABINET – 10 SEPTEMBER 2015

SUBJECT:	<i>ROCK FERRY HIGH SITE DISPOSAL</i>
WARD/S AFFECTED:	<i>ROCK FERRY</i>
REPORT OF:	<i>ASSISTANT CHIEF EXECUTIVE</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>CLLR ADRIAN JONES</i>
KEY DECISION?	YES

1. EXECUTIVE SUMMARY

The purpose of this report is to provide an update of the previously approved proposal to dispose of the former Rock Ferry High School site, to consider the outcomes of the public consultation and to approve the Council's submission to the Secretary of State for Education to allow the site to be used for other purposes.

As part of the Council's five year plan, the proposals in this report support the following pledges contained in the plan:

- Good quality housing that meets the needs of residents
- A safer and better environment resulting from the redevelopment of a significant vacant site
- The Council making better use of assets

2.0 BACKGROUND AND KEY ISSUES

- 2.1 In 2011 Rock Ferry High School and Park High School closed following a review of Secondary School provision in Birkenhead and came together on one site of the former Park High School under the newly formed University Academy of Birkenhead, now called the Birkenhead Academy.
- 2.2 Cabinet approved a report on 7th November 2013 in which the site was declared surplus to operational requirements and approval was given by Members for officers to dispose of the site in accordance with S123 of the Local Government Act 1972. In the same report it was acknowledged that there was a need to adopt a more strategic and pro-active approach to realising capital receipts generally. This approach would optimise proceeds and realise wider benefits across the borough, allowing for investment in the remaining assets, some of which have extensive repair and refurbishment needs.
- 2.3 A number of considerations have been given to the Rock Ferry High site including the formation of a University Technical College but despite significant development work these could not be progressed. Other educational and departmental uses have also been explored. Since the school closure one of the detached buildings (Ravenswood) the original house has been Grade II listed as being of historical and architectural interest and which will have implications for any site redevelopments.

- 2.4 During these periods of considerations for alternative use and application to the Secretary of State for Education, the site has resulted in the council incurring very significant expenditure for building security and there are still significant running costs for the redundant site and maintaining the grounds.
- 2.5 In order to change the use of school playing fields or dispose of former school land and premises a detailed submission to the Secretary of State for Education is required and should include details of the proposed alternative uses, existing areas to be considered, requirements of other neighbouring schools and details of valid objections received during the consultation period of no less than six weeks. It was during this consultation process that emerging objections to full site disposal were noted and modified future use of the Rock Ferry High School site was considered.

3.0 DISPOSAL OF SCHOOL PLAYING FIELDS

- 3.1 The Department for Education in their guidance note published in November 2014 gives advice on the protection of school playing fields and public land, the guidance note describes the main circumstances in which local authorities need to seek the consent of the Secretary of State for Education to dispose, or change the use, of land used by schools, including playing field land.

Section 77 of the Schools Standards Framework Act 1998 applies to the disposal of playing fields by the local authority and for which consent is required from the Secretary of State. In 2012 Schedule 35A to the Education Act 1996 was repealed and resulted in the extension of the requirement to obtain Secretary of State to dispose of community school land to include all land in which a freehold or leasehold interest is held.

Considerations in the application must include: other school's needs, community use, finance and consultation. Details of the consultation must be submitted with the application stating how it was carried out, details of any valid objections and how the Council proposes to address these, the submission must also include a detailed summary of all these valid objections. The current Department for Education guidance also requires consultation with the community, previously consultation was only required with neighbouring schools.

- 3.2 At the time of application to the Secretary of State the Council will be required to state its intended future use of the site. It would however, be possible to phase the submission of proposals whilst discussions are ongoing for designated areas of the site with the residents group or other interested parties.

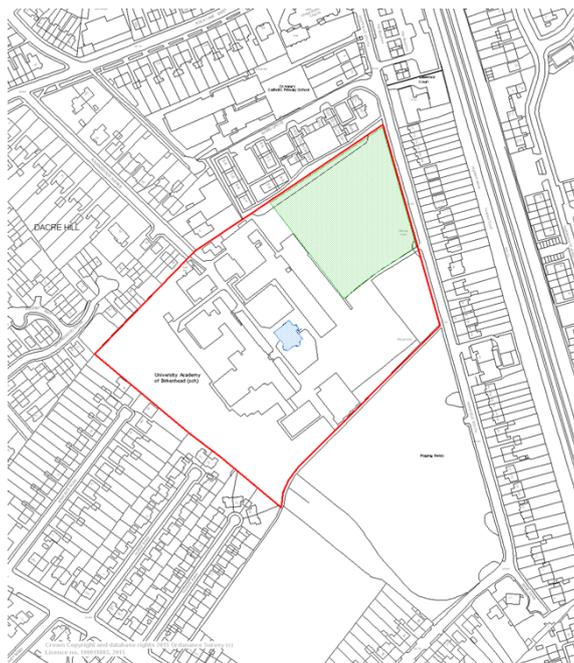
4.0 THE SITE

- 4.1 The site, which extends to approximately 8.3 hectares, comprises the buildings and playing fields of the former Rock Ferry High School. The site is bisected by a public footpath, which runs south-west to north-east across the site, known locally as the "cinder path". The area to the north of the footpath (4.6 hectares) includes the complex of former school buildings; a large area of woodland situated between the school buildings and the adjacent residential properties in Briarswood Close, Bankside Road, Hurst Bank and Thorpe Bank; and a small playing

field (0.97 hectares and marked in green) and woodland along the frontage to Highfield South, immediately adjacent to the residential properties in Ward Grove. A distinctive sandstone wall and security fence runs along the whole of the boundary with Highfield South.

The current main access to the complex of former school buildings, which comprises a number of separate buildings of varying age and design is from Ravenswood Avenue to the north, with a narrow secondary minor access from Highfield South, between the smaller playing field and woodland to the south of Ward Grove. To the rear of the woodland is a small area of hard standing.

'Ravenswood' a detached building is located towards the centre of the complex and is a Grade II Listed Building (shown in blue). The frontage with Highfield South is designated as part of the school playing field in the Unitary Development Plan.



(i) Plan showing main school site referred to as Area A

The area to the south of the footpath (3.7 hectares) is a large grassed area of former school playing fields is split into two distinct areas divided by an area of woodland (edged in red).

The larger area of playing fields to the north east of the woodland (2.4 hectares) is generally level but slopes gently down towards Highfield South. The area is bounded by railings and a line of trees and shrubs along the frontage to Highfield South, with a gated vehicular access point with a setback sandstone entrance.

There is a level change down towards the smaller area of playing field to the south west of the woodland (1.3 hectares), which forms an outrigger separating the housing at Thorpe Bank, Old Chester Road and Highfield South, which is at a significantly higher level than the surrounding housing. A grassed bank overlooks the rear of the properties in Old Chester Road and a belt of trees runs along the rear boundaries to 88 to 114 Highfield South. The whole of areas B and C are designated as part of the school playing field in the Unitary Development Plan.



- (ii) Plan showing detached playing fields referred to as Areas B and C
B being the main sports field and C known locally as the “plateau”

4.2 The Council owns the freehold interest in the entire site with the exception of the “cinder path”

5.0 CONSULTATION

5.1 Consultation Process

A minimum 6 week (term time) consultation period is required by the Department for Education guidance; this took place from 1 December 2014 to 23 January 2015 but was extended following a series of four public meetings which concluded on 29 May 2015. The initial consultation was communicated by the distribution of 348 letters to residents, posters sent to 116 community venues and groups, adverts in the Wirral Globe and Councillors and MP’s were notified by email. Consultation information directed people to the electronic survey via Survey Monkey which resulted in 55 responses, and other communications were received by telephone, mail and email. Due to the level of interest in the area local Councillors and the MP arranged four public meetings to discuss the residents’ thoughts on the disposal and future use of the site, these were held on 27 January, 13 February, 13 March and 29 March 2015. Officers attended these meetings to answer questions raised by the public.

5.2 Consultation Outcomes

There were a number of key themes in the combined responses of the consultation, notably:

- Desire for Community use of Green Space
- Preservation of woodland and boundary trees
- Protection of the boundary wall
- Protection of biodiversity in the area
- Protection of the listed Ravenswood building
- Public right of way preserved
- Quality development of houses
- Sports facilities to be explored
- Concerns around traffic and access
- Alternative use of the buildings

5.3 A summary of the responses to the “survey monkey” online consultation has been attached as appendix 1. This summary will be submitted to the Secretary of State for Education.

5.4 Specific question raised at the four public meetings are detailed in the notes made on each of the evenings and are attached as appendix 2.
As a result of the public meetings a Residents Association has been formed to look at the local issues and to bring forward proposals particularly in respect of the areas of the site to the south of the “cinder path”.

5.5 The outcomes of the consultation have influenced the original views and thoughts on future development held by officers, resulting in the following options.

6.0 OPTIONS

6.1 Do Nothing - The option of leaving the site in its current state is not considered to be an option; the site is costing on average over £200,000 a year to keep secure including rates and service charges.

6.2 Reuse the Existing Building - This option has been explored by officers. The site consists of numerous buildings

- (i) three 1970’s blocks had previously been earmarked for demolition and are in a very poor condition, these are not thought to be suitable for reuse.
- (ii) Ravenswood – this building was Grade II listed in July 2012 following an assessment by Historic England, the implications of the listing mean that protection of the building must be carried out in accordance with Historic England Guidance. Whatever the decisions are regarding the site there is a requirement that Ravenswood is protected as per the guidance. There is extensive backlog maintenance required to bring the building back into full use, the extent and costs of this has not been assessed at this stage.
- (iii) The original main building was badly damaged in a fire a few years ago (circa 2002) but a successful restoration project was undertaken to get the building back into educational use. Backlog maintenance would have to be addressed if the building was brought back into use. This building was assessed by Historic England in 2013 for listed status but it did not meet the required criteria.

6.3 Declare the whole site surplus – all areas of the site could be released for housing but as the feedback confirms there are strongly held local views against this proposal. This would have a direct impact on the amount of capital receipt the Council could

receive if this land was available for redevelopment (subject to Secretary of State approval).

6.4 Take account of local views and develop a mixed use option for the site

- (i) area (A) i.e. the main school site, development for housing
- (ii) areas (B) and (C) the former playing field site could be considered for community asset transfer for continued sport use and open space. This is of particular interest to the residents in the area and plans for the management and development of the area are being considered. Football clubs in the area have expressed an interest and there are opportunities for obtaining grant funding. This area was previously designated as school playing fields and the only community use was through lettings agreed with the school, general community access was not endorsed.

7.0 RELEVANT RISKS

- 7.1 Continued security and running costs of the vacant site will put increasing pressure on departmental budgets, which are running currently at approximately £200,000 per annum.
- 7.2 Additional Secondary School places across Wirral will be required in the future; this risk has been analysed using national and local data and the overall capacity in Wirral Schools to 2020 is predicted to be 77% capacity in non-faith schools and 97% capacity in faith schools. This equates to 3,800 pupil places available across Wirral with the Birkenhead area having some of the highest surplus places.
- 7.3 Risks to the community due to safety of the external areas and will continue to attract anti-social behaviour.
- 7.4 Limitations to the modernisation and investment in Council Services and buildings are likely to occur if capital is not generated from the disposal of surplus assets and will increase the risk to the financial stability and other risks to the Council.

8.0 OTHER OPTIONS CONSIDERED

- 8.1 A number of other options for the site have been explored including the provision of a University Technical College (UTC), education administration building and other education facilities.

9.0 CONSULTATION

- 9.1 Full consultation has been undertaken in accordance with the guidance issued by the Department of Education for the protection of playing fields and public land. Details of the process are given in section 3.0 of this report.

10.0 OUTSTANDING PREVIOUSLY APPROVED ACTIONS

- 10.1 The minutes from Cabinet on 7th November 2013 read:

The flowing sites be declared surplus to operational requirements and officers be instructed to dispose of them in accordance with S123 Local Government Act 1972:

- the former Rock Ferry High School

10.2 Approval be given via the strong leader model, to accept the purchase offers upon sale of the identified sites.

11.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

11.1 Local voluntary, community and faith groups were made aware of the consultation process for the Rock Ferry High School site.

12.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

12.1 A valuation report has been prepared to provide an opinion of market value by a qualified officer.

Area A which comprises the former High School buildings with associated playing fields which extends to approximately 4.65 Ha has an estimated value of £4.1m. Area B and C which comprise the former detached playing fields extends to 3.65 Ha has an estimated value of £3.5m. There is potentially £7.6m worth of Capital receipts available which could then be reinvested within the Borough. These figures are subject to demand at the time of marketing the site. There is an expectation that the first priority for re-investment of Capital receipts generated from the sale of school playing fields should be sports facilities or specific capital projects to improve or enhance facilities at schools.

12.2 The site is currently costing £200,000 to secure and meet running costs. Any release of part or the entire site will reduce or remove these costs.

12.3 There are no implications for IT and staffing.

12.4 Asset implications are dealt with within the main body of the report.

13.0 LEGAL IMPLICATIONS

13.1 The Council is required to fulfil its responsibilities under Section 77 of the School Standards and Frameworks Act 1998 to change the use of school playing fields. The Academies Act 2010 also requires Secretary of State consent to dispose of community school land in which a freehold or leasehold interest is held by the Local Authority.

14.0 EQUALITIES IMPLICATIONS

14.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and impact review is attached – <http://www.wirral.gov.uk/downloads/6342>

15.0 CARBON REDUCTION IMPLICATIONS

15.1 Proposals would reduce Carbon usage and will be taken into consideration when identifying key building for retention. Other environmental issues will be dealt with as per planning requirements.

16.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

16.1 The land containing the main school buildings in Area A is designated as part of the Primarily Residential Area on the Unitary Development Plan (UDP) Proposals Map. This part of the site also contains a Grade II listed building (known as Ravenswood). Residential development in this part of the site is acceptable in principle subject to UDP Policy HS4 and Policies WM8 & WM9 in the Waste Local Plan. Special regard must also be given to the long term use and setting of the listed building under UDP Policies CH01 and CH1. Development Management Policies in the emerging Core Strategy Local Plan will also be a material consideration. The remainder of Area A forms part of the school playing field and is subject to the same policies as Areas Band C.

16.2 The remainder of the site Area B and C are designated a School Playing Field on the UDP Proposals Map and National Planning Framework, paragraph 74 would be relevant in the assessment of future development on this part of the site. Playing fields should not be built on unless clearly surplus to requirements, unless they can be replaced with better or equivalent provision in another suitable location.

16.3 Analysis of this site in context with existing open space elsewhere in the immediate area indicates that this could be addressed through the provision of on-site public open space including, children's play facilities to meet the standards in UDP Policy GRE1 and Policies CS31 and CS32 in the emerging Core Strategy.

16.4 Sport England would need to be consulted on any future planning application. If Sport England object, any future application would need to be referred to the Secretary of State before approval could be granted.

16.5 Proposals would be required to demonstrate that there would be no detrimental change to the character of the area and address criteria for considering the protection to be given to existing natural features such as established trees in line with UDP Policies GR5, GR7, and Policy CS30 in the emerging Core Strategy Local Plan.

16.6 If the school playing fields in Areas B and C were to be made accessible to members of the public, there would be no requirement to provide green space on Area A under the terms of UDP Policy GR6.

16.7 All sites above 1.0ha or developments of more than 150 dwelling-houses must be screened for environmental impacts before a relevant planning application could be determined.

16.8 Any future proposals would be subject to further community consultation in accordance with the Council's adopted Statement of Community Involvement. Community safety implications will be considered as projects are agreed and drawn up.

17.0 RECOMMENDATION/S

It is recommended that:

- 17.1 Cabinet approves the submission of the application to the Secretary of State for Education for the disposal and change of use of the former Rock Ferry High School.
- 17.2 Approve the mixed use option for the site as outlined in 6.4
- 17.2 Approve officers to progress development proposals to site (area A) for residential development in accordance with local planning requirements
- 17.3 Work with the newly formed Rock Ferry Residents Association to bring forward proposals for the management of the site (areas B and C)

18.0 REASON/S FOR RECOMMENDATION/S

- 18.1 The recommendations will release Council assets which have the potential to realise Capital Receipts and to allow investment to retained assets. By producing an updated strategic Asset Management Plan following best practice this will provide the Council with a considered approach to the management of assets going forward.
- 18.2 The recommendations allow the Council to fulfil its responsibilities under Section 77 of the School Standards and Frameworks Act 1998 to change the use of playing fields. Additionally the Academies Act 2010 requires Secretary of State consent to dispose of community school land in which a freehold or leasehold interest is held by the Local Authority.
- 18.3 As part of the Council's five year plan, the proposals in this report support the following pledges contained in the plan:
- Good quality housing that meets the needs of residents
 - A safer and better environment resulting from the redevelopment of a significant vacant site
 - The Council making better use of assets

REPORT AUTHOR: **Jeannette Royle**
Senior Manager, Asset Management
telephone: (0151) 606 2644
email: jeannetteroyle@wirral.gov.uk

APPENDICES

- Appendix 1 On Line Consultation Survey (Summary)
- Appendix 2 Notes from Residents Meetings

BACKGROUND PAPERS/REFERENCE MATERIAL

BRIEFING NOTES HISTORY

Briefing Note	Date

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet	7 November 2013

ROCK FERRY HIGH SCHOOL PUBLIC CONSULTATION FEEDBACK

Appendix 1

CONTACT INFORMATION	OBSERVATIONS & CONCERNS RAISED																									
Name	Boundary Wall to stay	Boundary Trees/Trees to stay	Woodland	Tree Preservation Order	Bio-diversity	Ecological Survey	Cinder Path - Public Footpath	Listed Building	Restrictive Covenants	Quality Development	Accommodation suitable for the elderly	Against Development	No objection to part of site being developed	No objection to whole site being developed	Requirement for school places	Public Green Space/Play Area	Vandalism	Traffic Congestion	Ravenswood not used as access to site	Highfield South not used as entrance to site	Environmental & Outdoor Learning Ctr	Community Venue/Use	Drainage	Effect to house prices	Type of Feedback	Online Identification Number
Mr & Mrs R A Podmore	✓		✓	✓	✓												✓								Letter	
Sezie Dodd & Jeremy Poupard		✓	✓		✓		✓	✓				✓													Letter	
Ms Linda Tilston		✓										✓													Letter	
G Kerr			✓		✓							✓													Letter	
Breda (Surname withheld)												✓													Telephone	
Mr Johnson																							✓		Telephone	
Jan Johnson							✓	✓		✓						✓	✓					✓			Email	
Mr & Mrs Owen	✓	✓	✓		✓		✓	✓	✓	✓			✓			✓	✓								Email	
Ms K Smith & Mr P Rogers	✓	✓					✓	✓	✓	✓						✓									Email	
Mrs Higginson			✓		✓		✓	✓								✓									Letter & Online	
Christine Higginson			✓		✓		✓			✓						✓									Online	20,21
M Sanson					✓		✓						✓			✓			✓						Letter	
Mrs Sarah McKay					✓							✓		✓									✓		Online	1
												✓			✓										Online	3
		✓	✓							✓			✓		✓								✓		Online	4
Anthony Doran													✓			✓									Online	5
		✓	✓		✓								✓			✓									Online	6
		✓	✓													✓									Online	7
							✓	✓				✓													Online	8
								✓					✓									✓			Online	9
G Higginson		✓	✓													✓									Online	10
Mrs Johnson		✓	✓									✓				✓									Online	11
			✓																						Online	12
		✓	✓																						Online	13
			✓																						Online	14
			✓																						Online	15
Breda Fields																✓									Online	16,17
																✓							✓		Online	18
		✓	✓										✓			✓									Online	19
Wirral Group of Cheshire Wildlife Trust					✓	✓																	✓		Online	22
Cameron Hunter			✓																						Online	23
Professor Tim Stott		✓	✓										✓			✓					✓				Online	24
	✓	✓						✓		✓	✓					✓									Online	25
G Kerr		✓	✓		✓		✓									✓							✓		Online	26,27,28
		✓	✓		✓											✓			✓						Online	29
		✓	✓										✓												Online	30
G Kennedy													✓						✓						Online	31

Name	Boundary Wall to stay	Boundary Trees/Trees to stay	Woodland	Tree Preservation Order	Bio-diversity	Ecological Survey	Cinder Path - Public Footpath	Listed Building	Restrictive Covenants	Quality Development	Accommodation suitable for the elderly	Against Development	No objection to part of site being developed	No objection to whole site being developed	Requirement for school places	Public Green Space/Play Area	Vandalism	Traffic Conjestion	Ravenswood not used as access to site	Highfield South not used as entrance to site	Environmental & Outdoor Learning Ctr	Community Venue/Use	Drainage	Effect to house prices	Type of Feedback	Online Identification Number		
		✓	✓		✓			✓							✓			✓						✓	Online	32		
		✓	✓		✓								✓			✓										Online	33	
							✓												✓							Online	34	
								✓								✓										Online	35	
								✓								✓										Online	36	
Michael Graves		✓	✓		✓								✓			✓										Online	37	
												✓				✓		✓						✓		Online	38	
Norman Meehan		✓	✓													✓										Online	39	
								✓				✓			✓			✓								Online	40, 41	
Victoria Colts Junior Football Club																✓						✓				Online	42	
Alison Meehan		✓	✓		✓			✓		✓		✓			✓	✓		✓				✓	✓			Online	43	
Mike Slavin		✓	✓		✓		✓	✓		✓					✓	✓										Online	44,45,46	
Caroline Ollerhead					✓			✓		✓					✓					✓						Online	47	
															✓							✓				Online	48	
Mike Sweetman		✓	✓		✓							✓				✓										Online	49	
		✓	✓		✓			✓								✓										Online	50,51	
	✓	✓	✓							✓														✓		Online	52	
													✓													Online	53	
Ravenswood Neighbourhood Group			✓		✓		✓								✓	✓	✓					✓		✓		Email		
Michael Ridyard		✓					✓	✓		✓					✓	✓							✓			Email		
Disceminated 26.1.15	5	26	31	1	21	1	13	19	2	13	1	12	7	6	4	36	5	5	4	1	1	6	5	7				
								✓								✓	✓									Online	55, 57	
					✓											✓						✓				Online	56	
			✓	✓	✓											✓										Online	58	
																✓						✓				Online	59	
		✓	✓													✓										Online	60	
																✓						✓				Online	61	
		✓	✓		✓							✓				✓		✓				✓				Online	62	
			✓																					✓		Online	63	
												✓				✓										Online	64	
														✓												Online	65	
Disceminated 18.3.15	5	28	35	2	24	1	13	20	2	13	1	14	7	7	4	43	6	6	4	1	1	10	5	7				

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68 Responses in total

Name	Boundary Wall to stay	Boundary Trees/Trees to stay	Woodland	Tree Preservation Order	Bio-diversity	Ecological Survey	Cinder Path - Public Footpath	Listed Building	Restrictive Covenants	Quality Development	Accommodation suitable for the elderly	Against Development	No objection to part of site being developed	No objection to whole site being developed	Requirement for school places	Public Green Space/Play Area	Vandalism	Traffic Conjection	Ravenswood not used as access to site	Highfield South not used as entrance to site	Environmental & Outdoor Learning Ctr	Community Venue/Use	Drainage	Effect to house prices	Type of Feedback	Online Identification Number
	Table of priority																									

43	Would like to keep some public green space	6	Traffic Conjection
35	Would like to preserve the woodland	6	Boundary Wall To stay
28	Boundary Trees/Trees to stay	5	Vandalism
24	Biodiversity	5	Drainage
20	Listed Building on site	4	Ravenswood Not used as site entrance
14	Against Development	4	Requirement for school places
13	Cinder Path (Public Footpath) should remain	2	Restrictive Covenants
13	Quality Development	2	Tree Preservation Order
10	Community Venue/Use	1	Ecological Survey
8	Effect to house price	1	Accommodation Suitable for the elderly
7	No objection to whole site being developed	1	Highfield South not used as entrance to the site
7	No objection to part of the site being developed	1	Environmental & Outdoor Learning centre

Online Survey 2	Test by Dee Leyland (WBC) after complaint by member of public the survey wasn't working. Survey was working properly.
Online Survey 54	Wanted to know the outcome of the survey but provided no details.

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MEETING NOTES	
MEETING	ROCK FERRY RESIDENTS MEETING
DATE	27 JANUARY 2015
MEETING PURPOSE	RESIDENTS INFORMATION EXCHANGE ON THE FUTURE USE OF THE FORMER ROCK FERRY HIGH SCHOOL
AUTHOR	JEANNETTE ROYLE

Present: Cllr Moira McLaughlin, Cllr Chris Meaden, Cllr Bill Davies, David Armstrong, David Ball, Jeannette Royle

Introduction and Welcome

Cllr McLaughlin (Chair) opened the meeting explaining that she was conscious that only residents in Ravenswood Avenue and Highfield Road South had been invited, this was due to logistical reasons of the venue and that these roads were directly affected by the planning application for the demolition of the former school building. A further meeting would be convened so that residents in other nearby roads could be given the opportunity to attend.

The purpose of the meeting was to discuss the planning application to demolish the former school and importantly to seek the views of residents on the future of the site. A number of common concerns had been raised with Cllr McLaughlin these were: the demolition phase, disturbance, open space, grade 2 listed building, the woodland and what would go on the site.

Cllr McLaughlin introduced both David Armstrong and David Ball.

Rock Ferry High School Background - David Armstrong, Acting Chief Executive

David explained that he had a 25 year involvement with the school. The school closed three and a half years ago due to falling pupil rolls. David stressed that the Council wanted to remain a good neighbour to the local residents even though the school had closed. The cost keeping the school and ground secure is between £100,000 - £200,000 per year, the Council had allowed the site to be used by Police for dog training as this was thought to deter unwelcome attention to the site, but other uses had been refused when they were considered not suitable to the site or neighbours. The school had been seriously considered for a University Technology College for 14-19 year old students, this was supported very strongly by Cammell Lairds but the scheme failed when other partners pulled out and funding was withdrawn. The site was also considered for an IT University Campus but this did not progress past an initial discussion stage.

The Local Authority has no further use of the site as an education facility, Cabinet declared the site surplus in November 2013. Pupil projections support the decision that the school is not required.

Before any demolition or change of use of land takes place approval must be obtained from the Secretary of State for Education, the application would be submitted after talks and opinions have been sought from local residents. Woodland and trees would remain on the site. There will be 2 applications made to the Secretary of State:

- (i) To declare the school site surplus
- (ii) To seek disposal of the school playing fields (this could mean re-designation of current use)

David confirmed that there will be an extra 2 weeks for residents to send in their comments prior to the Council writing to the Secretary of State.

Planning Approval Background – David Ball, Head of Planning

The land in question is currently designated as “primarily residential land”. The council has a whole range of policies which will apply both national and local, if the land was being considered for redevelopment.

An overview of these policies; any housing development would be of a high quality, have gardens, good access and be well planned. Trees would be retained as much as possible, management of green space would be required as a condition of any development, woodland would be retained as would boundary walls. Biodiversity of the site would be assessed and considered and habitat regulations satisfied. The provision of sports pitches would be re-provided as per Sport England requirements. The Planning process allows for statutory consultation of 21 days and resident representations are fully considered in the process.

Question & Answer Session

Q1 A number of houses in the area are still empty, will this happen with the Rock Ferry site?

Q2 Will social housing be built? There are still Lovell houses empty.

Ans: The government requires Councils to meet house building targets, Wirral has a shortage of houses. The intention is for this site to be a private sector development of family houses, the development would be structured to minimise empty houses. The Lovell scheme was a housing market renewal scheme for social housing, this would be a different development.

Q3 Why were there bulldozers on the site today?

Ans: The Council is undergoing a large office rationalisation programme, one of the projects had overrun which required temporary storage of furniture and equipment otherwise it would cost a significant amount of money to delay delivery. The decision was taken to use the sports hall at Rock Ferry but due to the size of the entrance there was a need for the entrance gates to be knocked down and rebuilt to allow vehicles on to the site. This activity is not connected to the discussions tonight.

Q4 Last February 180 houses were identified for the site.

Ans: The Housing Strategy must categorise sites, category 1 sites are easy to develop. The land use plan has been in place since 2000. Any development still needs planning permission. Residential land zone – policy HS4 applies.

Q5 *This was Alison Meahan but no record made of her question*

Q6 There are TPO's and wildlife

Ans: There will be protection for the site which will include the woodland

Q7 Planning – there will be pupil increases

Ans: The current school capacity in Wirral is for 26263 pupils, there are only 20,900 pupils so there are 5,000 places surplus in Secondary schools. The local authority calculates these forecasts in discussion with health and projected birth rates. In 2024 there will be 3,380 surplus secondary places.

Q8 Highfield South resident – has been resident for 38 years, Rock Ferry has been ignored, traffic problems, proper housing is needed, playing fields could be used by Plessington High School

Q9 Why does Rock Ferry High need to be developed when there are unfinished houses in 7 Oaks; where are the new families coming from; how can schools cope with the extra pupils

Ans: these questions have been answered previously

Q10 Care about the woodlands, want to preserve the field and plateau

Q11 No objection to the demolition of buildings but could object to proposals.

Ans: Cllr McLaughlin stressed that this was not a Council consultation.

Q12 When looking at an aerial view , Rock Ferry has very little green space.

Q13 What is this meeting about? The school is a lovely building and it shouldn't be about money.

Ans: Cllr Mc states that it is not a council meeting and the purpose of the meeting is to gauge residents views.

Q14 Concerned that access is going to be via Ravenswood; large trailer appeared yesterday

Q15 Is Ravenswood going to be de-listed?

Ans: No, the Council only challenged the listing at the time of the listing by English Heritage

Q16 If you are preserving the woodland, how much will be preserved? Could a 6th form college use the school building?

Ans: DA - the Council cannot get funding for 6th form provision, the Council tried very hard to establish a University Technical College. DB – we will try and keep as much of the woodland as possible.

Q17 The Lovell estate – fences kicked in, problem area, phase 2 has not happened

Ans: Cllr McL said this meeting was to focus on the Rock Ferry High site only

Q18 What is the process/procedure (i) minutes (ii) next stage

Ans: Cllr McL notes of the meeting can be checked at 13/2 meeting;

Q19 Thorpebank residents were not invited

Ans: There will be another meeting, invitations will be sent out to other residents

Q20 Has old school been offered to Wirral Met?

Ans: DA - no interest has been received by other education providers; other colleges were involved at the time of the UTC discussions

Q21 Yewtree Court has a nice aspect, this is why we bought a house there

Q22 Is there a guarantee to keep the boundary wall and trees?

Ans: Cllr Meaden – ward representatives here to listen to residents and to input into Planning process

Q23 Behind the woodland area, damage to boundary wall, will this be repaired?

Q24 If there is a guarantee to keep boundary wall “Ravenswood” should not be used as the entrance

Q25 Given the level of interest and the length of time residents living in the area – would support demolition of building but leave green space.

This question was supported by a show of hands.

Q26 I do not want the school or fields touched, visually impaired people use the space, there should be a community hall facility

Q27 Community use, do not want housing, do not want traffic issues, want green spaces

Q28 Rock Ferry doesn't have a public park, children play on the field currently

Q29 Public fields should be accessible

Listed of residents wishes:

1. protected woodland
2. well spaced semi's/detached houses
3. demolish the old school
4. protected fields

5. leave the site as it is
6. preserve the plateau for public open space
7. play area for children
8. no flats
9. youth centre for teenagers
10. consider infrastructure – schools, transport, entrances
11. community hall

The meeting closed at 19:45.

MEETING NOTES	
MEETING	ROCK FERRY RESIDENTS MEETING (2)
DATE	13 FEBRUARY 2015
MEETING PURPOSE	RESIDENTS INFORMATION EXCHANGE ON THE FUTURE USE OF THE FORMER ROCK FERRY HIGH SCHOOL
AUTHOR	JEANNETTE ROYLE

Present: Frank Field MP, Cllr Moira McLaughlin, Cllr Chris Meaden, Cllr Bill Davies, David Armstrong, David Ball, Jeannette Royle

Introduction and Welcome

Cllr Moira McLaughlin welcomed residents to the second meeting to discuss the former Rock Ferry High School site. There was a small delay in the arrival of both Frank Field MP and David Armstrong, Acting Chief Executive due to an incident in the Borough.

Jeannette Royle gave a brief overview of the consultation process prior to the submission to the Secretary of State for the change of use and disposal of the school and playing fields. Jeannette stressed that this was the very start of the process to seek residents views on the future use of the site and that she welcomed suggestions and comments.

Main Meeting

Frank Field MP welcomed residents and gave a synopsis of his opinion as to the future use of the site, he suggested that these options were added to during the meeting as discussions progressed.

Options:

1. Retain woodland areas within the site
2. Retain pitches
3. Entry to the site should be Highfield Road South and not via Ravenswood Avenue

4. Development of residential housing to the remaining of the site, to include bungalows and a retirement village
5. Stone boundary walls to be protected

Concerns of the site:

1. Anti-social behaviour where there are large areas of open space
2. Occupation of the site by travellers

Frank Field MP, lead a general question and answer session with residents, the following points represent the main discussions of the evening:

Questions/Comments from residents:

1. New housing developments should focus on brown field sites – agreed that a survey would be carried out
2. Ravenswood building saved – this is a grade 2 listed building and will have to be retained
3. Rising population will require additional schools – DA gave figures which indicate that there are adequate secondary school places going forward with surpluses
4. Merits of the main school building and should be retained – building was assessed by English Heritage but not listed
5. Why spend £6m on building The Hive when Rock Ferry could be used – appraisal to be undertaken
6. Other groups such as the scouts would be interested in using the former school building - noted
7. Retort over comments on the listing of Ravenswood - noted
8. General agreement that some development on the site would be welcomed
9. Concern over the drainage of the plateau area if developed - noted

Agreed:

1. A survey would be undertaken in the Ward to quantify amount of available brownfield sites in the ward for housing development (DB)
2. An agreement from a majority of the audience that the footprint of the school building (excluding Ravenswood) could be built upon; bungalows for retired residents to be considered
3. Appraisal to be undertaken of locating The Hive on the Rock Ferry site (JER)
4. The acting Chief Executive agreed that the consultation period would be extended until after the next meeting on the 13 March (JER)
5. Residents group to be established to collate ideas and suggestions (MM)
6. Petition to be conducted asking for a moratorium on flat building in Rock Ferry

MEETING NOTES	
MEETING	ROCK FERRY RESIDENTS MEETING (3)
DATE	13 MARCH 2015
MEETING PURPOSE	RESIDENTS INFORMATION EXCHANGE ON THE FUTURE USE OF THE FORMER ROCK FERRY HIGH SCHOOL
AUTHOR	JEANNETTE ROYLE

Present: Frank Field MP, Cllr Moira McLaughlin, Cllr Chris Meaden, Cllr Bill Davies, David Armstrong, Jeannette Royle

Introduction and Welcome

Frank Field MP welcomed residents to the third meeting to discuss the former Rock Ferry High School site. Following the previous meeting of the 13 February there were a number of items to report back on which had been requested from residents.

1. Brownfield Sites

An exercise had been completed to identify brownfield sites in the area. There were indications that a total of 80 flats were proposed. Frank Field said that he would make representations to the Planning Committee and put a case forward to look at the social composition of the area; with the view to the Council limiting the number of flats being built. This matter would be progressed through the Executive Group.

2. Youth Zone

Following a suggestion from the previous meeting that the new Youth Zone could be located on the RFHS site, David Armstrong reported that a report had been received from "On-side" who is working on the Wirral Youth Zone Project. There were a number of crucial considerations for the siting of a Youth Zone and these have been confirmed by the successful Youth Zones in 5 other Boroughs including Bolton.

- (i) Neutrality
- (ii) Prominence
- (iii) Accessibility

The RFHS site would not meet all these criteria and it was confirmed that the large amounts of private investment (both Capital and Revenue) would not be forthcoming if the RFHS site was chosen as the location for the Youth Zone.

Frank Field commented that a number of residents had raised their concern after the last meeting. The proximity of residential houses to the RFHS site could be an issue which is one of the reasons why the central Birkenhead site is more favourable.

3. Executive Group

Cllr Moira McLaughlin reported on the progress of the setting up of a residents executive group following advice she had received from the Borough Solicitor. A written constitution of the group was required which explained the purpose of the group, membership of the group and the area to be covered (344 properties). The interim executive group which was convened after the last meeting agreed on the property extent on which to draw membership.

Vicore had been asked to facilitate the residents group and would be able to draw funding.

4. Main School Building – Urban Splash

Urban Splash visited the school with Cllr McLaughlin and Jeannette Royle.

Whilst they did think that development could be done with themselves and their partners it wasn't their usual project. They were interested in the Grade 2 listed Ravenswood.

Questions on the Night:

- (i) Open spaces are the cornerstones of our community, is the Council considering this, there are examples of forest schools which should be looked at. DA responded –
- (ii) Request that emails between Frank Field and Moira McLaughlin be published – FF agreed that these be published
- (iii) Member of the public asked if the £8m price for the land is still required by the Council – DA explained that £8m was an indicative value if all the land was available for development, this would reduce if not all the site was made available for housing development. Further explanation was given that Capital receipts may not always be forthcoming and investment would have to be reconsidered. DA explained the on-going annual costs of securing RFHS.
- (iv) A question was asked as to whether the Capital receipt would be spent in the Rock Ferry area. DA explained that a whole range of schools and recreation projects already being delivered and planned using Capital receipts from surplus assets generally.
- (v) Question as to whether residents could write directly to the Secretary of State when the Council submits its application for disposal? DA confirmed yes this can be done.

Notes:

During the meeting Police had to step in to calm a number of people protesting about the site and had been close removing them from the meeting.

After approx. 45 minutes the meeting was stopped due to Frank Field taken ill.

MEETING NOTES	
MEETING	ROCK FERRY RESIDENTS MEETING (4)
DATE	29 MAY 2015
MEETING PURPOSE	RESIDENTS INFORMATION EXCHANGE ON THE FUTURE USE OF THE FORMER ROCK FERRY HIGH SCHOOL
AUTHOR	JEANNETTE ROYLE

Present: Frank Field MP, Cllr Moira McLaughlin, Cllr Chris Meaden, Cllr Bill Davies, David Armstrong, Jeannette Royle

Introduction and Welcome

Frank Field MP welcomed residents to the fourth meeting to discuss the former Rock Ferry High School site.

Pleased that good progress was being made in setting up the residents association. Communication was fundamental to the success and it is a forum for residents to air their views.

Executive Group (Residents Group)

Cllr Moira McLaughlin reported on the progress of the setting up of a residents executive group following advice she had received from the Borough Solicitor. Wirral Community Action had met to establish the Group. In some roads residents have come forward for representation and meetings were being set up.

Question (Mr Bell) Highfield Road was a long road and only 1 representative has been identified. MMC responded saying that the board would consider numbers. Mr Bell asked if the residents group was a smoke screen. MMC – categorically denied this.

Frank Field – Still has a desire to involve Urban Splash in any development plans particularly for the school building. Emphasised that Community based groups are growing in importance for local matters.

Darryl Karris (Mersey Royal football) – Explained to the meeting that he had set up a Trust to consider the use of the sports pitches at the former RFHS site; a development plan was being written.

Thorpe Bank resident; can a covenant be placed on the land?

Frank Field – this is an item of importance which residents should consider at their meeting.

- Asked the meeting to approve Residents Planning Group – the meeting approved this; MP and Councillors would support this.

David Armstrong – gave an update on the application to the Secretary of State: Little progress has been made which should be seen as a positive as at the last meeting officers gave residents the assurance that no application would be made until the conclusion of the scheduled meetings with residents. Darryl was producing a business case and had met with council officers. The use of a covenant could be restrictive to the residents proposals and a lease could be better suited? No response had been received from Urban Splash. The Isle of Man University are working with the Council to establish training facilities in Birkenhead and had enquired about available laboratory space, Rock Ferry had been suggested but the location was not appropriate. Security was still being maintained by the Council. It is the intention of officers to present a report to Cabinet describing the outcomes of the consultation process. The secretary of state application would be done following this.

Question: was this going to be the same as Ingleborough Road? DA explained that this was different circumstances. Council officers had been viewing the site as 3 distinct areas for ease of understanding the requirements. There is a need for the Council to apply to the Secretary of State to release the site as a school site, this would be required for any proposed use.

Frank Field – confirmed that the meeting is asking that the Council gives permission for the change of use; lease proposal be explored and options for the use of the site. Site is not needed as a school.

Question: Are one way roads being considered. Chris Meaden confirmed that this would be looked at.

Old Boys Representative: asked that the school be treated with respect; Ravenswood could be a focal point for former pupils.

DK – emphasised that the football club wants to work with the residents.

Rob Parry – asked if lease options could be brought to the residents.

WIRRAL COUNCIL

CABINET

10 SEPTEMBER 2015

SUBJECT	CHILDREN AND YOUNG PEOPLES DEPARTMENT - NEW CAPITAL SCHEMES 2015-16 TO 2017-18
WARD/S AFFECTED	ALL
REPORT OF	ASSISTANT CHIEF EXECUTIVE
RESPONSIBLE PORTFOLIO HOLDER	COUNCILLOR ADRIAN JONES
KEY DECISION	YES

1 EXECUTIVE SUMMARY

- 1.1 This report details the proposed new capital schemes based on the Department for Education (DfE) funding allocations and seeks approval for scheme development.
- 1.2 As part of the Council's five year plan, the proposals in this report support the following pledges contained in the plan:
- Children are ready for school
 - Young people are ready for work and adulthood
 - Vulnerable children reach their full potential
 - Council making better use of its assets

2 BACKGROUND AND KEY ISSUES

2.1 The Department for Education (DfE) announced in February 2015, indicative allocations for school condition funding for a three year period covering financial years 2015-18. Allocations were made in recognition of existing premises defects as well as providing ongoing maintenance to keep all buildings in good condition over their lifecycle.

2.2 School Condition Allocations

These grant allocations are made to those bodies responsible for the maintenance of buildings, some of the allocation takes into account the information gathered through the Property Data Survey Programme about the condition of schools.

Whilst the DfE are not prescriptive in how this allocation is spent, Asset Management have continued to follow similar strategies in previous years for enhancing premises, improving student learning environments, community accessibility, safety and security compliance.

- (i) to undertake projects identified in the Asset Management Plan to enhance the Suitability and Condition of schools and enable a full range of curriculum activities.

- (ii) to enable inclusion within mainstream schools for pupils with physical and mental disabilities and to ensure that Special Schools are able to provide the care required for a range of disabilities

The School Condition Allocation for 2015/16 is £2,794,047 with the same amount indicated for 2016/17 and 2017/18 these amounts could change due to variations in school status i.e. Academy, the number of pupils and the high condition needs threshold.

2.3 Basic Need Allocation

Allocations for Basic Need for 2015/16 and 2016/17 had been made in previous years by the DfE. In February 2015 allocations were made to local authorities to support capital requirement for providing new pupil places by expanding existing maintained schools, free schools or academies for 2017/18. The allocations were based upon a projected need for new places. Asset Management in consultation with education colleagues have identified projects which support the changing pupil demographics within the Borough.

Basic Need Allocation is:	2015/16	£1,346,676
	2016/17	£1,414,010
	2017/18	£ 830,975

2.4 Devolved Formula Capital (DFC)

This is a grant which is devolved to schools for smaller capital works generally in excess of £2,000. A total of £646,025 will be shared between Wirral's Maintained Schools and £229,445 between Aided Schools.

A typical Primary School with 300 pupils will receive in the region of £7,400 and a Secondary School with 1,000 pupils receives £21,000.

Academies will receive Capital Maintenance and Devolved Formula Capital directly from the DfE via the Education Funding Agency.

2.5 Progress of 2014/15 Capital Schemes

Priority School Building Programme

Wirral was successful in three bids to the DfE Priority School Building Programme (phase 1) which is managed on a day to day basis by the Education Funding Agency but with input from the Local Authority.

Foxfield Special School was successfully completed in March 2015 and the outcomes of this new facility are looking impressive in terms of future attainment, behaviour and general well-being. Whilst this scheme was substantially funded directly by the Education Funding Agency, there was a large Council contribution of £1m to ensure the continuing high care standards via hydrotherapy and to ensure the schools' capacity going forward.

Bedford Drive Primary School construction programme has started on site this summer with anticipated completion of August 2016. Again additional funding has been required from local resources to ensure the high quality learning environment and for furniture and fittings.

Works will commence at Ridgeway High School for its new facility in summer 2016, additional Capital funding is required to sever the City Learning Centre and library from the main school building which will be demolished.

Larger CYPD Schemes

- (i) Somerville Primary School – completion of the 6 mobile classroom replacement project was achieved in March 2015, this large scheme has made significant enhancements to the overall school environment both internally and externally.
- (ii) Fender Primary School – completion of a 2 classroom and resource extension is due to be completed in October 2015 following a rise in pupil numbers in the area.
- (iii) Elleray Park Special School – works are due to be completed in October 2015 on the four new classroom extension and welfare facilities which replace undersized rooms and detached buildings, and will provide enhanced medical/hygiene facilities for pupils with severe disabilities.
- (iv) Great Meols Primary – the completion of a one court sports hall was completed in Spring 2015 and will allow greater access to sporting facilities for pupils throughout the day.
- (v) Devonshire Park – a range of projects have been undertaken to support the increase in pupil numbers at this school whilst maintaining specialist communication bases. The project to redevelop the school dining facilities is well underway and due for completion in October 2015.

2.6 Three Year programme

In recent years grant funding from the Department for Education has been allocated on an annual basis, this has caused restrictions in longer term planning of larger schemes and has led to delays in programme delivery. This year a three year allocation was announced by the DfE and as such the Capital programme has been drawn up with this in mind. This has enabled Asset Management to plan over a longer period and enabled a more accurate financial profiling of anticipated spend particularly in 2015/16.

There are three funding streams to take into consideration (i) DfE grant - School Condition Allocation (ii) DfE grant – Basic Need to meet demands in providing pupil places and (iii) Council Capital (borrowing) – to support pupil place projects.

Appendix A shows schemes which have been assessed as requiring condition and suitability investment as part of the expenditure against School Condition Allocations (as described in 2.2 above). Whilst the list of school projects for 2015/16 does not commit the total available grant for this year by £532,000, this unallocated amount will be rolled forward to next year. This is primarily due to the realistic completion of these projects prior to the end of the 2015/16 financial year therefore, representing a much more accurate indication of expenditure. This methodology applies to all three funding streams i.e. School Capital Allocation, Basic Need and Pupil Place Planning.

Good progress has already been made in identifying needs for the Capital programme in 2016/17 and 2017/18 across all three main funding streams, these will be further developed when building data becomes available and when pupil place demands are better known. Further reports will be submitted as schemes are identified.

2.7 The Hive (Youth Zone)

There has been a requirement to have the option to increase the Council's commitment to the Capital costs of the new facility, which currently stands at £2m for this £6m facility. This is due to the shortfall in private sponsorship at the point of

tender and an amount of £500,000 DfE grant funding has been identified from 2016/17 DfE allocations should this shortfall not be realised from other sources.

The new capital schemes for CYPD for 2015-18 are shown in the attached Appendix A.

3 RELEVANT RISKS

- 3.1 The possible failure to deliver the new schemes is a risk which will be mitigated by a number of actions including regular review and reporting and use of the established “Gateway” system to monitor progress of schemes. The possible failure to deliver the Capital Programme will be mitigated by the regular review by a group of officers, charged with improving performance.
- 3.2 Failure to undertake required condition improvements in schools could lead to unplanned closure and possible health and safety risks. Failure to continuously assess the suitability of school premises would have significant risk to the attainment of pupils as improvements are required to enable schools to deliver the curriculum, facilitate best practice teaching methods and promote safe guarding.
- 3.3 Failure to adequately plan additional pupil places to reflect changes in pupil numbers will lead to unacceptable numbers in classrooms (particularly in infant classes).

4 OTHER OPTIONS CONSIDERED

- 4.1 No other options were considered.

5 CONSULTATION

- 5.1 No consultation has been undertaken relating to this report.

6 OUTSTANDING PREVIOUSLY APPROVED ACTIONS

- 6.1 There is an on-going requirement to identify during the financial year necessary actions to mitigate any forecast overspends.

7 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 7.1 There are none arising directly from this report. These would be considered when planning and implementing specific schemes or projects

8 RESOURCE IMPLICATIONS: FINANCIAL, IT, STAFFING AND ASSETS

- 8.1 This report provides details of how DfE grant allocations and existing agreed Capital Programme resources are to be expended. This relates primarily to grant funding, which will have no adverse impact on the Council’s revenue budget. Further reports

will be submitted as schemes are identified from the remaining DfE allocations for School Condition, Basic Need grant allocations are identified and those contributions for school place planning from Council resources.

8.2 Details of the proposed scheme costs are contained within detailed within Appendix A.

8.3 There is no direct staffing or IT implications arising directly from this report. The assets affected are detailed in Appendix A.

9 LEGAL IMPLICATIONS

9.1 There are no legal implications arising from this report.

10 EQUALITIES IMPLICATIONS

10.1 There are no equality implications arising from this report.

11 CARBON REDUCTION AND ENVIRONMENTAL IMPLICATIONS

11.1 There are no implications arising directly from this report. These are included in reports to Cabinet on individual schemes and in the Carbon Budget report.

12 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

12.1 There are no implications arising directly from this report. Planning Applications will be made for those larger schemes following generic guidelines.

13 RECOMMENDATIONS

13.1 That Cabinet is asked to approve the new capital schemes identified in Appendix A and refer to them to Council for inclusion within the overall Capital Programme.

14 REASONS FOR RECOMMENDATIONS

14.1 To ensure that the Capital Programme reflects schemes based on the grant resources available.

14.2 To ensure the continued improvement of school premises and those of other educational establishments to enable good quality teaching and learning within suitable and inspiring environments.

14.3 As part of the Council's five year plan, the proposals in this report support the following pledges contained in the plan:

- Children are ready for school
- Young people are ready for work and adulthood
- Vulnerable children reach their full potential
- Council making better use of its assets

REPORT AUTHOR: Jeannette Royle
Senior Manager – Asset Management
Telephone: 0151 606 2644
Email: jeannetteroyle@wirral.gov.uk

APPENDICES

Appendix A - CYPD New Capital Schemes 2015/16, 2016/17, 2017/18

APPENDIX A

CYPD NEW CAPITAL SCHEMES 2015/16, 2016/17, 2017/18

Funding	Carry Forward	2015/16	2016/17	2017/18
DfE School Condition Allocation	409,027	2,794,047	2,794,047	2,794,047
DfE Basic Need	0	1,346,676	1,414,010	830,975
School Place Planning	853,024	750,000	750,000	750,000

DfE SCHOOL CONDITION ALLOCATION

Non-Specific School Locations			
	2015/16	2016/17	2017/18
School Access/DDA	150,000	150,000	150,000
Boiler Renewal Programme	250,000	250,000	250,000
School Electrical Testing Programme	150,000	150,000	150,000
Legionella Programme – remedial work	50,000	50,000	50,000
Energy Solar Panels		50,000	
Kitchen Extraction		60,000	60,000
Sub-Total	600,000	710,000	660,000
Feasibility & Design Development			
	2015/16	2016/17	2017/18
Kilgarth Special	10,000		
Riverside Primary	10,000		
Well Lane Primary: phase 2 - main reception/entrance/safeguarding	10,000		
Observatory School: suitability and sufficiency	10,000		
Other feasibilities	20,000	50,000	50,000
Sub-Total	60,000	50,000	50,000
Larger Schemes - 200k plus			
	2015/16	2016/17	2017/18
Liscard Primary – Sports barn development, one court facility.	10,000	300,000	
New Brighton Primary – 1. Sports barn development, one court facility. 2. Main entrance remodel/DDA	10,000	300,000 100,000	
St Georges Primary – Pupil entrance/toilets/DDA [130K 14/15]	210,000		
Devonshire Park Primary – Dining/kitchen facility [200k 14/15]	200,000		

Meadowside Special School – suitability and condition in pool/changing area	150,000	400,000	
Sub-Total	580,000	1,100,000	
Medium/Lower Value Schemes			
	2015/16	2016/17	2017/18
Brackenwood Junior – Fire alarm/smoke detector system		40,000	
Christchurch C of E Birkenhead – contribution boiler/heating	60,000		
Gayton Primary – 1. Re-design one set of boys and girls toilets to west wing 2. Renew hall windows to outer quad area	30,000	70,000	
Ganneys Meadow/Fender Primary – fire alarm/smoke detector system	50,000		
Greenleas Primary – re-model classrooms and toilet provision	100,000		
Hayfield Special School – re-modelling and mobile replacement [suitability 14/15 £10k]		TBC	
Heygarth Primary – partial re-wire and installation of distribution boards and containment of cables and refresh decorations.	100,000		
Liscard Primary – 1. [phase 1] Pitched roof installation in Decra system, estimate inc fee's. 2. [phase 2] including flat roofs & fee's.	175,000	225,000	
Overchurch Infants – 1. [phase 1] pitched roof renewal in Decra system, estimate inc fee's. 2. [phase 2] flat roof renewal inc fee's.	136,000	40,000	
Prenton Primary – heating pipework installation.	25,000		
Raeburn Primary – flat roof renewal to F2 & Year 1 area.	11,000		
Sandbrook Primary – Refurbish various rooms after heating installation.	50,000		
Woodslee Primary – entrance, toilets	50,000	100,000	
Sub Total	787,000	475,000	

Non-School Projects:			
	2015/16	2016/17	2017/18
Children Centres	100,000	100,000	
Youth Zone – roadway & construction	15,000	500,000	
City Learning Centres	120,000	120,000	120,000
Sub-Total	235,000	720,000	120,000
Priority School Building Programme:			
Bedford Drive Primary – CYPD contribution IT & FF&E		75,000	
Ridgeway High School CLC separation & internal remodelling		250,000 (tbc)	
Sub-Total	0	325,000	0
TOTAL	2,262,000	3,380,000	830,000

BASIC NEED ALLOCATION:			
	2015/16	2016/17	2017/18
Barnston Primary – bulge class	10,000	200,000	
Birkenhead Academy - contribution	50,000		
Fender Primary – additional classrooms, internal remodelling	200,000		
Heygarth Primary - remodelling	5,000	150,000	
Higher Bebington Junior - sufficiency		10,000	400,000
Ladymount Primary – additional classroom, hall	100,000	200,000	
New Brighton Primary – bulge class	80,000		
Our Lady & St Edwards		200,000	
Rock Ferry Primary - remodelling		200,000	
Town Lane Infants - sufficiency		500,000	
TOTAL	445,000	1,460,000	400,000

	2015/16	2016/17	2017/18
SCHOOL PLACE PLANNING – NEW SCHEMES	750,000	750,000	750,000
Church Drive Primary - remodelling	50,000	50,000	
Merseypark Primary – extending classrooms and resource/small group rooms. [£60k 2014/15]	75,000	75,000	
Pensby High School - rationalisation	450,000		
St Bridget’s-mobile replacement	10,000	200,000	
The Observatory School – replacement of	75,000	TBC	

mobiles, internal re-configuration of class-bases.			
Woodchurch Road Primary – remodelling of mezzanine level		200,000	
TOTAL	660,000	525,000	
Other DfE ALLOCATIONS			
Devolved Formula Capital	646,025 Community		
	229,445 (Aided)		
LCVAP – Aided Schools Capital Maintenance	1,097,112		

- All allocations are indicative prior to tender acceptance
- Full commitments of grant funding are not yet developed for 2016/17 and 2017/18, these will be subject to decisions made during the year dependant on pupil place demands and on-going Condition and Suitability assessments.