



Meeting Agenda

**Special Policy & Service Review
Scrutiny Committee
Town Hall, Lytham St. Annes
Thursday 12 June 2008, 6:30pm**

**The maximum capacity for this meeting room is 60 persons –
once this limit is reached no other person can be admitted.**

POLICY & SERVICE REVIEW SCRUTINY COMMITTEE MEMBERSHIP

CHAIRMAN	Karen Buckley
VICE-CHAIRMAN	John Prestwich

Councillors

Thomas Threlfall	Cheryl Little
Tony Ford	William Thompson
Elizabeth Oades	Peter Collins
Fabian Wilson	

Contact: Annie Womack, St. Annes (01253) 658423
Email: anniew@fylde.gov.uk



CORPORATE OBJECTIVES

The Council's investment and activities are focused on achieving our five key objectives which aim to :

- Conserve, protect and enhance the quality of the Fylde natural and built environment
- Work with partners to help maintain safe communities in which individuals and businesses can thrive
- Stimulate strong economic prosperity and regeneration within a diverse and vibrant economic environment
- Improve access to good quality local housing and promote the health and wellbeing and equality of opportunity of all people in the Borough
- Ensure we are an efficient and effective council.

CORE VALUES

In striving to achieve these objectives we have adopted a number of key values which underpin everything we do :

- Provide equal access to services whether you live in town, village or countryside,
- Provide effective leadership for the community,
- Value our staff and create a 'can do' culture,
- Work effectively through partnerships,
- Strive to achieve 'more with less'.



AGENDA

ITEM	PAGE
1. DECLARATIONS OF INTEREST: <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Legal Services Executive Manager in advance of the meeting. (For the assistance of Members an extract from the Councils Code of Conduct is attached).</i>	4
2. SUBSTITUTE MEMBERS: <i>Details of any substitute members notified in accordance with council procedure rule 26.3</i>	4
3. ACCOMMODATION WORKING GROUP MEETINGS	7 – 10

Personal interests

8.—(1) You have a personal interest in any business of your authority where either—

(a) it relates to or is likely to affect—

- (i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body—
 - (aa) exercising functions of a public nature;
 - (bb) directed to charitable purposes; or
 - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),

of which you are a member or in a position of general control or management;

- (i) any employment or business carried on by you;
 - (ii) any person or body who employs or has appointed you;
 - (iii) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
 - (iv) any person or body who has a place of business or land in your authority's area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
 - (v) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
 - (vi) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
 - (vii) any land in your authority's area in which you have a beneficial interest;
 - (viii) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
 - (xi) any land in the authority's area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer; or
- (b) a decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision;

(2) In sub-paragraph (1)(b), a relevant person is—

- (a) a member of your family or any person with whom you have a close association; or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph (1)(a)(i) or (ii).

Disclosure of personal interests

- 9.—(1)** Subject to sub-paragraphs (2) to (7), where you have a personal interest in any business of your authority and you attend a meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.
- (2) Where you have a personal interest in any business of your authority which relates to or is likely to affect a person described in paragraph 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose to the meeting the existence and nature of that interest when you address the meeting on that business.
 - (3) Where you have a personal interest in any business of the authority of the type mentioned in paragraph 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
 - (4) Sub-paragraph (1) only applies where you are aware or ought reasonably to be aware of the existence of the personal interest.

- (5) Where you have a personal interest but, by virtue of paragraph 14, sensitive information relating to it is not registered in your authority's register of members' interests, you must indicate to the meeting that you have a personal interest, but need not disclose the sensitive information to the meeting.
- (6) Subject to paragraph 12(1)(b), where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must ensure that any written statement of that decision records the existence and nature of that interest.
- (7) In this paragraph, "executive decision" is to be construed in accordance with any regulations made by the Secretary of State under section 22 of the Local Government Act 2000(d).

Prejudicial interest generally

- 10.—**(1) Subject to sub-paragraph (2), where you have a personal interest in any business of your authority you also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest.
- (2) You do not have a prejudicial interest in any business of the authority where that business—
- (a) does not affect your financial position or the financial position of a person or body described in paragraph 8;
 - (b) does not relate to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body described in paragraph 8; or
 - (c) relates to the functions of your authority in respect of—
 - (i) housing, where you are a tenant of your authority provided that those functions do not relate particularly to your tenancy or lease;
 - (ii) school meals or school transport and travelling expenses, where you are a parent or guardian of a child in full time education, or are a parent governor of a school, unless it relates particularly to the school which the child attends;
 - (iii) statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992, where you are in receipt of, or are entitled to the receipt of, such pay;
 - (iv) an allowance, payment or indemnity given to members;
 - (v) any ceremonial honour given to members; and
 - (vi) setting council tax or a precept under the Local Government Finance Act 1992.

Prejudicial interests arising in relation to overview and scrutiny committees

- 11.—** You also have a prejudicial interest in any business before an overview and scrutiny committee of your authority (or of a sub-committee of such a committee) where—
- (a) that business relates to a decision made (whether implemented or not) or action taken by your authority's executive or another of your authority's committees, sub-committees, joint committees or joint sub-committees; and
 - (b) at the time the decision was made or action was taken, you were a member of the executive, committee, sub-committee, joint committee or joint sub-committee mentioned in paragraph (a) and you were present when that decision was made or action was taken.

Effect of prejudicial interests on participation

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;
 unless you have obtained a dispensation from your authority's standards committee;
 - (b) you must not exercise executive functions in relation to that business; and
 - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
DEMOCRATIC SERVICES AND MEMBER SUPPORT BUSINESS UNIT	POLICY AND SERVICE REVIEW SCRUTINY COMMITTEE	JUNE 2008	3

ACCOMMODATION WORKING GROUP MEETINGS

Public Item

This item is for consideration in the public part of the meeting.

Summary

Under the Council's Standing Orders, there is a section which provides that a special meeting of a committee can be called on the requisition of at least one-third of the whole number of the committee. Such a requisition has been received for the Policy and Service Review Scrutiny Committee to examine progress made by the accommodation working group.

Recommendation

That the Committee considers current progress being made by the Accommodation Working Group and determines an appropriate response to the request from the three Members (options may include noting the current position; seeking further information from the working group or passing comment to the Cabinet.)

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Portfolio Title: Finance and Efficiency

Councillor Paul Rigby

Report

1. Councillors Tony Ford, Peter Collins and Elizabeth Oades have submitted a requisition to hold a special meeting to examine progress being made by the accommodation working group on the matter of the Council's accommodation. The subject matter for the special meeting is attached at Appendix 1.
2. The matter was last considered at the Cabinet in January when a Notice of Motion was referred from the Council meeting for debate. A detailed report was considered at that time which addressed all the points raised in the notice of motion, many of which had been the subject of lengthy consideration and debate by the Council previously during 2006/07. The Cabinet resolved to invite the leader of the opposition, Councillor Elizabeth Oades, or her nominee to participate in future meetings of the Accommodation Working Group and to proceed with the existing proposals for the refurbishment of the Town Hall in accordance with the extant resolutions of the Council. It was also noted at the meeting that the final proposals for the scheme would be reported to full council for consideration.
3. The relevant Executive Manager and Portfolio Holder will be in attendance at the meeting.

IMPLICATIONS	
Finance	The cost of the accommodation project is to be cost neutral on Council Tax with a portfolio of sites being sold to provide finance for the development
Legal	
Community Safety	
Human Rights and Equalities	
Sustainability	
Health & Safety and Risk Management	

Report Author	Tel	Date	Doc ID
Tracy Scholes/Phillip Wppdward	(01253) 658521 (Tracy Scholes) or (01253) 658600 (Chief Executive)	3 June 2008	

List of Background Papers

Name of document	Date	Where available for inspection
Standing Orders (contained within the Council's Constitution)	July 2007	www.fylde.gov.uk

Attached documents

1. Requisition from Councillors Tony Ford, Peter Collins and Elizabeth Oades

OBSERVATIONS FROM COUNCILLOR EASTHAM TO THE NOVEMBER 2007 CONSULTATION REGARDING
A NEW TOWN HALL FOR FYLDE BOROUGH COUNCIL

Six years ago an Accommodation Review Committee was established to provide more adequate facilities for Council Staff who were spread about in numerous less than appropriate buildings. In an age of public participation better facilities were also required to meet the needs of residents.

Two Chief Executives later a proposal has emerged from ideas which have journeyed via backroom offices at Whitehills, Council meetings and functions at Lowther, redevelopment of the Wesham offices and keeping the old Town Hall.

Only now have we arrived at a position where we know how many staff we are planning for (163) and the amount of accommodation we require (25,000 sq ft). We also know the disposal value of the large sites we own of which one will be retained for the Town Hall development.

Because of joint working arrangements with adjacent authorities, our reduced accommodation needs could now be built at a) Wesham (currently let to the Health Authority), at b) St Annes Municipal offices site on Clifton Drive (empty apart from the One Stop Shop), or c) The Town Hall/Chaseley Building (accommodating staff who would have to be decanted). In Spring 2006 their respective disposal values were quoted as a) £1m b) £0.75m c) £2.8*

* subject to affordable housing being at St Davids Road N former highway depot.

The Council has appointed Turner Townsend as project manager to advise and guide upon the technical and professional issues involved. At their presentation on 14 November 07, I asked 'why have they chosen the existing Town Hall site when it would be over £2m cheaper to sell it off and develop instead the Municipal Offices site'. 'Emotional Value' is the best answer their senior director could give. Is this what we appointed them for?

I feel strongly for our staff who have been housed in poor inefficient accommodation while all these events have slowly moved along. Surely they need better than a new wide office block squashed onto the Chaseley Building site with the minimum of windows and natural ventilation. Such a proposal fails to meet our 'green' initiatives. It also means temporarily moving out the staff whilst building work proceeds. Furthermore it means 'writing off' our recently built One Stop Shop, housed within the only listed building in our portfolio.

Examination of the new plans show that the retention of the old Porritt frontage will be exclusively for Councillors and Civic functions. It provides a traditional, some may say old fashioned, set of rooms with a formal Council Chamber accommodating little more public seating than the old one which has been stripped out.

Turner Townsend have, I believe, been over influenced by elderly 20th century councillors, many no longer in office since May, rather than providing an impartial professional solution to meet our foreseeable needs in this century.

We write to requisition a special meeting of the Policy + Service Review Committee Under para. 23.2 of the Council Constitution.

The subject matter is the 'Council Accommodation'. Above is the salient part of a report written 6 months ago by Councillor Eastham. No progress has been made since and the Accommodation Working Party appears not to be meeting. An urgent review is required please.

- 1 Tony Ford
- 2 P. Callin
- 3 E.A. Oades

© Fylde Borough Council copyright [2008]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication. Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.