

Cabinet

Meeting held 18 October 2017

PRESENT: Councillors Julie Dore (Chair), Olivia Blake, Jackie Drayton, Jayne Dunn, Mazher Iqbal, Mary Lea, Bryan Lodge and Jack Scott

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Ben Curran and Cate McDonald.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 **RESOLVED:** That the press and public were excluded during consideration of items 10 'Month 10 Capital Approvals' (see minute 12 below) and 11 'Devonshire Quarter' (see minute 13 below) as they contained exempt information described in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) relating to the financial or business affairs of any particular person.

3. DECLARATIONS OF INTEREST

2.1 Councillor Bryan Lodge declared a personal interest in agenda item 10 – 'Month 10 Capital Approvals' as an employee of Carillion.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Cabinet, held on 20 September 2017, were approved as a correct record.

5. PUBLIC QUESTIONS AND PETITIONS

5.1 Public Question in respect of the Tree Strategy

5.1.1 David Dilner asked whether the Tree Strategy would be published shortly as he had been told by the previous Cabinet Member, Councillor Terry Fox, that this would be imminent?

5.1.2 Councillor Mary Lea, Cabinet Member for Culture, Parks and Leisure, commented that there had recently been a period of consultation in respect of this. However, this was part of a wider strategy in relation to green space and woodland. Following a further comment from Mr Dilner regarding the qualifications of officers involved, Councillor Lea commented that the Council officers had professional expertise and qualifications.

5.2 Public Question in respect of Amey and Health and Safety Issues

5.2.1 David Dilner commented that he had witnessed this morning a breach of the Road

Traffic Act 1991 by Amey near to Abbeydale Road and asked what was being done as a result of continual breach of health and safety issues by Amey?

5.2.2 Councillor Bryan Lodge, Cabinet Member for the Environment and Streetscene, responded that the Health and Safety Executive worked closely with Amey. A number of allegations of breaches were referred to the Health and Safety Executive on a daily basis. If there were any issues identified, the Health and Safety Executive would work with Amey. Any allegations of breaches should be referred to the appropriate body.

5.3 Public Question in respect of Picket Lines

5.3.1 David Dilner asked if any of the Members present had stood on a picket line and stopped work? All Members of Cabinet confirmed that they had stood on a picket line.

5.4 Public Question in respect of Devolution

5.4.1 Nigel Slack asked what could the Council share about the current state of play in respect of the Sheffield City Region Combined Authority devolution deal and the potential for Barnsley and Doncaster returning to the fold?

5.4.2 The Leader of the Council, Councillor Julie Dore, responded that Barnsley and Doncaster were in the fold, so there was no question of returning to the fold. A decision had been taken at the Combined Authority not to proceed with the consultation on the deal so, as a result, the Government couldn't take this through Parliament as an Order. There was, however, a South Yorkshire Mayoral Order still in place which Barnsley and Doncaster were still a part of and an election for a Mayor would be held in May 2018. This Mayor would now have very limited powers.

5.4.3 Councillor Dore added that, even if the Combined Authority decided to go out for consultation, the deadline of May 2018 would not be met. She would expect the first task for the Elected Mayor would be to enter into dialogue with the Government about how more powers could be acquired. The public would not necessarily see any progress on a daily or weekly basis.

5.5 Public Question in respect of China Deal

5.5.1 Nigel Slack asked, following the recent article in the Asia Times concerning the £1bn Guodong/Sheffield deal being "on ice" could the Council clarify the following: Which business entity is this business deal with, Sichuan Guodong Construction Group or Sichuan Guodong Construction Co Ltd or some other entity? Was there a signed 'Memorandum of Understanding' and, if so, with which entity? Was there a signed exclusivity agreement for the Central Library building as proposed a year ago? And, if so, when was this signed? Were the Council aware of the \$20m lawsuit that the business was subject to at the time? Were the Council aware of the \$557m fraud investigation connected to the business and the individual involved in the City's deal? Were the Council aware of Jerry Cheung's doubts over the deal, as expressed in the article? At the time of the deal in July 2016 the

Council promised openness and transparency around this deal, so what was the current situation?

5.5.2 Mr Slack added that, considering the developments around the secrecy of the Streets Ahead contract, was this deal going to go the same way? How will China's decision to restrict external investment in 'irrational' acquisitions, taken in August, affect the deal given that two of the sectors being restricted were property and hotels?

5.5.3 Councillor Julie Dore responded that a number of Freedom of Information requests had been received following the Asia Times article and these, including Mr Slack's query, would be responded to appropriately.

5.6 Public Question in respect of Council Contracts

5.6.1 Nigel Slack referred to a question he had asked at the Full Council meeting, held on 4 October, in relation to part of a contract awarded to Carillion. Mr Slack commented that there was no response to the substantive questions about this framework agreement. Can the Council therefore answer those parts of the question?

5.6.2 Councillor Julie Dore requested that Eugene Walker, Executive Director, Resources respond to Mr Slack's question. Mr Walker commented that, in relation to framework contracts, there were various arrangements for joint contracting across South Yorkshire. At this time there was no business contracted with Carillion. If and when any contractors on the framework were used, a financial assessment would be made at that time. Although the question was directed at Councillor Bryan Lodge, the relevant Cabinet Member was Councillor Olivia Blake, Cabinet Member for Finance. The only Member influence was on individual projects and the Council had a process for declaring interests where there was a conflict of interest.

5.6.3 Councillor Bryan Lodge added that, although he was an employee of Carillion, he had no knowledge of the contract referred to in the question. Councillor Julie Dore further added that when the Council agreed to proceed with the framework there were policies and procedures which needed to be followed.

5.7 Public Question in respect of Legal Action

5.7.1 Nigel Slack referred to a further question he had asked at the Full Council Meeting held on 4 October 2017 concerning an email threatening legal action against two individuals if they refused to condemn the actions of other individuals. Mr Slack commented that he had not received a response to this question.

5.7.2 Councillor Bryan Lodge responded that he wasn't aware of the email prior to it being sent out. However, he understood the sentiment of it. The Co-Chairs of the Sheffield Tree Action Groups (STAG) had stated that they wanted to engage with the Council and should be telling people not to go inside the barriers if they didn't want to give the impression that they condoned it.

5.8 Public Question in respect of Meersbrook Park

5.8.1 Nigel Slack asked, in light of protestors being handed committal notices whilst standing in Meersbrook Park recently, with reference to paragraph 95 of the recent High Court Injunction which stated 'There will in addition be an order in the same terms against persons unknown being persons intending to enter or remain in safety zones erected on public highways in the City of Sheffield', could the Council show when the park in question became a 'Public Highway' and will they now be under a statutory duty to maintain the whole of the park or will they formally rescind the committal notices handed out on those days?

5.8.2 Councillor Bryan Lodge responded that warning letters had been sent out, but there were only two named persons sent committal notices.

5.9 Public Question in respect of Technical Solutions under the Streets Ahead Contract

5.9.1 Nigel Slack commented that he had seen a conversation on Twitter involving a member of the public and a Labour Party Councillor. This conversation implied that for the Council to accept any monies towards alternative technical solutions under the Streets Ahead contract, as proposed at the last Cabinet meeting in respect of Western Road, this would be illegal. Could the Council confirm or deny this suggestion? The Council had also received a proposal for the Vernon Oak highway alterations to be paid for by a charity, will they consider this? Will they suspend actions against that tree until such consideration has been completed?

5.9.2 Councillor Bryan Lodge stated that the Council had written to Trees for Cities saying that if it was prepared to grant funding, the Council would look at that. It would need to be undertaken by competent, trusted contractors. He had liaised with Ward Councillors in respect of this. Community Infrastructure Levy (CIL) funding could have been allocated for this, but Ward Councillors decided not to take up that offer. No further funding would be allocated from the Council's Corporate Budget. Councillor Lodge awaited a response from Trees for Cities.

5.9.3 Councillor Julie Dore added that there were many occasions where organisations or businesses wish to carry out works where it was not the Council's responsibility or the Council could not afford, such as dropped kerbs or housing improvements. Legislation would insist on the need for quality and to follow guidance. It was not, however, illegal for others to contribute to works undertaken but policies, procedures, legislation and guidelines would have to be followed.

5.10 Public Question in respect of Twitter Conversations with Councillors

5.10.1 Nigel Slack stated that, over the last few days, he had been in conversation on Twitter with two senior Labour Councillors, including a member of the Cabinet, who had chosen this very public medium to, in one case, imply evidence in a Scrutiny report that was not in the report and, in another case, accuse 'Greens' of law breaking. Will the Council address these issues within the ruling party or are they happy to ignore such flagrant bad conduct so long as it is outside the Council Chamber?

- 5.10.2 Councillor Julie Dore acknowledged that Twitter was a very public medium and would expect Councillors to engage, if it was appropriate. If Mr Slack was aware of any comments in a public place that he believed needed to be followed up, he should follow the appropriate process and submit a formal complaint.

6. ITEMS CALLED-IN FOR SCRUTINY

- 6.1 The Policy and Improvement Officer submitted a report of the Healthier Communities and Adult Social Care Scrutiny and Policy Development Committee setting out the findings of the Committee's work on oral and dental health in Sheffield.

- 6.2 The Chair of the Scrutiny and Policy Development Committee, Councillor Pat Midgley and Emily Standbrook-Shaw, Policy and Improvement Officer, attended the meeting to introduce the report and answer questions from Cabinet.

- 6.3 **RESOLVED:** That Cabinet:-

- (a) notes the findings of the Healthier Communities and Adult Social Care Scrutiny and Policy Development Committee on Oral and Dental Health in Sheffield that are being taken up with NHS England and Sheffield's Director of Public Health; and
- (b) requests the Director of Public Health, in consultation with the Cabinet Member for Health and Social Care, to re-examine the issue of water fluoridation and set out his findings and any proposals in a future executive report, keeping the Scrutiny Committee informed of progress.

6.4 Reasons for Decision

Having carried out this work, the Scrutiny Committee felt that it was appropriate to make these recommendations to Cabinet, with the aim of improving oral and dental health in Sheffield, and reducing inequalities in oral health and access to services.

6.5 Alternatives Considered and Rejected

The Committee heard and discussed many issues during the course of this work. This report sets out the issues that the Committee wanted to see progress on.

7. RETIREMENT OF STAFF

- 7.1 The Executive Director, Resources submitted a report on Council staff retirements.

RESOLVED: That this Cabinet :-

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

<u>Name</u>	<u>Post</u>	<u>Years' Service</u>
<u>People Services</u>		
Jane Last	Teacher, Specialist Support Service	33
Maureen Lawless	Senior Private Sector Housing Officer	29
Catherine Stenton	Supervisory Assistant, Shooters Grove Primary School	32
<u>Place</u>		
Stephen Beech	Supervisor, Sheffield Botanical Gardens	50

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

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

8. COMMISSION OF ALTERNATIVE PROVISION

8.1 The Executive Director, People Services submitted a report seeking Cabinet approval to re-commission existing Alternative Provision beyond February 2018 and improve the existing framework to enable dynamic purchasing and increased diversity of provision that better meets the needs of young people in Sheffield.

8.2 **RESOLVED:** That Cabinet:-

(a) approves the re-commissioning of the Alternative Provision Framework as detailed within the report; and

(b) delegates authority to the Executive Director, People Services, in consultation with the Director of Finance and Commercial Services and the Director of Legal and Governance to:

(i) proceed with the implementation of the procurement strategy for a framework arrangement for the Alternative Provision for the academic years 2018-19, 2019-20 and 2020-21 as discussed and agreed with Commercial Services, as set out and in line with the report;

(ii) award such contracts following the procurement process; and

(iii) take all other necessary steps not covered by existing delegations to achieve the outcomes outlined in the report.

8.3 **Reasons for Decision**

Lifelong Learning, Skills and Communities request that Cabinet uphold the recommendations made earlier in the report to ensure business continuity is achieved and to provide a futureproof framework that will allow for the continued development of Alternative Provision in Sheffield.

8.4 **Alternatives Considered and Rejected**

Consideration was given as to whether there should be a separate commission for each of the key cohort groups. This option was rejected as:

- It would be time consuming for applicants to make several similar applications if they deliver services to more than one cohort group
- Commercial and Legal services are confident that the commission can be designed to satisfactorily accommodate all cohorts without need for multiple commissions or contracts
- Quality is maintained and risk is reduced by standardising practice (where applicable) across all contracts.

9. **STEP UP TO SOCIAL WORK**

9.1 The Executive Director, People Services submitted a report regarding the Step up to Social Work Programme.

9.2 **RESOLVED:** That Cabinet:-

- (a) notes the contents of the report;
- (b) notes that the Council has entered into the Grant Funding Agreement for the Step Up To Social Work Programme as the lead authority for the Yorkshire and Humberside Regional Partnership;
- (c) approves that Inter Authority Contracts between the authorities of the Partnership, which have been agreed in principle, are now executed;
- (d) approves that the Council enters into an extension of contract with Salford University for Cohort 5; and
- (e) delegates authority to administer the Department for Education (DfE) funding awarded to the Partnership to Sheffield City Council's Assistant Director of Children and Families Fieldwork Services.

9.3 **Reasons for Decision**

9.3.1 The Step Up to Social Work programme is a national initiative which is wholly funded by the Department for Education by way of a grant. This funding includes a bursary payment for each successful student on the degree programme, funding

of the University course, funding for training and supervision of each student whilst they are placed in their host authority across the region and administration of funding by the lead authority.

- 9.3.2 The programme has been running since 2010 and has flagship status both regionally and nationally. The Yorkshire and Humberside Regional Partnership is the largest of the 22 national partnerships participating in the Step up to Social Work programme. This initiative has produced 158 high calibre graduates since its initiation and 98% of these graduates have been successful in gaining employment as social workers in authorities across this region. This initiative has proven to be highly successful in resolving recruitment difficulties in social work in children and families and raising standards in social work education.
- 9.3.3 This year the DfE have approved funding for the Yorkshire and Humberside region to host 37 students which means that external funding awarded will be £1.3m for the 14 month programme which will start in January 2018. Admissions recruitment takes place in June/July 2017. Sheffield is the lead authority and acts as the broker for the grant funding with the responsibility of distribution of funding to each authority as directed by the Department for Education and oversees the success of the programme.
- 9.3.4 The 10 local authorities in the Partnership include: Barnsley MBC, Doncaster Children's Services Trust, Calderdale County Council, East Riding of Yorkshire Council, Hull City Council, North Lincolnshire Council, North East Lincolnshire Council, Rotherham MBC, City of York Council and Sheffield City Council. Letters of Commitment from all these authorities were received at the point of submitting the bid and Inter Authority Contracts have been prepared in accordance with the DfE template. The Grant Offer Letter from the Department for Education was received on 15 June 2017. Salford University were procured to deliver the 14 month post graduate degree programme for Cohort 4 with an agreed extension for Cohort 5 and the relevant contract terms have been agreed (Appendix 1). The grant will be paid on a monthly basis and any underspend on funding as at March 2019 will be repaid to the DfE.

9.4 **Alternatives Considered and Rejected**

- 9.4.1 Sheffield City Council has been the lead authority for the Step up to Social Work programme since its inception at a pilot stage in 2010. The Regional Partnership is the largest in the country and is highly praised by the DfE for its success. The DfE looks upon Sheffield for expert guidance and we are currently providing support and advice to the new West Yorkshire and North Yorkshire Regional Partnership.
- 9.4.2 Sheffield City Council has been invited to join a DfE advisory group of research into the retention and progression of social work graduates from the Step Up to Social Work and Frontline.
- 9.4.3 Sheffield City Council wishes to continue to act as the lead authority for Step up to Social Work within the Yorkshire and Humberside region as it raises the profile of the Authority not only for the workforce across the region but nationally.

- 9.4.4 Sheffield City Council continues to be the lead authority for the trailblazer Teaching Partnership for the South Yorkshire region providing expert advice for new Teaching Partnerships. The South Yorkshire Teaching Partnership allows Sheffield City Council to contribute nationally to the future and raising of standards of social work education which includes Step up to Social Work and the future Social Work Apprenticeship degree programme.

10. WESTFIELD FA HUB PROJECT

- 10.1 The Executive Director, Place submitted a report seeking authority to enter into a lease and Leisure Services Management Agreement with Pulse Soccer Limited for the operation of the Westfield Football Hub, and to dispose of public open space at Westfield to Pulse Soccer Limited and Mosborough Rugby Club via leases.

10.2 RESOLVED: That Cabinet:-

- (a) delegates to the Executive Director, Place, in consultation with the Director of Legal and Governance, the authority to enter into the Collaboration Agreement and a Grant Agreement with the Sheffield Football Trust;
- (b) delegates to the Executive Director, Place, in consultation with the Director of Legal and Governance, the authority to enter into a Leisure Services Management Agreement with Pulse Soccer Limited for an initial period of 8 years, to manage the facility at Westfield;
- (c) notes the previous Cabinet decision of 26th March 2008 to dispose of the land to the Sheffield & Hallamshire County Football Association and now revises that decision and authorises the Chief Property Officer and the Director of Legal and Governance to dispose of the public open space at Westfield to Pulse Soccer Limited via a lease for the period of 8 years and via another lease to the Mosborough Rugby Club for a period of 25 years;
- (d) delegates authority to the Executive Director, Place, in consultation with the Director of Legal and Governance and the Director of Finance and Commercial Services, to agree the terms of the various agreements detailed within this report or any other legal documentation needed to achieve the outcomes set out within the report; and
- (e) delegates authority to the Executive Director, Place, in consultation with the Director of Legal and Governance and the Director of Finance and Commercial Services, to take such other steps as may be deemed appropriate to achieve the outcomes set out in this report.

10.3 Reasons for Decision

- 10.3.1 This preferred option at Westfield is the final stage in the development of the three current hub sites. It also supports the local authority's city-wide strategy to

improve access to sport, health and well-being. The collaboration with the Football Association (FA) also supports their national strategies aimed at improving access to year-round, high quality footballing facilities.

10.3.2 This option allows the Council to commence the clear nine year vision for the three hub sites at Graves, Thorncliffe and Westfield and the wider FA project. This collaboration should also encompass and facilitate the emerging objectives of the Sheffield Football Trust (SFT) listed below, whilst providing clear guidance on the % of surplus (when sinking funds and Trust running costs have been factored in) that should be allocated against each key objective;

(i) Manage the recently awarded contractual relationship with Pulse Soccer Limited to ensure the hubs are financially sustainable and the development outcomes that formed part of the tender submission are realised.

(ii) To use the revenues generated by the hub sites to support other football facilities / pitches, currently provided and subsidised by Sheffield City Council. Key grass sites that the Trust will take ownership of should be within the strategy and a clear phasing plan outlined that is in line with the SFT revenue budget available.

(iii) Develop a grounds maintenance service utilising equipment banks to drive up the quality of outlying grass pitch sites both on public pitches and club leased sites (within and outside of the SFT).

(iv) Promote sustained and increased participation in football to achieve wider social outcomes, for all participants from aged 5 up. This project should set out some more specific interventions e.g. to deliver measurable contributions to local public health targets (smoking cessation, regular activity frequencies, sexual health, mental health etc.) and identify which local stakeholders/experts could deliver this activity.

10.4 **Alternatives Considered and Rejected**

10.4.1 The FA recognised that grassroots football facilities in England are under severe pressure from local authority budget cuts. In October 2014, the FA launched a national initiative to invest in grassroots facilities and they have agreed that Sheffield would be the first city in which they deliver their programme.

10.4.2 The alternative to this would be not to enter these agreements and without investment there would be a severe decline in the quality and standards of Council football pitches.

10.4.3 The benefits to Sheffield include new and affordable facilities – artificial pitches, improved grass pitches and changing facilities; increased participation levels and improved health; major capital investment from national sources and a potential long term saving to the Council as more play is concentrated on fewer pitches. Therefore, whilst the FA's national initiative is recognition of the budget pressures faced by most local authorities, the potential opportunities and benefits are substantial for Sheffield.

- 10.4.4 Other participants are investing in grassroots facilities too, including the private sector, especially in commercially run small-sided centres or through league clubs. However, it is a stark fact that the current level of overall investment is not enough to (i) protect the current supply of grass pitches and (ii) deliver the growth in Artificial Grass Pitches that is needed to catch up with other countries and to provide a better quality, more sustainable football facility infrastructure.

11. OLYMPIC LEGACY PARK: FUTURE STRATEGY

- 11.1 The Executive Director, Place submitted a report updating Cabinet on progress at the Olympic Legacy Park (OLP) and to approve delegated authority to support the further development of the site through discussions and negotiations with potential investors in the OLP site

11.2 RESOLVED: That Cabinet:-

- (a) notes the progress that has been made in transforming the former Don Valley Stadium site to the Olympic Legacy Park through;
 - o the setting up of Legacy Park Limited (LPL) to cement public sector partnership working and create a vehicle to engage with the private sector,
 - o the construction and opening of both the academy and University Technical College,
 - o the delivery of the 3G pitch and appointment of an operator,
 - o completion of the impressive public realm on the site and its management by LPL, and
 - o the funding and agreement with Sheffield Hallam University for the building of the Advanced Well-being Research Centre;
- (b) in relation to the stadium, endorses the recommendation from LPL that the preferred solution is the one submitted by Scarborough International Property Limited (SIPL) and approve further dialogue to reach agreement with SIPL on terms for disposal so that the stadium can be delivered;
- (c) endorses the principle that Sheffield Eagles Rugby League Club should be allowed access to play at the sports stadium provided a commercial agreement can be reached with the operator;
- (d) in relation to the indoor sports arena, notes the progress that has been made so far with Park Community Arena (PCA) and approves further dialogue to reach agreement on terms for disposal with the proviso that agreement shall be reached by the end of October 2017;
- (e) notes the preferred solution for school indoor sports access is the sports arena and to endorse the principle for the school indoor sports that the access for the school be legally secured in the event of a change of ownership or operator and to note this may affect the value of any premium

to be received by the Council;

- (f) authorises the further discussion with SIPL and Sheffield Hallam University to progress options for the remaining commercial sites and wider options for the long term future of the OLP; and
- (g) delegates to the Executive Director, Resources, in consultation with the Leader; and the Chief Property Officer, authority to agree terms for disposal of sites on the OLP, and take such steps not covered by existing delegations as he feels appropriate to achieve the outcomes in the report.

11.3 **Reasons for Decision**

The option set out in the report is regarded as the best solution for delivering the vision for the site. It also allows the future development of the site with no calls on Council funding or subsidy.

11.4 **Alternatives Considered and Rejected**

A number of alternatives were considered ranging from pure commercial development through to a totally public-sector led project. The project outlined in this report, which combines commercial and public sector and aims to have both economic and social/health benefits, is by far the best option available.

12. **MONTH 5 CAPITAL APPROVALS**

12.1 The Executive Director, Resources submitted a report providing details of proposed changes to the Capital Programme as brought forward in Month 5 - 2017/18.

12.2 Members requested that the final sentence on page 122 of the agenda pack be removed as this was incorrect.

12.3 **RESOLVED:** That Cabinet:-

- (a) approves the proposed additions and variations to the Capital Programme listed in Appendix 1 and 1a, including the procurement strategies and delegates authority to the Director of Finance and Commercial Services or nominated Officer, as appropriate, to award the necessary contracts; and
- (b) approves the acceptance of the grant funding detailed at Appendix 2 in the report.

12.4 **Reasons for Decision**

12.4.1 The proposed changes to the Capital Programme will improve the services to the people of Sheffield.

12.4.2 To formally record changes to the Capital Programme and gain Member approval

for changes in line with Financial Regulations and to reset the Capital Programme in line with latest information.

12.4.3 Obtain the relevant delegations to allow projects to proceed.

12.5 **Alternatives Considered and Rejected**

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

13. **DEVONSHIRE QUARTER**

13.1 The Executive Director, Place submitted a report in relation to the proposed acquisition of sites in the Devonshire Quarter.

13.2 **RESOLVED:** That:-

- (a) approval is granted to the acquisition of two leasehold interests and two freehold vacant sites in the Devonshire Quarter, in accordance with the details outlined in this report; and
- (b) that the decisions as to which combination of sites are acquired is delegated to the Chief Property Officer to allow flexibility in response to rapidly changing market conditions.

13.3 **Reasons for Decision**

The intended outcome is to accelerate housing delivery and kick-start the continued regeneration of the Devonshire Quarter whilst creating a more sustainable mix of housing types in the City Centre.

13.4 **Alternatives Considered and Rejected**

Do nothing – may result in the vacant sites remaining undeveloped for the foreseeable future or individual sites developed in isolation in a way that could restrict the development of the area.

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