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TRAFFORD COUNCIL

AGENDA PAPERS FOR EXECUTIVE MEETING

Date: Monday, 27 July 2015

Time: 6.30 pm

Place: Committee Rooms 2 and 3, Trafford Town Hall, Talbot Road, Stretford
M32 0TH

AGENDA	PART I	Pages
1. ATTENDANCES		
To note attendances, including officers, and any apologies for absence.		
2. DECLARATIONS OF INTEREST		
Members to give notice of any interest and the nature of that interest relating to any item on the agenda in accordance with the adopted Code of Conduct.		
3. MINUTES		1 - 8
To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 29 th June 2015.		
4. MATTERS FROM COUNCIL OR OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)		
To consider any matters referred by the Council or by the Overview and Scrutiny Committees.		
5. REVIEW OF HOW PERSONAL BUDGETS MADE VIA A DIRECT PAYMENT SHOULD BE MADE		9 - 20
To consider a report of the Executive Member for Adult Social Services and Community Wellbeing.		

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6. **CORNBROOK HUB COMPULSORY PURCHASE ORDER** 21 - 32
To consider a report of the Executive Member for Economic Growth and Planning.
7. **ADULT SOCIAL CARE CAPITAL PLAN 2015/16** 33 - 34
To consider a report of the Executive Member for Adult Social Services and Community Wellbeing.
[NOTE: A related report is to be considered in Part II of the agenda.]
8. **REVENUE BUDGET MONITORING 2015/16 PERIOD 3** To Follow
To consider a report of the Executive Member for Finance and Director of Finance.
9. **CAPITAL PROGRAMME MONITORING 2015/16 QUARTER 1** To Follow
To consider a report of the Executive Member for Finance and Director of Finance.
10. **URGENT BUSINESS (IF ANY)**
Any other item or items which by reason of:-
(a) Regulation 11 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the Chairman of the meeting, with the agreement of the relevant Overview and Scrutiny Committee Chairman, is of the opinion should be considered at this meeting as a matter of urgency as it relates to a key decision; or
(b) special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.
11. **EXCLUSION RESOLUTION**
Motion (Which may be amended as Members think fit):
That the public be excluded from this meeting during consideration of the remaining items on the agenda, because of the likelihood of disclosure of "exempt information" which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by The Local Government (Access to Information) (Variation) Order 2006, and specified on the agenda item or report relating to each such item respectively.

PART II

12. ADULT SOCIAL CARE CAPITAL PLAN 2015/16

35 - 44

To consider a report of the Executive Member for Adult Social Services and Community Wellbeing.

[NOTE: A related report is to be considered in Part I of the agenda.]

THERESA GRANT
Chief Executive

COUNCILLOR SEAN ANSTEE
Leader of the Council

Membership of the Committee

Councillors S.B. Anstee (Chairman), Mrs. L. Evans, M. Hyman, J. Lamb, P. Myers, J.R. Reilly, A. Williams and M. Young (Vice-Chairman)

Further Information

For help, advice and information about this meeting please contact:

Jo Maloney, 0161 912 4298
Email: joseph.maloney@trafford.gov.uk

This agenda was issued on Thursday 16th July 2015 by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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EXECUTIVE

29 JUNE 2015

PRESENT

Leader of the Council (Councillor Sean Anstee) (in the Chair),
Executive Member for Adult Social Services and Community Wellbeing (Councillor A. Williams),
Executive Member for Children's Services (Councillor M. Hyman),
Executive Member for Communities and Partnerships (Councillor J. Lamb),
Executive Member for Economic Growth and Planning (Councillor M. Young),
Executive Member for Environment and Operations (Councillor),
Executive Member for Finance (Councillor P. Myers),
Executive Member for Transformation and Resources (Councillor Mrs. L. Evans).

Also present: Councillors Adshead, Baugh, Bowker, Brotherton, Cordingley, Duffield, Fishwick, Harding, Lloyd, Mitchell, Mrs. Reilly, Rigby, Ross, Sharp and A. Western.

In attendance:

Chief Executive (Ms. T. Grant),
Deputy Chief Executive (Mrs. H. Jones),
Acting Corporate Director, Children, Families and Wellbeing (Mr. J. Pearce),
Acting Corporate Director, Transformation and Resources (Ms. J. Hyde),
Director of Legal and Democratic Services (Ms. J. Le Fevre),
Interim Head of Financial Management (Mr. G. Bentley),
Democratic and Scrutiny Officer (Mr. J.M.J. Maloney).

1. MEMBERSHIP OF THE EXECUTIVE

On behalf of the Executive, the Leader of the Council welcomed Councillor Mrs. Evans to her first meeting of the Executive, and requested that thanks be recorded to Councillor Cornes for his work as a member of the Executive.

2. DECLARATIONS OF INTEREST

No declarations were made by Executive Members.

3. MINUTES

RESOLVED – That the Minutes of the Budget Meeting held on 18th February, Meeting held on 16th March and Special Meeting held on 25th March, 2015 be approved as correct records.

4. MATTERS FROM COUNCIL OR OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)

There were no issues to be reported to this meeting.

5. LAND SALES PROGRAMME 2015/16 AND BEYOND

The Executive Member for Economic Growth and Planning submitted a report advising Members of the outcome of the 2014/15 Land Sales Programme, proposing a programme for the disposal of land and buildings during the financial year 2015/16 and beyond, and seeking the necessary delegations. As associated report setting out additional financial information was considered in Part II of the agenda.

RESOLVED -

- (1) That the outcome of the 2014/15 Land Sales Programme be noted.
- (2) That the Land Sales Programme for 2015/16 onwards as set out in the reports be approved.
- (3) That authority be delegated to the Corporate Director Economic Growth Environment and Infrastructure to:
 - a. negotiate and accept bids.
 - b. engage external resources where this will assist in implementing the programme.
 - c. submit an application for planning permission on any properties included in the programme where this will assist in marketing.
 - d. offset eligible disposal costs against capital receipts in accordance with capital regulations up to a maximum of 4% of the value of the capital receipt.
 - e. advertise the intention to dispose of a site in the event that it comprises open space as defined by the Town and Country Planning Act 1990, in accordance with the relevant statutory procedure, and if any objections are received, to refer to the relevant portfolio holder for consideration in consultation with the Executive Member for Economic Growth and Planning.
 - f.
 - i) add to or substitute sites into the programme during the year.
 - ii) hire security services or arrange for the demolition of any property.
 - iii) authorise alternative methods of disposal where appropriate.
- (4) That the Director of Legal and Democratic Services in consultation with the Corporate Director for Economic Growth, Environment and Infrastructure and, where appropriate, the Director of Finance be authorised to finalise and enter into all legal agreements required to implement the above decisions.

6. ALTRINCHAM BUSINESS IMPROVEMENT DISTRICT (BID) PROPOSAL

The Executive Member for Economic Growth and Planning submitted a report providing an update on progress to deliver a Business Improvement District (BID) in Altrincham, seeking endorsement of the Altrincham BID proposal and approval to manage the ballot and collect the BID Levy. Members were advised that the Altrincham BID Proposal did not conflict with current published Council policies.

RESOLVED -

Executive (29.6.15)

- (1) That the Altrincham BID Proposal be endorsed on the basis that it does not conflict with any policy formally adopted by and contained in a document published by the authority.
- (2) That Democratic and Performance Services formally manage the ballot process in accordance with the BID regulations.
- (3) That Exchequer Services, subject to a 'yes' vote at ballot, manages the billing and collection of the BID levy, and its transfer to the BID Company.
- (4) That payment of the one-off purchase cost of software to collect the BID levy be agreed.
- (5) That the Corporate Director for Economic Growth, Environment and Infrastructure be authorised, in consultation with the Director of Legal and Democratic Services, to prepare and enter into the appropriate legal agreements (including but not limited to a suitable operating agreement) to give effect to the above.
- (5) That the Executive Member for Economic Growth and Planning be authorised in consultation with the Corporate Director for Economic Growth, Environment and Infrastructure to cast vote(s) in the event of a BID ballot.
- (6) That the Executive Member for Economic Growth and Planning be authorised to be the Council's representative on the BID Company Board of Directors and that he be authorised to cast votes on the BID Board following prior consultation with the Corporate Director for Economic Growth, Environment and Infrastructure.

7. PROPOSED ADOPTION OF A MARKETS POLICY

The Executive Member for Economic Growth and Planning submitted a report setting out a proposal to implement a Markets Policy, the legal context for such a policy, and details of the proposed application and sign off processes.

RESOLVED -

- (1) That the 'Markets Policy', as set out in Appendix 1 to the report, be approved.
- (2) That the next steps contained within section 4.0 of the report, which requires the development of the application process and the establishment of a charging schedule on the basis outlined in the report, be noted.

8. REVIEW AND CONSIDERATION OF HARMONISED CONTRACT PROCEDURE RULES (CPRS) FOR STOCKPORT, TRAFORD AND ROCHDALE

The Executive Member for Finance and Director of Legal and Democratic Services submitted a report which set out the background to the harmonisation of the CPRs for Stockport, Trafford and Rochdale, and highlighted the main changes to the Council's existing CPRs. The CPRs had been approved by the STaR Joint Committee on 22nd April 2015, and were being referred to the Executive as part of the process prior to incorporation into the Council's Constitution.

RESOLVED -

- (1) That the contents of the report and the proposed CPRs be noted.
- (2) That the establishment of a working group to review and recommend new Directorate financial schemes of delegation be noted.
- (3) That it be recommended to Council that it approves the incorporation of the revised CPR's in the Council's Constitution and authorises the Director of Legal and Democratic Services to make the necessary amendments to the Constitution.

9. ANNUAL DELIVERY PLAN 2015/16

The Executive Member for Transformation and Resources submitted a report presenting for agreement the 2015/16 Annual Delivery Plan, a document at the heart of the Council's performance management framework, and designed to deliver the Council's corporate priorities. The plan contained priority actions to be delivered over the coming year and the indicators which would be used to measure performance. An opportunity was provided for Members to raise questions regarding the content of the report.

RESOLVED - That the content of the Annual Delivery Plan 2015/16 be agreed.

10. ANNUAL DELIVERY PLAN 2014/15 (Q4 / YEAR END) PERFORMANCE REPORT

The Executive Member for Transformation and Resources submitted a report setting out for information details of performance against the Council's 2014/15 Annual Delivery Plan. An opportunity was provided for Members to raise questions regarding the content of the report. In response to a query regarding the Sport and Leisure Strategy, the Leader advised that the Council was proceeding in accordance with the statement previously issued, and that a further update would be provided to Council in due course

RESOLVED - That the content of the Annual Delivery Plan 2015/16 be agreed.

11. REVENUE BUDGET MONITORING 2014/15 - PERIOD 12 OUTTURN (APRIL 2014 TO MARCH 2015)

Executive (29.6.15)

The Executive Member for Finance and Director of Finance submitted a report setting out the pre-audit outturn position in relation to the monitoring of the Council's Revenue Budget for 2014/15. An opportunity was provided for Members to ask questions on the content of the report. In response to a query regarding adoption levels, the Executive Member advised that the Council's policy remained unchanged, but that its practical application had needed to respond to changes in the legal environment as interpreted by the courts.

RESOLVED -

- (1) That the pre-audited outturn be noted.
- (2) That the £(1.067)m underspend in Children, Families & Wellbeing be transferred to the General Reserve.
- (3) That an earmarked reserve of £400k is established in respect of the Better Care Fund.
- (4) That the General Reserve and Collection Fund balances and commitments be noted and confirmed.

12. CAPITAL INVESTMENT PROGRAMME 2014/15 OUTTURN

The Executive Member for Finance and Director of Finance submitted a report summarising the outturn position in relation to the monitoring of the Council's Capital Investment Programme for 2014/15 and the consequential impact on the Medium Term Financial Plan 2015/18. An opportunity was provided for Members to ask questions on the content of the report.

RESOLVED -

- (1) That the content of the summary report be noted.
- (2) That the changes to the 2015/18 Programme be approved.
- (3) That approval be given to the additional expenditure, listed in Appendix B to the report, in accordance with Financial Procedure Rule No. 4.
- (4) That the outturn of the prudential indicators for 2014/15 as set out in paragraph 14 and Appendix C to the report be noted.

13. TREASURY MANAGEMENT ANNUAL PERFORMANCE 2014/15 REPORT

The Executive Member for Finance and Director of Finance submitted a report setting out details of Treasury Management Performance for the year 2014/15. In the course of discussion Members requested that thanks be accorded to the Treasury Management team in respect of performance achieved during the year.

RESOLVED – That Council be advised:

- (1) of the Treasury Management **Page 5** undertaken in 2014/15;

- (2) that no prudential limits were breached during 2014/15;
- (3) that both the CIPFA Code of Practice on Treasury Management and CIPFA Prudential Code for Capital Finance were fully complied with.

14. TREASURY MANAGEMENT STRATEGY: THE LOCAL AUTHORITY PROPERTY INVESTMENT FUND

The Executive Member for Finance and Director of Finance submitted a report outlining a request for a new investment instrument to be added to those currently permitted to be used as outlined in the Council's Treasury Management Strategy approved on 18 February 2015, to improve the potential for an increase in investment income to be generated.

RESOLVED – That the following elements be recommended to Council for approval:-

- inclusion of the Local Authorities Property Investment fund into the current Investment strategy,
- maximum duration funds can be placed in an investment instrument be extended from 3 years to 10 years however this extension only applies to monies placed in this fund,
- maximum level of funds to be placed into this fund be set at **£10m**,
- the Prudential indicator for Upper limit for sums invested over 364 days be amended from £60m 2015/16, £60m 2016/17 & £50m 2017/18 to £70m 2015/16, £70m 2016/17 & £60m 2017/18 and a new category be incorporated under the existing Investment criteria as detailed at Appendix A to the report.

15. APPOINTMENTS MADE BY THE EXECUTIVE TO OUTSIDE AND INDEPENDENT BODIES

The Chief Executive submitted a report seeking agreement to the appointment of representatives to those outside and independent bodies whose activities relate to Executive functions.

RESOLVED -

- (1) That approval be given to the appointment of representatives to those outside and independent bodies set out in the Appendix to the report.
- (2) That the Chief Executive be given delegated authority, in consultation with the Leader of the Council and Opposition Group Leader(s) if necessary, to appoint members to any outside body vacancy that remains or arises after the meeting and to any additional bodies to which the Executive may be required to make appointment(s).

16. AGMA COMBINED AUTHORITY / EXECUTIVE BOARD: FORWARD PLANS AND DECISIONS

Executive (29.6.15)

The Executive received for information details of decisions made by the Greater Manchester Combined Authority, and by the Joint GMCA and AGMA Executive, on 27th March and on 29th May 2015, and of the GMCA and Joint GMCA / AGMA Forward Plans covering the period May to August 2015.

RESOLVED – That the content of the decision summaries and forward plans be noted.

17. EXCLUSION RESOLUTION

RESOLVED - That the public be excluded from this meeting during consideration of the remaining items on the agenda, because of the likelihood of disclosure of “exempt information” which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by The Local Government (Access to Information) (Variation) Order 2006, and specified on the agenda item or report relating to each such item respectively.

18. LAND SALES PROGRAMME 2015/16 AND BEYOND

The Executive Member for Economic Growth and Planning submitted a report providing supplementary financial information in relation to the Land Sales Programme for 2015/16 and beyond. All decisions relating to this item were taken in Part I of the agenda. (Minute 5 refers.)

The meeting commenced at 6.30 pm. and finished at 8.12 pm.

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TRAFFORD COUNCIL

Report to: Executive
Date: 27 July 2015
Report for: Decision
Report of: Executive Member for Adult Social Services and Community Wellbeing

Report Title

A review on how Personal Budgets made via a Direct Payment should be paid

Summary

A Direct Payment is one of the ways in which a client's Personal Budget can be made. The Council currently pays Direct Payments gross which means the payment is made in full to the service user and the Council then bills the client for their assessed contribution towards the cost of care.

The Care Act 2014 guidance recommends local authorities who operate systems of providing gross direct payments can consider moving to net payments. The Council is considering moving to net payments in order to reduce confusion for clients, reduce unnecessary transactions, processes and costs for both the authority and the person receiving the Direct Payment.

The Council has therefore consulted with service users, partners and stakeholders proposing that Direct Payments should change to be paid net of any client contribution.

Recommendation(s)

That the Executive:

- 1) Note the contents of the report
- 2) To move from paying Direct Payments gross to net with immediate effect for all new and full cost clients and to migrate all other existing clients by no later than 31 October 2015.
- 3) That a prepayment card is provided for all Direct Payment clients unless there are exceptional circumstances which will be considered on a case by case basis.

Contact person for access to background papers and further information:

Name: Louise Shaw/Dianne Baker
Extension: 3120/2057

Background Papers: Equality Impact Assessment; Questionnaire Responses

Relationship to Policy Framework/Corporate Priorities	Improving health and wellbeing of residents Value for money and low Council Tax
Financial	The financial implications are set out in this report
Legal Implications:	The proposed change is fully compliant with the legislation.
Equality/Diversity Implications	These proposals have been considered in the context of our public sector equality duty and a EIA has been developed.
Sustainability Implications	N/A
Resource Implications e.g. Staffing / ICT / Assets	These proposals will require an increase in staffing levels, 1 temporary and 1 permanent, the staffing costs will be less than the administration costs currently incurred paying gross.
Risk Management Implications	The risk management implications are set out in this report
Health & Wellbeing Implications	Changes to the Direct Payment methodology may impact on client's health and wellbeing as change can cause stress, consultation workshops have taken place with service users to mitigate this and provide support.
Health and Safety Implications	N/A

Key Decision Yes
If Key Decision, has 28-day notice been given? Yes

Finance Officer Clearance ID
Legal Officer Clearance HAK

CORPORATE DIRECTOR'S SIGNATURE (*electronic*)



To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

1.0 Introduction

- 1.1 A Direct Payment is one of the ways in which a client's Personal Budget can be made. It supports clients to have choice, flexibility and control of their care. Adults deemed eligible by Trafford Council (hereby referred to as the 'Council'), legally have to be financially assessed to determine what, if any, contribution they have to make towards their package of care.
- 1.2 The Council currently pays its Direct Payments gross which means the payment is made in full to the client and the Council then bills separately for the client contribution amount every 4 weeks.
- 1.3. The Council is proposing to amend the way in which it pays Direct Payments, to net of the contribution that the client has to pay. This will mean that clients will have to ensure they pay into their Direct Payment account their client contributions in a timely manner to ensure sufficient funds to pay for care.
- 1.4 The client's contribution is calculated by carrying out a financial assessment. The contribution a customer is required to pay towards their care is dependent on the value of their budget/support and their ability to pay.

2.0 Direct Payments

- 2.1 Direct Payments are payments available for anyone who has been assessed as eligible requiring help from Social Services under the Care Act 2014.
- 2.2 Direct Payments can be used to buy services from an organisation or to employ somebody to provide assistance. A Direct Payment can be used to purchase the services clients are assessed as needing to support their care, thereby providing clients with much more choice than a traditional package of care.
- 2.3 At the time of writing this report, there are 584 clients receiving a Direct Payment. Less than 50% (284) of these have been financial assessed to contribute to their package of charge, with 300 assessed as not requiring to contribute to pay due to their low level of income. Very few of these clients manage their own Direct Payment funds; in most cases a family member does this for free acting as the 'suitable person'. The suitable person does not necessarily manage a client's personal finances. All clients, or their suitable person, have to sign a Direct Personal Budget agreement which sets out their roles and responsibilities.
- 2.4 Just under one third of clients have Accountant Administered Accounts or Fully Managed Accounts. An Administrated Accountant works for the suitable person, not for the Council, and handles the funding/Payroll as well as providing budgetary performance advice if required. Managed Accounts are required where a client has the capacity to choose the way in which their care needs are met, but they lack the capacity to manage the service and have no alternative suitable person to manage their Direct Payment. The Managed services administrate the funds/payroll/employ staff/hold the contract between Domiciliary Care agencies and the client plus visit the clients to monitor the services. The difference in the service provided is reflected in the cost; Administered Accounts cost £250-300 per annum and the Managed Accountancy Service cost £520-624 per annum.

- 2.5 The Council currently pays clients the gross amount of their allocated budget and, if the financial assessment determines a client contribution is to be made, an invoice is issued separately requesting payment of the client contribution.
- 2.6 The weekly gross spend on Direct Payments is c£135k and the weekly debt raised for client contributions is c£12k.
- 2.7 The current level of client contribution debt owed to the Council for clients receiving a Direct Payment is c£305k. Debt that is not recovered in a timely manner is pursued in accordance with the Council's Debt Management and Recovery policy.
- 2.8 The most efficient and effective way for a Direct Payment to be financially monitored is via a Pre-Payment Card.

3.0 Pre-Payment Cards

- 3.1 Each client is required to hold a separate Direct Payment bank account. A Pre-Payment card is one of the methods in which a client can receive their Direct Payment. Of the 584 existing clients, 44% have a Pre-Payment card. It looks like a credit/debit card and the Council authorises people to use them. The agreed Direct Payment fund is loaded onto the card by the Council and the client pays providers from the card, which has telephone banking and internet banking facilities attached to it.
- 3.2 The Council is able to view transactions made from each card instantly and recall funds if necessary. This has reduced the amount of paperwork and documentation that clients are required to send as part of the audit process. It is a simple process to make payments and monitor Direct Payment spend.
- 3.3 Pre-Payment cards are not the compulsory method of delivery, however they are the preferred option for delivering the Direct Payment to ensure a clear and precise audit can be completed as and when required.
- 3.4 There is a cost to the Council of providing a Pre-Payment. Each card costs £15.00 per annum and there are transaction fees per payment of 35p. Generally users are making 3 or 4 transactions per month resulting in an overall cost of c£8000 per year
- 3.5 All new clients are encouraged to operate their Direct Payment via a Pre-Payment card. The main reasons given for existing clients not wanting to migrate to this method is a fear of change, access to the internet and/or lack of confidence in using computers to manage the fund. There are a small number of reasons why the Council would not want to offer a Pre-Payment card to an individual client but that decision is taken on a case by case basis.
- 3.6 The Council would like to move to a position where Pre-Payment cards are the main delivery method for all Direct Payment clients, with exceptions such as no internet access or lack of basic IT skills being considered on a case by case basis.

4.0 Legal Implications

- 4.1 The Care Act 2014 guidance says; it is ultimately for authorities to decide whether payments are made on a gross or net basis in consultation with appropriate stakeholders. It has set recommendations for Local Authorities (who pay contributions gross) to review the process and explore the benefits of moving to net payments to reduce unnecessary transactions for the clients and authority.
- 4.2 If the decision is taken to make Direct Payments net of the client contribution, the existing Direct Payment agreement will need to be amended to include the service user's (or their suitable person's) duty to ensure their contribution is paid in to their account within the pre-determined timelines in order to cover the costs of their care. The agreement also needs to be amended to reflect that services cannot be reduced to accommodate the shortfall as it would change the assessed need and incur changes under Employment Law for the personal assistants such as potential TUPE issues. This will be addressed in the implementation plans if the proposal is agreed.
- 4.3 Furthermore, they have the legal responsibility of being an employer, which they currently have now, but if they do not pay into their Direct Payment account or on to their Pre-Payment Card the contribution they have been financially assessed to pay there will not be sufficient funds to pay their employees.
- 4.4 If there are not sufficient funds due to client contributions not being paid, the Council will need to consider suspending the Direct Payment and transferring the individual to a commissioned service. This is already considered now if a client is not paying their client contribution as it raises concerns about why the client or their suitable person is not managing the Direct Payment responsibilities effectively. Any implications to the client's personal assistant will need to be carefully considered. Advice will be sought from Legal Services on a case by case basis.

5.0 Financial Implications

- 5.1 In order to ensure sufficient monitoring of client contributions being paid and to manage expectations, the Direct Payment audit staffing numbers will increase by 1 full time equivalent. This will cost just over £25k per year and will be reviewed after the first year of implementation.
- 5.2 On a short term basis, there will also be an extra resource requirement at Business Support Officer level to manage the new Direct Payment agreement signing process. This will cost just under £12k and will be a one-off cost.
- 5.3 If the Pre-Payment cards become the main delivery method this will increase costs to the Council as referred to in point 3.4.
- 5.4 The Council, however, will create efficiencies in relation to the removal of the 4 weekly billing run for client contributions and the debt management and recovery processes. The latter will only be fully realised once all the relevant historical debt has reached the end of the recovery cycle.
- 5.5 The overall financial position for the Council, taking in to account the information above, would be neutral running costs but importantly, no longer accruing this type of client contribution debt. Mainly as a result of reduced administration costs in relation to the removal of paperwork required to support the auditing of the spend, the early identification of contributions not being paid being identified in real time via the Pre-

Payment card functionality, the recovery of underspends directly and the removal of the debt recovery and management for contributions unpaid.

6.0 Public consultation

6.1 It was important for the Council to ensure all current Direct Payment service users and/or their suitable person, were not only aware of the consultation but also had the opportunity to have a face-to-face discussion with Council officers who would be available to answer any questions in relation to the proposal. The public consultation process, therefore, used a variety of engagement methods to ensure that clients and partner agencies were able to participate. These included:

- a letter was sent to all clients to ensure they were aware of the consultation exercise being undertaken and how they could participate;
- An online questionnaire which could be found via the Council's consultation webpages (35 responses);
- This was mirrored with a paper document which was provided on request (3 responses);
- There were 3 consultation workshops, 2 were held at Trafford Town Hall and 1 was held at Sale Waterside. All service users, or their suitable person, were sent a personal invite to attend one of these events. They were also given a direct contact number to one of the officers attending the event who was available leading up to the event to answer any queries and concerns. Providers and interested parties were also personally invited, these included the Citizen's Advice Bureau, Age Concern, Carers Centre as well as accountancy providers; this list is not exhaustive. The workshops were held on 3 separate occasions on different days at different times to ensure that all were able to attend. Over the 3 sessions, 49 people attended.
- Overall, during the consultation, 88 responses were received, which is 31% of clients who will be affected by the change;
 - Online responses 35
 - Paper Surveys 3
 - Workshop attendance 49
 - Letters 1

7.0 Consultation feedback

7.1 The consultation respondents were asked to complete a questionnaire to indicate their level of agreement with the proposal whilst still being able to suggest alternatives. The following paragraphs include general consultation responses; a full detailed version including the comments made against each question have been made available to members of the Executive who will be deciding whether or not to support the proposals contained within the report:

Questionnaire Questions	Responses
<p>1. Do you believe this change will cause any issues or problems?</p>	<p>Yes – 34% No – 26% Not sure – 40%</p>
<p>2. Do you understand that this proposed change affects how you contribute to your Direct Payment and not a reduction in your care package, providing you pay your client contribution?</p>	<p>Yes – 82% No – 9% Not sure – 9%</p>
<p>3. Clients, or their suitable person, who are in receipt of a Direct Payment and employ personal assistants (PAs) have responsibilities and legal requirements as an employer. If the Council were to adopt this change, what steps could they make to ensure the customer, or their suitable person, is fully aware of the impact that not paying their weekly contribution on time could have</p>	<p>The majority of suggestions focused on the importance of the service user and/or the suitable person being made of aware of their responsibilities as an employer at the beginning of the process, with an explanation or example of none payment.</p> <p>Yes – 75% No – 0% Not Sure – 25%</p>
<p>4. Direct Payments give clients control over their care arrangements and support needs. Do you think the introduction of paying net the Direct Payment would impact on this level of control?</p>	<p>Yes – 26% No – 42% Not sure – 32%</p>
<p>5. If the proposal was implemented and a client was not paying their client contribution, what support do you think the Council should have in place to ensure a smooth transition potentially from a Direct Payment</p>	<p>The transition from a Direct Payment to a commissioned based service comments were to ensure the suitable person and/or service user is made aware of the implications of not paying the contribution. Comments were also made to look at finding out the root cause for non-payments and signposting to other services for debt advice where</p>

<p>to a Commissioned based service takes place</p>	<p>possible.</p> <p>Fully met – 77% Partially met – 10% Not at all – 13%</p>
<p>6. The Council will continue to audit Direct Payments accounts and the weekly contribution. If the audit identifies that contributions are not being paid in to the account how can the Council engage with clients to address this issue?</p>	<p>General feedback received, main comments were to ensure the Council contact clients and provide information in a format that they can understand.</p>
<p>7. The most efficient and effective way for a Direct Payment to be financially monitored is via a Pre-Paid card. The Council proposes that Pre-Paid cards should be compulsory if net payments are to be introduced as this will allow them to quickly identify where the client contributions are being paid. Do you see any issues with making Pre-Paid cards compulsory?</p>	<p>Yes – 33% No – 46% Not sure – 21%</p>
<p>8. If the Council were to introduce net Direct Payments would this discourage you from having your care delivered in this way?</p>	<p>Yes – 16% No – 54% Not sure – 30%</p>
<p>9. Are there any other comments on the Direct Payment method changes that you would like to make?</p>	<p>General feedback received, main comments were supportive of the change although there was a concern around the implementation strategy and ensuring changes are communicated in a simple way.</p>

7.2 The majority of respondents understood the benefits of the proposed change and believe the change would be a sensible option to define a clear process for payments. It will also save time not only for the Council but for the service user/suitable person.

However, concerns were raised that certain people might have difficulty in using technology to access the pre-payment card.

- 7.4 In order to mitigate the concerns raised during the consultation period, if approval is received, an implementation strategy will be devised which will address the issues and will include the following:
- Frequently Asked Questions (FAQs) raised throughout the consultation period have been collated and would be sent to all service users or their suitable person as well as providers and stakeholders. Workshop attendees were keen for this to be issued in paper format as well as be made available on the internet;
 - Face-to-face workshops focused on what the changes mean in terms of what clients or their suitable person, have to do differently to what they do now
 - Training sessions on Pre-Payment Cards, where clients or their suitable person will be able to use the on-line system in a test environment to give them the skills and confidence to select this option for service delivery
 - A migration strategy for existing service users who have a contribution to pay which will ensure the client contribution due is only required in one 4 weekly period

8.0 Risk Management

- 8.1 There is a risk that the service user/suitable person will not pay their client contribution which will mean only the net Direct Payment will be in the dedicated bank account or on the Pre-Payment Card which will not be sufficient to cover care costs.
- 8.2 In some cases there may be not be a like for like commissioned service to switch the client to if they did not pay their contribution.
- 8.3 225 service users have mixed packages that include commissioned and Direct Payment services. There is no system available to apportion income across mixed services.
- 8.4 Client contribution amounts are currently billed for in arrears, based on Direct Payments made 8 weeks prior. If the migration to net payments takes place service users could find that they have the current contribution to pay as well as a bill in relation to the previous
- 8.5 The Council can mitigate these risks as follows:
- 8.5.1 Clients, or their suitable person, sign a Direct Payment legally binding contract which states that they have to pay their client contribution and this would be relevant whether paying gross or net.
- 8.5.2 All clients receive training on how to manage their Direct Payment which includes the fact they have to pay their contribution
- 8.5.3 The increase in Direct Payment audit resource will allow the Council to closely monitor clients to identify at the earliest opportunity if client contributions are not being made.

- 8.5.4 The increase in Pre-Payment cards will allow the above to be audited in real time as Council staff have online access to the Pre-Payment card activity and balance.
- 8.5.5 The Council will devise an implementation strategy that is fit for purpose and will include the issue of the cross over strategy in terms of billing in arrears and the mixed packages of care.
- 8.5.6 All clients will still receive the same level of support in terms of setting up their Direct Payment.

9.0 The Public Sector Equality Duty

- 9.1 Under the Equality Act 2010 a public authority in the exercise of its functions must have due regard to the need to eliminate discrimination, harassment, victimisation and any relevant prohibited conduct, advance equality of opportunity between persons sharing a relevant prohibited characteristic and persons who do not; and foster good relations between persons sharing a relevant prohibited characteristic and persons who do not.
- 9.2 Protected characteristics for the purpose of the Act are disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.3 In order to assist the evaluation of the proposals and to ensure the Council paid due regard to its duties under the Equality Act, an Equality Impact Assessment (EIA) was carried out to ensure that consideration was given to those with the protected characteristics and the likely impact of the proposals on each of these groups.
- 9.4 The EIAs were available to officers evaluating the consultation responses and are available to members of the Executive who will be deciding whether or not to support the proposals contained within the report. Any potential impacts have been identified through the EIA and consultation process. Where any potential impact has been identified consideration has been given to whether measures can be taken to mitigate against these impacts and the mitigation measures are set out within the body of the relevant EIA or are reflected in modifications to the proposals.
- 9.5 In considering the report and deciding whether to accept the recommendations the Executive is required to have regard to the Public Sector Equality Duty. In order to satisfy this duty the Executive must consider the potential impacts identified in the EIA's and the consultation responses. Where reasonable and appropriate mitigation measures have been proposed which will offset either wholly or in part the impacts identified.

10.0 Other Options

The Council could continue to pay the client contribution gross but the current level of confusion and the administrative burden for both the client and the Council would remain. Paying Direct Payments net simplifies the charging process; some clients currently receive a gross Direct Payment but then as they have been financially assessed as having to pay the full cost of their care, are invoiced for this amount 8

weeks later. It confuses service users. All clients with a contribution to pay have the administrative burden of doing this.

11.0 Reasons for Recommendation

- 11.1 The reasons for the recommendations are to simplify the process of Direct Payments in respect of the client contribution due, reduce debt and to follow the recommendations as cited in the Care Act guidance to pay net.

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TRAFFORD COUNCIL

Report to: Executive
Date: 27 July 2015
Report for: Decision
Report of: Executive Member for Economic Growth and Planning.

Report Title

Cornbrook Hub Compulsory Purchase Order

Summary

The report requests in principle approval to the use of compulsory purchase powers to deliver the regeneration of the Cornbrook Hub Site

Recommendation(s)

The Executive is recommended to:

1. Endorse the approach to the delivery of the Cornbrook Hub Site as set out in this Report;
2. Provide in principle approval to the use of compulsory purchase powers to deliver the regeneration of the Cornbrook Hub Site;
3. Request that, in the event of compulsory acquisition becoming expedient for the regeneration of the area, officers shall bring a further report to the Executive.
4. Authorise the service of Requisition for Information upon all owners, occupiers and those with any other interests in the Cornbrook Hub site pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976; and
5. Authorise the Corporate Director for Economic Growth, Environment and Infrastructure and Director of Legal and Democratic Services to negotiate and complete an appropriate CPO Indemnity Agreement with Manchester Ship Canal Developments Limited to secure all the costs associated with the making of the Order (if required) and the acquisition of all remaining third party interests in the Cornbrook Hub Site including compensation costs as set out in section 5 of the report.
6. In the event that such an Indemnity Agreement is concluded, authorise the Corporate Director for Economic Growth, Environment and Infrastructure to negotiate the acquisition of all interests in the site, in advance of confirmation of a CPO, as if such CPO had been confirmed.

Contact person for access to background papers and further information:

Name: Richard Roe

Extension: 4265

Background Papers: None

Implications:

Relationship to Policy Framework/Corporate Priorities	This report relates to the corporate priority for economic growth and development and will support the delivery of a strategic regeneration site.
Financial	Any costs associated with the CPO process will be underwritten in full by the developer.
Legal Implications	All owners, occupiers and those with any other interests in the Cornbrook Hub site will be served with a Requisition for Information pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976. This is to ensure that all parties affected by the proposed CPO are correctly identified before the CPO is made. A CPO Indemnity Agreement will be entered into with Manchester Ship Canal Developments Limited to secure the funding needed (including all costs incurred by the Council which also includes officer time) to acquire all remaining third party interests in the Cornbrook Hub Site.
Equality/Diversity Implications	No direct implications
Resource Implications e.g. Staffing / ICT / Assets	No direct implications
Risk Management Implications	No direct implications
Health & Wellbeing Implications	Not applicable.
Health and Safety Implications	Not applicable.

1. Background

- 1.1 The Cornbrook Site is situated on the fringe of Manchester city centre close to the Bridgewater Canal and railway lines that link the city centre with other parts of the regional centre within Salford and Trafford. Whilst the area has many attributes, including the presence of a metrolink station and has benefitted from some development, principally residential-led, it is unlikely that significant and comprehensive change can or will take place here in the absence of a co-ordinated approach to its regeneration.
- 1.2 The Cornbrook Hub regeneration site falls within the boundaries of both Trafford and Manchester. Manchester Ship Canal Developments (MSCD) which is owned by Peel has a significant landholding in the Cornbrook area and they propose to develop large scale residential schemes around the Pomona area in Trafford.
- 1.3 MSCD strategy for the Cornbrook Hub includes creating a new commercial, retail and leisure destination, recognising the importance of the site's location as a

“Gateway” between Manchester and Trafford. The regeneration proposals for Cornbrook, will include significant environmental improvements to the immediate area and a potential new entrance and improved car parking to the Cornbrook Hub Metrolink Station.

- 1.4 In order to support the Cornbrook Hub Regeneration both Trafford Council and Manchester City Council have adopted a regeneration framework for Cornbrook. The Framework document identifies how the area could be transformed to create a new commercial, leisure and retail “destination”, which supports significant new employment and business growth opportunities.
- 1.5 The Cornbrook Hub Regeneration Framework aims to deliver high density commercially led, mixed use development of the land. It would create a new gateway to the City Centre from Trafford and would improve access to the Cornbrook Metrolink Station. A broad range of uses are anticipated including office space, residential, retail and a hotel. The proposals could deliver circa 1750 new jobs during construction and upon occupation.
- 1.6 The site is located on the city fringe of the Manchester and Trafford border and is bounded by Chester Road, the Bridgewater Canal and the Cornbrook Metrolink Station. The total site area includes around 2.3 hectares of land that is divided into two distinct parcels by an operational railway/ metrolink system. One parcel of the site is located within the boundary of Trafford, with the remaining parcel located in Manchester.
- 1.7 The land located in Trafford is bounded by the Bridgewater Canal and the viaduct and divided into two sections by Cornbrook Road. The northern part is 1.10 hectares and is occupied by heavy industrial uses and the southern site is around 0.21 hectares and is vacant.
- 1.8 The land located in the Manchester boundary is around 1 hectare and bounded by Chester Road, the railway viaduct and Cornbrook Road. It is largely occupied by a mix of heavy industrial uses, including car breakers and small car repair / servicing operations.
- 1.9 The redevelopment of the Cornbrook Hub, requires comprehensive large scale development and land assembly to transform and regenerate the area and deliver the step change required to ensure that it becomes a recognised new commercial, retail and leisure venue. The regeneration of the Cornbrook Hub, will also enable the full redevelopment potential of the Pomona Island area to be achieved by not only providing a gateway to the City Centre but also forming a new gateway into the Pomona Island area which will enable the delivery of a minimum of 1,100 new residential dwellings (Ref: Trafford Local Plan, Land Allocations-draft consultation January 2014) on the adjacent Pomona Island site, with the potential to increase this by a further 1,000 properties which in turn will provide the impetus for the delivery of a real transformational scheme across the whole of the area.

2. The Cornbrook Hub Regeneration Framework and vision for the site

- 2.1 In December 2014 Planning Development Control Committee adopted the Cornbrook Hub Regeneration Framework and approved it as a material consideration in the determination of any planning applications on the Cornbrook Hub site. The Framework was approved by Manchester City Council in September 2014.

- 2.2 The Cornbrook Hub Regeneration Framework sets out the two authorities combined vision for creating a new commercial, retail, residential and leisure destination, located off Chester Road on the boundary of Trafford and Manchester. The site forms part of an important transportation link between Trafford, Salford Quays/ Media City and Manchester City centre, supported by the Cornbrook Hub, Metrolink station, providing the business and tourist community with access throughout the Manchester City region.
- 2.3 The Cornbrook Hub Regeneration Framework provides a comprehensive regeneration strategy for Cornbrook, transforming the current derelict / run down location, into a new business, residential, employment and leisure destination. The regeneration and redevelopment of the Cornbrook Hub will also explore the creation of a new Cornbrook Metrolink entrance, station improvements and car parking, recognising the importance of this key Metrolink interchange. The regeneration of Cornbrook, will generate an improved environment and gateway to the City Centre from the West and access to Pomona Island area to support the delivery of new residential housing on the adjacent Pomona Island site.

3. Existing uses on the site and negotiations to-date

- 3.1 The Cornbrook site is currently occupied by a number of mixed-use businesses, including a number of small garages undertaking car repairs and servicing, a scrap yard and recycling centre, a car recycling centre, plus an advertising company using part of the site for local marketing.
- 3.2 MSCD's commitment to moving forward with the Cornbrook Regeneration has already commenced and is supported by a land assembly strategy and regeneration program plan. MSCD has already secured vacant possession of a number of small sites at Cornbrook, which have been cleared and secured in readiness for future redevelopment. Dialogue commenced in 2012 with the existing small business operators on the site, informing them of MSCD's intentions to move forward with the regeneration proposals for the Cornbrook Hub. Where possible, tenant lease arrangements were rationalised, allowing them to stay at Cornbrook until the site was required for redevelopment. A number of occupiers with contracted-out, lease arrangements are now due to vacate the site at the end of July 2015.
- 3.3 MSCD has worked closely with the existing business operators at Cornbrook, meeting owners in January 2015, on a face to face basis, to explain the regeneration plans and timescales, including the requirement to secure vacant possession of the whole site to in order to enable MSCD to move forward with its regeneration strategy. By the middle of July 2015, almost 60% of the Cornbrook Hub site will have been vacated by the existing small business operators, with these sites being cleared, secured and ready to support the regeneration process. Only three long term interests will remain on the Cornbrook Hub site, which includes: Mancunian Springs/ Bennetts recycling; 3G Telecoms; and Clear Channel Commercial Hoardings. The formal Cornbrook Hub Compulsory Purchase Order (CPO) will ensure that MSCD is able to deliver the Cornbrook Hub regeneration plans.
- 3.4 Extensive efforts to negotiate for the purchase of the interests of the remaining owners and occupiers have been carried out to date, including visits to alternative locations, and efforts will continue to be made, where appropriate, to assist with the relocation of affected persons and businesses to alternative premises.

4. Development programme

- 4.1. MSCD have worked with both Councils to prepare a masterplan and delivery strategy for the Cornbrook Hub site, which have been derived from the key principles set out in the Cornbrook Hub Regeneration Framework. A copy of the illustrative masterplan for the Cornbrook Hub site is attached at (**Appendix 1**).
- 4.2 MSCD proposes to bring forward detailed planning applications for each phase of the development based on the adopted Cornbrook Hub Regeneration Framework. The existing approved and adopted Cornbrook Hub Regeneration Framework document, provides an agreed framework for the scale, mass and type of new development.
- 4.3 The regeneration of the Cornbrook Hub includes five delivery phases, inclusive of the development of the adjacent Pomona Island site. These phases and the currently anticipated draft development programme are as follows (reference to the phases are as shown on the attached illustrative draft Phasing masterplan, **Appendix 2**):
- Phase 1a (being the part of the Cornbrook Hub site falling within Manchester): Creation of a new hotel and retail destination: Start on site mid 2018
 - Phase 1b (being the part of the Cornbrook Hub site falling within Trafford): Site clearance, demolition and remediation work for a new commercial business hub: Works could commence mid 2017
 - Phase 2: Development of the 1st residential apartments at Pomona Island: Proposed start on site early 2016
 - Phase 3: Delivery of a new commercial business centre at the Cornbrook Hub: Proposed start on site 2019
 - Phase 4: Delivery of future residential phases at Pomona Island will be over a period of approx. 5-10 years.
- 4.4 The above draft timescales assume that land assembly can be completed by the end of 2016.

5. CPO Indemnity Agreement

- 5.1 MSCD will underwrite the cost of the CPO process. Under the CPO Indemnity Agreement MSCD agree to indemnify both Trafford Council and Manchester City Council for the internal officer time, and any external consultant time, incurred through the CPO process. They also provide an indemnity for all compensation liabilities associated with the CPO.
- 5.2 The CPO Indemnity Agreement envisages that a Project Team, comprising representatives from MSCD, Manchester City Council and Trafford Council will be established that will meet on at least a monthly basis to oversee the making and confirmation of any CPO.
- 5.3 The Agreement also envisages that an account will be held by MSCD's solicitors into which MSCD will pay in advance a sum equivalent to both Councils best estimates of the likely costs involved in each stage of the CPO process. Both Councils will then be able to draw funds down from this account to fund their internal and external costs incurred through the CPO process. The Council is not obliged to exercise its CPO powers to acquire any remaining third party interests unless and until MSCD has paid into the account a sum equivalent to the total outstanding CPO liabilities of the Council, as agreed between the Council and MSCD.
- 5.4 Finally, the agreement includes a commitment from MSCD to proceed with the development once commenced, subject to market conditions and demands and in

consultation with Trafford and Manchester Councils. It also places a positive obligation on MSCD to submit detailed planning applications for the Phase 1a and 1b works described above as soon as possible thereafter or in any event within 12 months from the date on which MSCD acquire all remaining third party interests in the site.

6. Indicative timeline for CPO Process

6.1 The table below provides indicative timescales in relation to the CPO process

Reports to Council's Executive Trafford Manchester	27 July 2015 29 July 2015
Commence land referencing	July 2015
Questionnaire to be sent out	Early August 2015
Prepare drafting Statement of Reasons (SoR)	July 2015
Submit footpath and road closure for Westminster Street	July 2015
Reports to Executive seeking formal authority to promote a CPO Trafford Manchester	28 September 2015 7 October 2015
Submit Order, advertise and send out formal notices to interested parties within Order lands	Late October 2015

6. Choice of CPO Powers

6.1 To secure the early delivery of the proposed development, MSCD have approached both Manchester City Council and Trafford Council with a request to support the use of their CPO powers in relation to the site.

6.2 It is considered that Section 226(1) of the Town and Country Planning Act 1990 would be the most appropriate power to be used to compulsorily acquire the remaining interests in the site.

6.3 As this would be a cross-boundary CPO there are a number of different options which could be utilised. These include:-

- (a) Both authorities could make their own CPOs which would be promoted in parallel through the confirmation process. This could become a somewhat cumbersome process and there is a risk that two teams dealing with two separate CPOs raises the creation of procedural delays and errors. This risk would be avoided if one of the other options below is followed.
- (b) One authority could take the lead in drafting both orders, with the other having the ability to sign off final versions of the order, statement of reasons and

notices etc. This would allow a smaller group to be involved in the day to day preparation of the orders and should allow a smoother and quicker process. There remains the risk here that one part of the order is confirmed and the other is not, however, we believe this risk to be very low.

- (c) The third option is to consider asking the Secretary of State to transfer the ability to make the order from one authority to the other. This is possible under Section 226(5) of the 1990 Act. MSCD have had some preliminary discussions with DCLG; the risk is that, as a power that has never been used before, its use has not been tested and may introduce another route by which any CPO could be challenged, on the basis of procedural impropriety/improper exercise of the power in Section 226(5). This would also require further discussions with DCLG to ensure they can and do make the appropriate direction.
- (d) The fourth option would be to ask the Homes and Communities Agency to use their wide regeneration CPO powers to assemble the site.

6.4. After consideration of the options, it is recommended that “Option b” as described above is pursued as this reduces the overall risk of judicial review and timescale to delivery and it has been jointly agreed that Manchester will act as the lead Authority.

7. Conclusion

- 7.1 New development must be of the highest quality and the initial phase, which would be within Manchester, must create a critical mass of economic activity to act as a catalyst to promote and encourage investment and growth opportunities within the broader area.
- 7.2 The sustainability and long-term success of this site will depend upon its full integration into the physical and economic fabric of the area. It will also be important to ensure that the area is properly connected to adjacent communities in Stretford, Old Trafford and Hulme so that residents can benefit from the job opportunities that will be created.
- 7.3 The full regeneration benefits of the development of the Cornbrook Hub can only be achieved if there is certainty about the delivery of a comprehensive scheme that can secure the satisfactory development of the site. The Cornbrook Hub Regeneration Framework provides a vision of how the area could be developed in order to create a new place and provide significant regeneration benefits within both Trafford and Manchester.

8. Other Options

- 8.1 The Council could choose not to use CPO powers to deliver the regeneration of this site, requiring land to be assembled through agreement between MSCD and leaseholders. This could potentially delay development of the area indefinitely if agreement cannot be reached.
- 8.2 A number of different CPO options have been considered as set out in section six. The preferred option has been selected as it is considered to have the lowest risk and to be the most expedient.

9. Consultation

9.1 Extensive consultation has taken place regarding the Cornbrook scheme and MSCD have commenced discussions with a large majority of the owners of the properties within the scheme footprint. However, given the number of interests required to assemble the site for redevelopment and improvement, acquisition by agreement is not a pre-determined prospect and the use of Compulsory Purchase powers may be necessary to ensure that the land will be acquired which will enable the full objectives, outputs and vision of this transformational scheme to be achieved.

10. Reasons for Recommendation

10.1 To enable CPO powers to be used, if required, to bring forward the regeneration of a strategic site across Trafford and Manchester supporting housing and economic growth.

Key Decision: Yes
If Key Decision, has 28-day notice been given? Yes

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Legal Officer Clearance (type in initials)...JL.....

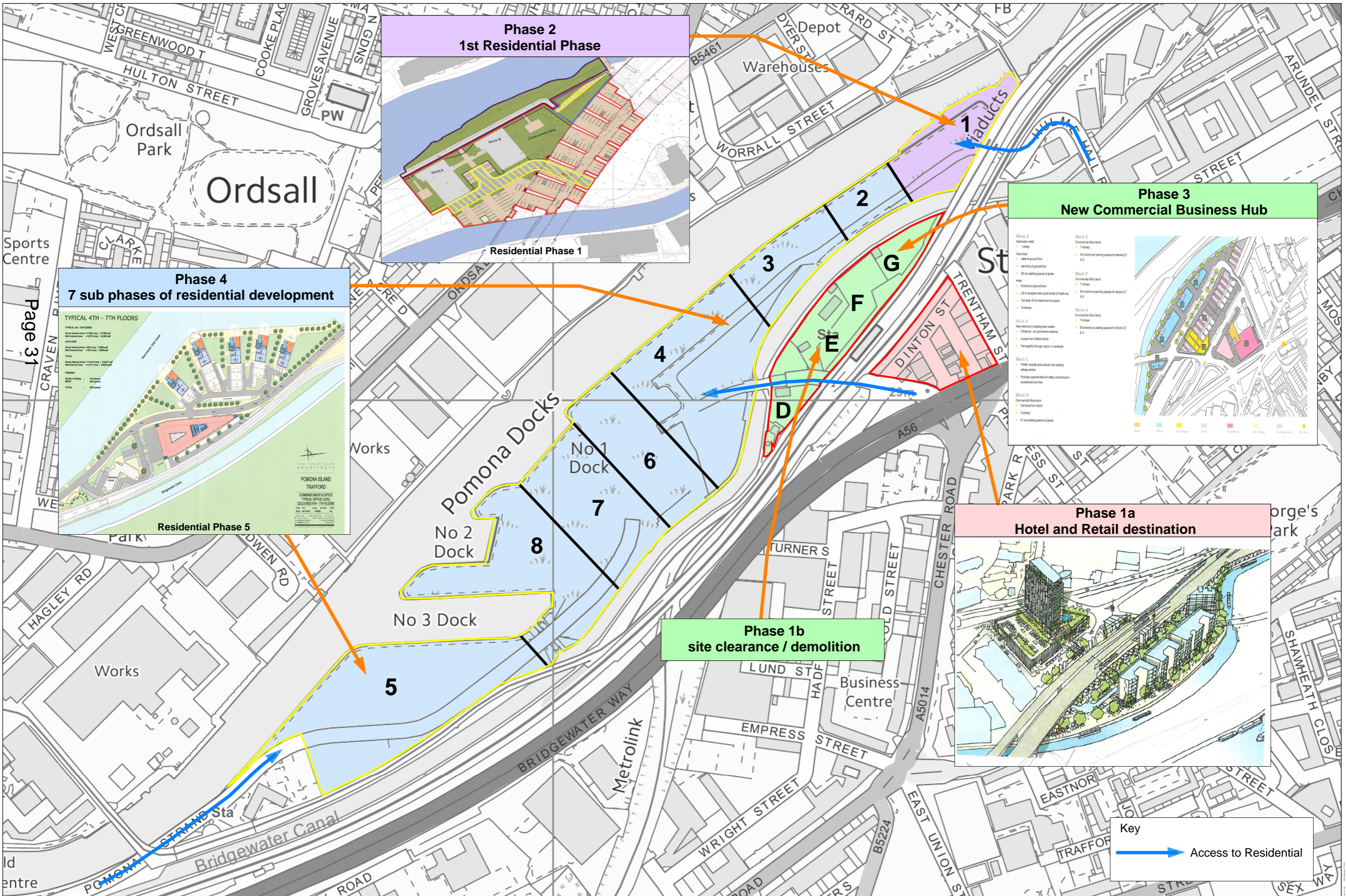
CORPORATE DIRECTOR'S SIGNATURE *Helen Jones*

To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

Cornbrook Hub Proposals



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**Phase 2
1st Residential Phase**

Residential Phase 1

**Phase 3
New Commercial Business Hub**

Block A Destination office block 7 storeys 1000 car parking spaces for blocks EF & G	Block E Commercial office block 7 storeys 1000 car parking spaces for blocks EF & G	Block F Commercial office block 7 storeys 1000 car parking spaces for blocks EF & G	Block G Commercial office block 7 storeys 1000 car parking spaces for blocks EF & G
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Block B
New entrance to existing train station
Entrance and passenger entrance
Access from Chester Street
Permeability through station to canal side

Block C
Public modular gym precinct including railway access
Provide opportunities for retail, commercial or recreational activities

Block D
Commercial office block
Individual hotel blocks
3 storeys
27 car parking spaces at grade

**Phase 4
7 sub-phases of residential development**

TYPICAL 4TH - 7TH FLOORS

POMONA ISLAND
TRAFFORD

COMBINED W/OP & OFFICE
TYPICAL OFFICE LEVEL
COLOURED 4TH - 7TH FLOORS

Residential Phase 5

**Phase 1a
Hotel and Retail destination**

**Phase 1b
site clearance / demolition**

Key

→ Access to Residential

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TRAFFORD COUNCIL

Report to: Executive
Date: Monday 27th July 2015
Report for: Decision
Report of: Executive Member for Adult Social Services and
Community Wellbeing

Report Title

Adult Social Care Capital Plan 2015/16

Summary

Capital budgets managed by the Children, Families and Wellbeing (CFW) Directorate form part of the overall Capital Programme for the Council reported to Executive on a regular basis. To bring increased transparency and focus to the capital expenditure on Adult Social Care this additional report to Executive has been developed for the first time.

It is important that we use all the resources available to achieve the maximum impact for our residents and this report describes how capital funding will be used for the benefit of Adults in receipt of social care support during 2015-16. A number of those projects identified in the report have already been subject to decision (shown in Appendix A) but have been brought together in this report to give a comprehensive picture of Adult Social Care capital expenditure.

The Council has a range of statutory duties relating to vulnerable adults and older people which it discharges in a variety of ways, from providing assessments and recommended services to commissioning modifications to enable service users to remain living at home. In some cases a support package may include a combination of capital and revenue expenditure i.e. assistive technology to support someone in their own home.

For 2015/16 the Council will have available a total Capital Budget for adult social care of £3,981k to enable it to meet its statutory duties. This includes the following grants from government;

- Disabled Facilities Grant of £915k funds adaptations to a person's house to enable them to remain live there. Examples of this would be structural changes such as putting in a downstairs bathroom or major equipment such as a stair lift
- The Community Capacity Grant income of £1,500k from central government is to meet the capital costs of providing Adult Social Care. This could fund development or maintenance of in house facilities or support community groups to develop their facilities.

This report outlines proposed usage of the capital budget to enable the Council to improve existing services whilst also reducing enduring revenue costs using capital investment as the lever for change.

This report provides additional information to the overarching capital plan provided to the Executive on an annual basis.

Recommendation(s)

The Executive are recommended to approve the proposed utilisation of the capital budget to support the intended improvements for service users and to agree to receive further updates on other planned projects with capital implications.

Contact person for access to background papers and further information:

Name: Jill Colbert, Acting Director of Education, Health, and Care Commissioning
Extension: 911 5100

Background Papers: None

Key Decision Yes

If Key Decision, has 28-day notice been given? Yes

Finance Officer Clearance (type in initials).....GB.....
Legal Officer Clearance (type in initials) HAK

DIRECTOR'S SIGNATURE (electronic).....



To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

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

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