

## MINUTES OF THE MEETING OF THE CITY COUNCIL

held at the Council House, Nottingham,

on Monday 12 February at 2.00 pm

### ATTENDANCES

✓ Councillor Wilson	Lord Mayor
✓ Councillor Akhtar	✓ Councillor G N Khan
✓ Councillor Aslam	✓ Councillor Klein
Councillor Bloomfield	✓ Councillor Lee
✓ Councillor Bull	✓ Councillor Liversidge
✓ Councillor Campbell	✓ Councillor Long
✓ Councillor Chapman	✓ Councillor Malcolm
✓ Councillor Charlesworth	✓ Councillor Markin
✓ Councillor A Clark	✓ Councillor Marshall
Councillor C A Clarke	✓ Councillor Mathews
✓ Councillor B Clarke-Smith	Councillor Mir
✓ Councillor Cobb	✓ Councillor Morris
✓ Councillor Collins	✓ Councillor Munir
✓ Councillor Cowan	✓ Councillor Packer
✓ Councillor Cresswell	✓ Councillor Palmer
✓ Councillor Culley	✓ Councillor Parbutt
✓ Councillor Dewinton	✓ Councillor Price
✓ Councillor Edwards	Councillor Shaw
✓ Councillor Foster	✓ Councillor J W E Smith
✓ Councillor Gibson	✓ Councillor Spencer
✓ Councillor Griggs	Councillor Stapleton
✓ Councillor Grocock	✓ Councillor Stephenson
✓ Councillor Hartshorne	✓ Councillor Sutton
✓ Councillor Haymes	✓ Councillor Taylor
✓ Councillor Heppell	✓ Councillor Trimble
✓ Councillor Ibrahim	✓ Councillor Unczur
✓ Councillor James	✓ Councillor Urquhart
Councillor A Khan	✓ Councillor Wood

## **59 DECLARATIONS OF INTERESTS**

In respect of agenda item 6 – Motion in the Name of Councillor Stephenson, the following Members declared interests:-

Councillor Munir declared a personal interest as there were many people in his local community that he knew, who were taxi drivers, which did not preclude him from speaking or voting on this item.

Councillor Heppell declared a personal interest as her son was employed by a Private Hire Taxi business, which did not preclude her from speaking or voting on this item.

Councillor Campbell declared a personal and prejudicial interest as her brother in law worked for a Private Hire Taxi business, and left the Chamber prior to the item being discussed or voted upon.

Councillor Clark declared a personal and prejudicial interest as his brother in law worked for a Private Hire Taxi business, and left the Chamber prior to the item being discussed or voted upon.

## **60 QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

### **(i) Public Petitions**

Councillor Mathews submitted a petition to the Lord Mayor on behalf of residents who wished to complain about the present use of PAK foods in Sneinton. They felt that the store for the Sneinton Area was a good thing, but its use as a wholesale cash and carry and retail outlet, without parking facilities, was having a detrimental impact on the residential area in terms of the effect on business for small shops, traffic congestion and noise.

Councillor Akhtar submitted a petition to the Lord Mayor on behalf of residents in the Meadows area, who wanted the Meadows Housing Office to be re-opened as they were frustrated and felt abandoned at having no services local to their area, the nearest being in Lenton.

Councillor Edwards submitted a petition to the Lord Mayor on behalf of members of the Public and Commercial Services (PCS) Union who were currently in dispute with their employers over compulsory redundancies, compulsory relocations, low pay and pay differentials between different parts of the Civil Service, its agencies and aligned non-departmental public bodies, pension entitlements and privatisation. The presentation of this petition was to draw the City Council's attention to the consequences of job losses and workplace closures, in terms of detriment to the local economy and local services and to request support.

## **(ii) Public Questions**

### **Clifton Lane – Lighting**

The Lord Mayor asked the following question of the Portfolio Holder for Environment, Transport and Street Services, on behalf of Mrs Williams:-

Why is there no lighting on the 'new' stepped footpath connecting Clifton Lane (A453) with Fleam Road on Clifton Grove?

A flat footpath suitable for wheelchairs, pushchairs etc also connecting Clifton Lane with Fleam Road, built at the same time further up this hill is very well supplied with lights.

Both paths were built at the end of 2005 and beginning of 2006 when Severn Trent laid new water mains. The unlighted path is used regularly by many people on Clifton Grove, and many have commented on the total lack of lighting especially during the dark evenings.

NB - I have expressed my concern both verbally and in writing to one of the Conservative Councillors for this area, but he has been unable to find out who is responsible for the lighting on the paths. It would be appreciated if this problem could be sorted out as soon as possible especially bearing in mind there are many dark evenings still to come.

Councillor Grocock replied as follows:-

Thank you, Lord Mayor, and I thank Mrs Williams for this very important question.

Street lighting is a very important issue to all of us. I am sorry she was unable to get the answer from her local councillor because this information is readily available and I accessed it quite easily.

The construction of the footpaths, over the grassed area between Clifton Lane (A453) and Fleam Road, was carried out as part of the Getting Around Clifton (Phase 2) project. These works were carried out to satisfy a clear demand by pedestrians.

Lord Mayor, both footpaths have been provided with dropped kerbs and crossings of tactile pavements to assist mobility and the visually impaired and those with young children. The northern footpath, Fleam Walk, is not suitable for wheelchair users due to the provision of new steps. The steps were necessary on this footpath due to the steep gradient of the existing verge and with the necessity to retain the existing traffic noise barrier between Fleam Road and Clifton Lane. However, at the southern footpath there was no such gradient and no noise barrier problems, which enabled us to construct a footpath suitable to all users. Due to the existing trees and overgrown bushes along Clifton Lane obstructing the light on both Clifton Lane street lighting and Fleam Road, it was necessary to provide some means of lighting arrangements. Due to the ambient light of the existing street lighting on Clifton Lane and Fleam Road it was concluded that no additional lighting arrangement was necessary to the northern footpath. Pedestrians have an alternative route, the existing footpath along Fabis Drive and Fleam Road, which is actually fully lit.

In addition, the Highways Agency plan to widen the Clifton Lane (A453) at this location in the near future. As this footpath is likely to be altered, further works have to be aborted.

## **Basford – Assisted Area Funding and Gas Works Site**

The Lord Mayor asked the following question of the Portfolio Holder for Transforming Neighbourhoods, on behalf of Mr Newton:-

Note: Although directed to the Leader of the Council, the Portfolio Holder for Transforming Neighbourhoods answered the question as the issue fell within his remit of responsibility.

Does the Leader of the Council welcome the news that Basford now qualifies for European Funding [assisted area status] and will he explain to the people of Basford how the area will benefit in future years?

Would the Leader also agree with the importance and urgency of developing sustainable proposals for the former Gas Works Site, therefore ensuring the quality and maximising the number of future employment opportunities?

Councillor Clark replied as follows:-

Thank you, Lord Mayor and can I thank Mr Newton for this question.

From January 2007 the Basford Ward qualifies for assisted area status as part of the Department of Trade and Industry (DTI) Regional Development Policy. Assisted area status allows projects that will generate or safeguard significant levels of employment to apply for 15% of project capital costs, up to a general maximum of £2 million, although there are exceptions for large projects.

In the Draft Greater Nottingham Employment Land Study there are two major employment sites in the Basford Ward, the Basford Gas Works site and the current Dunn Line site, (off Vernon Road) that can now benefit from assisted area status. In the case of Basford Gas Works the site has remained undeveloped for a significant period of time with development constrained by the costs of remediation of the land from its former use. In terms of assisted area status this should now make the Basford Gas Works site a viable opportunity for developers, bringing new jobs and services to the local community. The planning brief for the site is looking for

employment led mixed use on the site. Nottingham City Council and East Midlands Development Agency currently have no outstanding planning application for the site but the owner has been pro-active in trying to develop the site. Nottingham Regeneration Ltd is keeping a watching brief but is not officially acting on issues around the site. I am advised that more information from the Environment Agency is due at the end of February 2007. This will be raised as an agenda item at the next Nottingham Regeneration Ltd Board meeting.

Thank you, Lord Mayor.

## **61 MINUTES**

**RESOLVED** that the minutes of the meeting held on 11 December 2006, be confirmed and signed by the Lord Mayor.

## **62 QUESTIONS**

### **Closure of Nottinghamshire Police Stations**

Councillor Akhtar asked the following question of the Chair of the Police Authority:-

Can the Chair of the Police Authority tell us how many police stations have closed in Nottinghamshire since 1997? How many are now left open?

County Councillor Clarke replied as follows:-

Thank you, Lord Mayor.

I thank Councillor Akhtar for this question and the answer is as follows:-

- 8 police stations have been closed since 1997;
- 12 new police stations have been opened, and I have not included police houses in these figures;
- the total number of stations open now is 47; and

I am happy to supply Councillor Akhtar with a detailed spreadsheet if she so wishes.

Thank you, Lord Mayor.

## **Licensing of Houses in Multiple Occupation (HMOs)**

Councillor Sutton asked the following question of the Portfolio Holder for Transforming Neighbourhoods:-

Will the Portfolio Holder for Transforming Neighbourhoods tell Council what has been done to inform owners of HMOs of their need to be licensed?

Councillor Clark replied as follows:-

Thank you, Lord Mayor and I thank Councillor Sutton for his question.

The landlord of a house in multiple occupation is operating a business. As a business it needs to work within the law and it is up to each landlord to ensure that they do. Last year the law changed as part of the 2004 Housing Act. All houses in multiple occupation that are three or more storeys high and with five or more people in them now require a licence. Central Government carried out an extensive advertising campaign to explain the new rules, through national newspapers, trade bodies and legal services. Officers within Public Health have also been available to advise individual landlords of their responsibilities.

The licensing of landlords of houses in multiple occupations is clearly a priority for the City because of the high concentration of them in certain wards. So in addition to the national advertising campaign mounted by the government when licensing of HMOs was introduced in 2006, the Council has adopted a number of measures to raise the awareness of landlords. Only HMOs of three storeys or more and having five or more tenants are subject to mandatory licensing. All known landlords who are on our database were individually notified by letter of the need to license their properties. In addition, licensing was covered in newsletters sent out to landlords. The City Council

also holds an annual conference for landlords and one of the main topics on last year's conference related to licensing of HMOs. We also work closely with landlords organisations such as East Midlands Property Owners Ltd, who have actively encouraged their members to get their premises licensed. With their co-operation we have produced articles for inclusion in their own newsletters.

Finally, we have issued press releases at relevant times, the most recent being in November 2006. This has resulted in articles appearing in the press in addition to radio interviews undertaken.

Thank you, Lord Mayor.

### **Greyhound Street Toilets - Signage**

Councillor Marshall asked the following question of the Portfolio Holder for Environment, Transport and Street Services:-

Is the Portfolio Holder for Transport and Street Services satisfied that the new signs directing people to the toilets in Greyhound Street are sufficiently prominent?

Councillor Grocock replied as follows:-

Thank you, Lord Mayor.

Councillor Campbell and I have requested signage for this excellent provision on a number of occasions. Having said that, I will tell you a little bit about the new toilets in Greyhound Street.

The new toilets at Greyhound Street are an excellent facility and have been awarded 5 stars by the British Toilet Association. There is a comprehensive network of pedestrian signage, nine are already in place and additional signs are going up as we speak and I am led to believe that new signs are being made as we speak. What I would like to do is just tell you where the signs are if you have not seen them. There is one in Wollaton Street, the corner of Upper Parliament Street, and Milton Street, the corner of Pelham Street, Carlton Street, Bridlesmith Gate, St Peter's Square, Wheeler Gate, Long Row and Smithy Row.



Now the other important thing is where we come from in reference to the Greyhound Street toilets themselves. Yes, I think the signage there might need to be a little bit better, as the gentleman has said, but I am not negating that. I just want to go on to say that this Council put £500,000 towards the new toilets sometime ago and they opened last June. On average visits there are 276 in the peak hours and approximately 2,000 visits to that particular facility during the day. The awards it won in 2006 and 2007 were:-

- Toilet Attendant of the Year by Initial Washrooms;
- Changing Places Award on behalf of the Changing Places Consortium in July 2006;
- Five Star Changing Places Award for the Loo of the Year 2006/07, by Initial Cleaning Company;
- GEM awards outstanding Customer Neighbourhood Services in January 2007; and
- Community Care Award for Supporting Carers in December 2006.

What Councillor Marshall said about signage, do they want to be bigger, do they want to be better placed and whatever, as I said there are nine signs within the City and they are in prominent places. We have never had extremely large signs for public toilets in the City, they have all usually been on finger signs and hidden away places, but as I said earlier, as we speak, these signs are being made and will be erected over the next fortnight.

Thank you, Lord Mayor.

### **Wollaton Hall - Portraits in Dining Room**

Councillor Culley asked the following question of the Portfolio Holder for Culture, Community Services and Tourism:-

Does Councillor Unczur agree that the framed photographic copies of the original portraits in the Dining Room of Wollaton Hall are extremely flat and poor and are out of keeping with the restored room?

Councillor Unczur replied as follows:-

Thank you, my Lord Mayor and may I thank Councillor Culley for her question.

I think this is all about perception and Georgina, my personal view having seen them is that the images are neither flat, nor poor and are in keeping for the following reasons. Most people do not know what on earth I am talking about but by the end of this, you hopefully will.

They are a set of digitally processed images that are copies of original paintings in one of the restored rooms at Wollaton Hall. Now if I may say why you have a different perception to me, is most probably because I have got slightly more imagination at this point Georgina, than yourself. The room is not yet complete therefore Councillor Culley has seen the images in place, without the descriptive audio-visual and other interpretation including curtains and window dressings, which will accompany the portraits. The portraits are copies and that is acknowledged in the interpretation as, obviously, the original works of art are unavailable to us. The owners of the originals have strictly requested confidentiality, for obvious reasons, but I thank them for their generosity in letting us reproduce those paintings as copies.

Now in terms of quality, some of the images have had to be photographed through glass and under extremely difficult conditions. They are the best job that can be done in such circumstance, and that, I think, is what you have to relate to, Georgina. They give a flavour of what the room would have been about all those years ago. The images, obtained as I have said, have been digitally reproduced to tell the story of the Hall and its history through those portraits. The room has been recreated and represents a theatrical set which is based on sound scholarship and workmanship of the highest standard throughout. Even the frames have been recreated on the original in which they hang.

Thank you, Lord Mayor.

## **Attack on pupil in north Nottingham secondary school**

Councillor Ibrahim asked the following question of the Portfolio Holder for Children and Young People Services:-

Would the Portfolio Holder for Children's Services please inform Council of the way the Authority has responded to a recent incident involving pupils from a north Nottingham secondary school where a Muslim family was attacked and racially abused by pupils within school premises, an event witnessed by both other pupils, parents and teachers?

Councillor Chapman replied as follows:-

Thank you, Lord Mayor and can I thank Councillor Ibrahim for his question.

It was a very unfortunate event but fortunately, not a frequent event in this City. The Authority in my view reacted well to the situation. The school has disciplined the individuals concerned and has also taken measures to convey to other pupils how unacceptable and intolerable such behaviour is. The last I heard, the Police were treating the case with the gravity it deserves. There was also the community dimension. The incident could have created some inter-community tension had it not been so delicately handled by the Race Equality Council, the school and the Police and community activists, including I have got to say, councillors present in this Chamber.

We have, on the whole, good community relations in Nottingham, some of it I genuinely believe is to do with the way the education system under both County and City has handled the matter of community relations, which has been inculcated into the school culture and I think we have seen the benefits of it. A lot of it is also to do with the quality of the community leadership amongst many of the ethnic minority communities and without being complacent, I believe this was another example of that mature leadership.

## **Robin Hood Themed Exhibition**

Councillor Lee asked the following question of the Portfolio Holder for Culture, Community Services and Tourism:-

Would the Portfolio Holder for Leisure, Community Services and Tourism inform Council for his plans to ensure we take advantage of our unique historical position by hosting a Robin Hood themed exhibition?

Councillor Unczur replied as follows:-

Thank you, my Lord Mayor and thank you, Councillor Lee for being clever enough to avoid my name, it's a pity you got my title wrong, but never mind, I am not too fussed about that.

I am delighted to say that this is a major coup for this City, the potential of the Robin Hood exhibition. We have had long negotiations with the BBC that are now coming to a close.

It was only decided by the BBC to allow this to become an exhibition recently because the BBC did not know whether they were going to get sufficient viewers or not, and of course, they did get sufficient viewers, they got 6.5 million on a Saturday evening. Now, for those of us who are a bit long in the tooth that does not match anywhere near the heydays of Morecombe and Wise, back in the 70's, but for a major network national television programme on a Saturday evening, 6.5 million viewers is good.

Now, the exhibition itself will be fun, it will be exciting and there will be lots of educational activities. It will also give you a flavour of not just how Robin Hood was in those days but how they made the series itself. It will relate to costume as well as the actors themselves.

In order to try and off-set the costs of the exhibition, because we always try to be extra careful about costs, we are looking at moving the exhibition on after it has been here a while. The launch of the exhibition will arrive in this City in the Castle, and what better place

to be than in Nottingham Castle, in mid-September and will go on all the way through to the Easter holidays of 2008. So we are bringing Robin Hood back where he belongs in this City and I would like to thank our officers and thank Councillor Lee for trying to bring this off for this City.

Thank you, Lord Mayor.

## **Tackling Climate Change**

Councillor Urquhart asked the following question of the Portfolio Holder for Environment, Transport and Street Services:-

Would the Portfolio Holder for Transport and Street Services please inform Council of the ways in which tackling climate change is being embedded in planned developments within his portfolio?

Councillor Grocock replied as follows:-

Thank you, Lord Mayor and can I thank Councillor Urquhart for her question.

Can I start in the vein of transport itself. We are now implementing the second Local Transport Plan (LTP) for Greater Nottingham, which runs between 2006/7 to 2011. Two of the priorities relating directly to climate change that have been agreed with the Department for Transport (DfT), are tackling congestion and air quality and the environment.

LTP2 builds on the success of the first plan and aims to further improve access to the City and district centres by providing more transport choices for all.

High quality public transport services and demand management measures will continue to encourage the use of sustainable modes of transport and reduce the overall need to travel.

There will be improved integration of services, new ticketing arrangements and better information to encourage people into using public transport.

More bus services and bus priorities will supplement the 20km of bus lanes already in place.

More active travel is being promoted, encouraging both adults and children to walk and cycle more frequently for leisure purposes, trips to school and work, for both health and environmental benefits.

The next stage of the process is the NET Lines 2 and 3 in its application for the Transport and Works Act.

The Congestion Delivery Plan, due later this month, will set out the detailed programme of schemes delivery, and will be updated every 6 months.

On bio fuels, £520,000 of East Midlands Development Agency funding has been secured to conduct a trial of three new ethanol powered buses, which will run between Nottingham University and the main Jubilee campuses, for 18 months, commencing in October. The trial is the first of its kind in the UK, being undertaken jointly with the University and Nottingham City Transport.

On recycling, this spring we will be expanding our kerbside recycling scheme to a further 15,000 properties, bringing the total number of households on the scheme to 61,000, just over half of the City. The scheme consists of bins for plastics, cans, tins, paper and cardboard and a bin for garden waste for the households that require it.

The expansion will be rolled out in two phases:-

- Phase 1 - to 10,000 households between the 5th and the 23rd March;
- Phase 2 - to 5,000 households between the 29th March and the 1st June.

At the end of February, Neighbourhood Services will be holding six community evening road shows for the residents on the phase 1 roll out in:-

- Glenbrook Primary and Nursery school, Bilborough;
- Cantrell Primary School, Bulwell Forest;
- Clifton Cornerstone, Clifton;
- Southwark Street School, Basford;
- Elms Primary School, Mapperley;
- Robin Hood School, Bestwood.

The communications and publicity campaign will consist of stickers on bins to inform residents of the meetings, posters up around the community, information in the Nottingham Arrow and an information leaflet distributed to all residents explaining what the scheme is about.

Thank you, Lord Mayor.

**63 MOTION IN THE NAME OF COUNCILLOR STEPHENSON – TURNING POINT**

MOVED by Councillor Stephenson, seconded by Councillor Sutton:-

This Council believes that the Turning Point scheme should be modified so that all types of Taxi, both Private Hire and Hackney Carriage,

- (a) will have equal access to Milton Street at the junction of Milton Street, Mansfield Road and Shakespeare Street,
- (b) will have equal access to Lower Parliament Street at the junction of Lower Parliament Street and Glasshouse Street, and
- (c) can make a left turn from George Street into Lower Parliament Street

provided that those Private Hire vehicles requiring such access are clearly identifiable through the use of car roof top beacons.

The Council resolves to start the statutory consultation period by 28<sup>th</sup> February 2007.

MOVED by Councillor Collins by way of amendment and seconded by Councillor Edwards:-

Delete the words

“believes that the Turning Point scheme should be modified” after “Council” on line 1;

Add the words

“consider modifying the Turning Point Scheme” after “Council” on line 1;

Delete the words

“The Council resolves to start the statutory consultation period by 28<sup>th</sup> February 2007” on lines 14 and 15;

Add the words

“That any decision should be taken following the end of the period of objection to the current experimental order introduced on the 8<sup>th</sup> October 2006, and take account of the impact of the above proposals on:

- 1) congestion and bus service reliability
- 2) the environment and levels of carbon emissions
- 3) pedestrian flows and numbers of road traffic accidents
- 4) access for ambulances and police and fire vehicles

Council further resolves that the results of the consultation, evaluation of the impact of change and the recommendations of officers be reported to the earliest appropriate meeting of the Executive Board.”



**After discussion the amendment was put to the vote and carried and the Council RESOLVED that:-**

**This Council consider modifying the Turning Point scheme so that all types of Taxi, both Private Hire and Hackney Carriage,**

- (a) will have equal access to Milton Street at the junction of Milton Street, Mansfield Road and Shakespeare Street,**
- (b) will have equal access to Lower Parliament Street at the junction of Lower Parliament Street and Glasshouse Street, and**
- (c) can make a left turn from George Street into Lower Parliament Street**

**provided that those Private Hire vehicles requiring such access are clearly identifiable through the use of car roof top beacons.**

**That any decision should be taken following the end of the period of objection to the current experimental order introduced on the 8<sup>th</sup> October 2006, and take account of the impact of the above proposals on:**

- 1) congestion and bus service reliability**
- 2) the environment and levels of carbon emissions**
- 3) pedestrian flows and numbers of road traffic accidents**
- 4) access for ambulances and police and fire vehicles**

**Council further resolves that the results of the consultation, evaluation of the impact of change and the recommendations of officers be reported to the earliest appropriate meeting of the Executive Board.**

**The meeting closed at 4.20pm**

**Council Question requiring a written response**

Councillor Price asked the following question of the Portfolio Holder for Adult Services, Housing and Health:-

Is the Portfolio Holder for Adult Services, Housing and Health aware of the concerns of Clifton residents about the potential shortage of GP and other local health and dental services in the area following the completion of the Clifton Retirement Village?

Will he seek assurances from the City PCT that services will be sufficient for the increased population?

The following response was circulated to all members on 19 February 2007 as part of the Council minutes:-

May I thank Councillor Price for this question.

It gives me the opportunity to talk about this good news story.

The needs of all Clifton's residents have been at the heart of the planning for the Retirement Village from the very start.

The City Council and the Primary Care Trust (PCT) are working closely with the Extra Care Charitable Trust on all aspects of the project. They are jointly agreeing an allocations policy which will take into account the needs of the local community.

The Extra Care Charitable Trust has considerable experience in the provision of Villages and has become the country's leading developer.

Evidence from other similar villages, provided by the developer, indicates that most residents will maintain full independence by taking advantage of the range of activities provided by the Village. At Nottingham these will include use of the gym and health suite, fitness and other occupational and educational activities, helping to ensure that residents maintain their physical and mental well-being.

Extra Care routinely trains its staff in high level care skills designed to reduce any additional call on community based support services.

The Primary Care Trust envisages needing funding care packages for less than one quarter of the village's residents and these will be in addition to services available locally.

The village will have residents from as young as 55 and will bring health related services to the over 55s in the Clifton area, including membership of the fitness and social club. Therefore the village might even act as a catalyst for improving health and fitness services for the Clifton area as a whole.

Care provided in the Village is planned to include a Nurse Led Service, which will be able to support people in the Village who may otherwise have needed more intensive input from either primary or secondary health care professionals.

The 'Well Being nurses', employed by the village, will be equipped to monitor and advise on a range of health issues including blood pressure monitoring, diabetes, lifestyle, diet and exercise. All designed to alleviate demand for services on local G.P. practices by maintaining general health.

The Health and Social Care Governance Board agreed that both the City Council and the Primary Care Trust must be represented on the final planning steering group. The Board was clear that representation on the steering group from the Primary Care Trust should be in the form of both Officers and Clinicians. This group will commission and approve work on the Village from officers of both organisations, mindful of all the housing, social and health care issues in the Clifton area and the impact that the Village could have on them.

The village is to be built on land that was already earmarked for residential development in any case. Developing an Older Person's Extra Care Village allows the City Council and the PCT to make sure that the health needs of the whole community are taken into account. Consultation with residents has gone very well and the steering group will make sure that the concerns of Clifton residents are not ignored.