

## AGENDA

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**Meeting:** CABINET CAPITAL ASSETS COMMITTEE  
**Place:** Committee Room C - Council Offices, Monkton Park, Chippenham  
**Date:** Wednesday 14 September 2011  
**Time:** 3.00 pm

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### Membership:

Cllr John Noeken	- Resources
Cllr Fleur de Rhe-Philippe	- Strategic Planning, Economic Development and Tourism
Cllr Jane Scott OBE	- Leader of the Council
Cllr Toby Sturgis	- Waste, Property and Development Control Services
Cllr John Thomson	- Deputy Leader and Adult Care, Communities and Housing

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# AGENDA

## Items to be considered while the meeting is open to the public

Key Decisions Matters defined as 'Key' Decisions and included in the Committee's Forward Work Plan are shown as 

1. **Apologies**

2. **Minutes of the previous meeting** (Pages 1 - 8)

To confirm and sign as a correct record the minutes of the Cabinet Capital Assets Committee meeting held on 26 July 2011.

3. **Leader's Announcements**

4. **Declarations of interest**

To receive any declarations of personal or prejudicial interests or dispensations granted by the Standards Committee.

5. **Capital Monitoring - month 4** (Pages 9 - 24)

To consider the attached report of the Chief Finance Officer.

6. **Nomination to Wiltshire Community Land Trust Board** (Pages 25 - 28)

To consider the attached report of the Service Director, Housing which seeks approval to appoint to the Wiltshire Community Land Trust Board.

7. **Quarterly Progress Update - Transformation Programme**

To receive a verbal update from Councillor Stuart Wheeler, Cabinet Member for Campus Development and Culture.

8. **Aiming High for Disabled Children (AHDC) Capital Grant 2011-12** (Pages 29 - 42)

To consider the attached report of the Service Director, Commissioning and Performance which seeks approval of a capital programme for 2011-12 to benefit disabled young people and their families; to be funded by a £248,000 capital grant (under AHDC) to Wiltshire Council.

9. **Sarum Academy, Salisbury** (Pages 43 - 48)

To consider the attached report of the Corporate Directors for Transformation and Resources and Children and Education which seeks approval for the Council to acquire an Option to purchase 2.5 hectares (6.2 acres) of land adjoining Sarum Academy, Salisbury.

10. **Corsham Mansion House and Library** (Pages 49 - 56)

To consider the attached report of the Corporate Director of Transformation and Resources which seeks approval to vary the Committee's previous decision and dispose of this property on the open market.

11. **Preferred Development Framework / Burnham House, Malmesbury** (Pages 57 - 64)

🔑 To consider the attached report of the Corporate Director of Community Services which seeks approval to progress with the use of the vacant Burnham House site in Malmesbury for the development of a 50 unit extra care scheme as identified through the Older People Accommodation Development Strategy.

12. **The Paddocks Care Home Site, Trowbridge** (Pages 65 - 72)

🔑 To consider the attached report of the Corporate Director of Community Services which seeks approval to facilitate the redevelopment of The Paddocks, Trowbridge to deliver the outcomes of the Older People's Accommodation Development Strategy.

13. **Coombe End Court, Marlborough** (Pages 73 - 82)

🔑 To consider the attached report of the Corporate Director of Community Services which seeks approval to facilitate the redevelopment of Coombe End Court, Marlborough to deliver the outcomes of the Older People's Accommodation Development Strategy.

14. **Urgent items**

Any other items of business that the Leader agrees to consider as a matter of urgency.

## **Part II**

*Item during consideration of which it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed*

15. **Exclusion of the Press and Public**

To consider passing the following resolution:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Item Numbers 16 and 17 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

16. **The Paddocks Care Home site, Trowbridge** (Pages 83 - 84)

🔑 To consider the attached confidential financial information relating to the proposal at item 12 above.

17. **Coombe End Court, Marlborough** (Pages 85 - 86)

🔑 To consider the attached confidential financial information relating to the proposal at item 13 above.

## **CABINET CAPITAL ASSETS COMMITTEE**

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### **MINUTES OF THE CABINET CAPITAL ASSETS COMMITTEE MEETING HELD ON 26 JULY 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.**

#### **Present:**

Cllr John Noeken, Cllr Fleur de Rhe-Philippe, Cllr Jane Scott OBE (Chair), Cllr Toby Sturgis and Cllr John Thomson

#### **Also Present:**

Cllr John Brady, Cllr Peter Davis, Cllr Lionel Grundy OBE, Cllr Alan Macrae, Cllr Jeff Osborn, Cllr Dick Tonge and Cllr Stuart Wheeler

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#### **43. Apologies**

There were no apologies for absence.

#### **44. Minutes of the previous meeting**

The minutes of the meeting held 14 June 2011 were presented and it was,

#### **Resolved:**

**To approve and sign the minutes as a correct record.**

#### **45. Chairman's Announcements**

The Chairman noted that there would be no regular capital monitoring update, owing to this being an extraordinary meeting.

The Chairman announced that due to particular public interest, item 7, Corsham Mansion House and Library, would be taken as the first of the main items of business.

#### **46. Declarations of interest**

Cllr Alan Macrae declared a personal interest in item 7, Corsham Mansion House and Library, owing to his knowing individuals working for the proposed partner, Hadston Ltd.

47. **Policy for the Transfer of Community Assets**

Cllr Toby Sturgis, Cabinet Member for Waste, Property, Environment and Development Control, introduced the item and summarised the recommendations made. He drew Members' attention to the following points:

- That the original Community Asset Transfer policy had been approved by Cabinet in 2009;
- This policy has been progressively less fit for purpose in light of the Council's priorities and problems encountered in respect of some prospective transfers;
- That a review of the original policy was ordered by the Cabinet Capital Assets Committee at their meeting on 10 January 2011; and
- That the report represents the outcome of the review process and a solution to address the issues encountered with asset transfer to date.

The Cabinet Member circulated an accompanying flow chart diagram indicating the progression of a typical asset transfer request under the proposed new policy, as requested by the Organisation and Resources Select Committee in their examination of this issue.

Cllr Jeff Osborn, Chairman of the Organisation and Resources Select Committee, expressed his views in respect of the proposals as follows:

- That the flow chart is welcomed and provides greater clarity on the process;
- That a key challenge is the degree of realism of community groups' proposals, although well-intentioned, when transfers can be subject to complicated and expensive legal issues that may gradually emerge; and
- That the policy should enable the successful transfer of assets wherever practicable, and that officers should make reliable advice available to interested parties at the soonest opportunity, especially in light of the above point.

Cllrs Stuart Wheeler, Fleur de Rhe-Philippe and John Noeken expressed their support for the proposed new policy and emphasised their appreciation of the inevitability of occasional legal issues, as above. It was agreed that the availability of early advice would be pivotal in the successful implementation and application of the policy.

It was,

**Resolved:**

1. **That the Cabinet (Capital Assets) Committee approves the approach to the transfer of community assets as detailed in the report.**

2. **That the Cabinet (Capital Assets) Committee approved the following delegations of authority under this policy:**
  - a. **Decisions related to Category 2 applications under the policy are delegated to Area Boards;**
  - b. **Decisions related to Category 3 applications under the policy are delegated to the Director of Transformation & Resources following consultation with the Cabinet Member, Property and Development Control.**
3. **That a plan for communication of this decision be developed in conjunction with Democratic Services, Area Board Team and Communications, together with the development of an improved guidance document to support all parties involved in the process.**

48. **Mechanical & Electrical Servicing Contracts**

The Cabinet Member for Resources introduced the report and summarised the recommendations made. He made the following points:

- That permission was sought to progress the procurement process to secure future building maintenance and engineering contracts;
- That the authority has inherited a multitude of legacy contracts from the previous four district councils and county council;
- That this process seeks to reduce the number of contractors from around 60 currently to seven or fewer;
- This is expected to realise savings of around 10% on the current figure, equating to around £125,000 annually;
- That some tender documents have already been received from prospective contractors, and these will be evaluated in August and September with a view to any contract award in October 2011; and
- That initial contract award may be later supplemented by smaller service packages.

The Chairman asked whether and what provision had been made to support local contractors and employees in the contracting process. The Building Maintenance Manager in attendance confirmed that provision had been made and that this was a driving factor in seeking around seven contractors, rather than awarding all work to one national contractor, which would likely preclude local businesses. It was suggested that the proposed process will encourage local competition.

The Cabinet Member for Finance, Performance and Risk, asked if there were any expectation that more than the £125,000 figure might be saved. The Building Maintenance Manager considered that this figure was that which was to be expected, and representative of relative contracts and current market conditions.

The Cabinet Member for Waste, Property, Environment and Development Control asked whether the proposed contract award would include the Council's offices at Monkton Park, Chippenham. The answer was not known off hand, but Members were assured that provision could be made in contracts for this. The Programme Director for Transformation, ICT and Information Management informed Members that a phased approach to the transfer of services at Monkton Park back to the authority was in progress.

It was,

**Resolved:**

**That the Director of Resources be delegated authority to award the M&E Servicing Contracts following satisfactory conclusion of the formal tendering process that is currently underway.**

49. **Corsham Mansion House & Library**

The Cabinet Member for Waste, Property, Environment and Development Control introduced the report and summarised the recommendations made. He explained that the proposal fitted within agreed principles that the Corsham campus should be funded in part through disposal of the property, among others.

Members' attention was drawn to the two items of late representation made by members of the public expressing their views with regard to the proposals.

The Strategic Projects and Development Manager explained the content of the report, making the following key points:

- Corsham Mansion House and Library are recommended for disposal by off-market sale;
- The interested party, Hadston Ltd, are willing to offer full market value for the property;
- Building is currently not fit for purpose, and represents a substantial liability due to its current state of repair;
- Maintenance cost estimate, excluding fees and inflation over the next 25 years is in the region of £850,000, the majority of which would occur in the earlier rather than later years;
- The maintenance costs could increase due to the building being Listed
- Officers are satisfied that Hadston is the only bidder that would offer full market value for residential and/or other development purposes whilst being limited to community uses, representing sound value for money;
- That officers would undertake appropriate investigations into the company's funding arrangements; and



- That it should be noted that the proposal is for an off-market sale consistent with the agreed campus principles, and not a community asset transfer.

Mrs Jane Browning spoke as a member of the public, expressing her views on the proposals as follows:

- That concerns are raised as to the community uses to which the building would be put, and what guarantees exist in this respect;
- That the procurement process has not been sufficiently thorough in terms of property valuations and alternative buyers;
- That the provenance of Hadston as a company, which formed as a subsidiary as recently as February 2011, is questionable;
- That interest from third party organisations and prospective partners using the building has been overestimated by officers and Hadston;
- That the full range of options available to Wiltshire Council in respect of the disposal and/or use of the building has not been fully explored;
- That proposed measures to guarantee uses by condition are not sufficiently watertight or extensive;
- That Corsham Town Council had envisaged the building as being put to retail and/or residential use in future; and therefore,
- That the Committee cannot make an informed decision on the matter at this time.

The Strategic Projects and Development Manager addressed a number of these points, emphasising that officers were satisfied with the processes followed and that suitable guarantees would be obtained as part of any transaction. He also noted that the a joint report submitted to the 1<sup>st</sup> February 2011 report to the Corsham Area Board by the Corsham Community Area Network & Corsham Town Council acknowledged that the Mansion House and Library buildings would be sold if the Operational Campus was to be delivered. The report also noted that some members of the community were concerned that the buildings may deteriorate rapidly during the intervening time, and that they wished to see them being used to the benefit of the local economy and community. It was therefore considered that Hadston's proposals would meet both of these concerns.

The Chairman raised a number of questions relating to the nature of the prospective buyer, Hadston Ltd, the valuation process and the conditions proposed as part of the sale. The Strategic Projects and Development Manager assured Members that he was satisfied with all three aspects and added that whilst seeking guarantees from the buyer, Wiltshire Council would have to make suitable guarantees as to the building's future use (met through contract 'overage') to ensure that the maximum capital receipt is obtained. The Council would also seek an uplift clause, providing capital clawback in the event that the buyers were to develop all or part of the site for a more profitable use such as residential accommodation in future.

Mr Ian Storey spoke as a member of the public, raising the following questions:

- Why had the proposal been rushed through, providing very little notice to local consultees such as the Corsham Area Board?
- Why Hadston had made reference to extensive consultation with all stakeholders in their supporting document, when little, if any, of this had been undertaken?

Cllr Alan Macrae, the divisional member for Corsham Pickwick, requested permission to respond to the questions and explained that the proposal was consistent with the campus strategy agreed 18 months ago and was therefore by no means a rushed decision. He further noted that consultation had occurred between Hadston and the Vice-Chancellor and Property Manager at Bath Spa University, which would have a significant interest in using the building if the proposal were approved. The Strategic Projects and Development Manager suggested that further consultation occur if the proposal were approved and emphasised that Hadston had a unique intention to use the building for community purposes.

Cllr Peter Davis, the divisional member, expressed his views on the proposal as follows:

- That he had been assured that the viability of the Corsham campus would not be predicated on the disposal of this building;
- That it was questionable whether community uses would remain valid once the campus development was completed;
- That he had received several comments of concern from local residents, relating to:
  - Wiltshire Council contracting with Hadston Ltd
  - The track record of Hadston Ltd, a company in its infancy
  - Perceived short-termism of the Council's approach
  - How much community benefit could be gained from the proposed uses
  - The overall viability of the proposed uses
  - That a third party had also approached the Council over the purchase of the buildings but was denied access to the properties
  - The responsibilities of the Council to conserve listed buildings, of which Corsham Mansion House is one
  - The wider impacts of a change of use on Corsham town centre
  - The lack of consultation with local stakeholders
  - The proposed means of transfer in light of the government's localism principles
  - The lack of reference in the report to the building's value and ongoing issues of confidentiality, and
  - The perceived insufficiency of the valuation process
- That many local people have expressed concerns about the relocation of the library with campus development, and that this function could be retained at the property; and

- That in light of the above, the item should be deferred for further consultation and investigation into alternative future uses of the building.

Cllr Alan Macrae, divisional Member for Corsham Pickwick, Chair of the Corsham Area Board and Area Board Representative on the Shadow COB, expressed his views on the proposal as follows:

- Proposal represents a positive opportunity to dispose of a liability, obtain a capital receipt and retain community use for at least as long as will be required;
- That the proposal demonstrates an acknowledgement that community functions do not necessarily have to be provided by the local authority;
- That the interest of Bath Spa University presents a potential boost to Corsham and opportunities for commercial diversification;
- That the campus principles, when agreed, endorsed the disposal of this property amongst others as an integral source of campus funding;
- That the proposal has the support of the Chair of the Community Area Network, especially in terms of its potential to attract further investment;
- That better communication with local people and Area Boards would have helped to clarify the proposals and reasons for these and address many local concerns; and would therefore,
- Recommend that Hadston's statement be revised to address local concerns and that Hadston send a representative to the soonest possible meeting of the Corsham Area Board to present their proposal, should the report be approved.

The Strategic Projects and Development Manager confirmed that a meeting with the third party had taken place but neither he nor Hadston had been allowed access but were both provided with the same information on the layout and condition of the properties. The third party was interested in the development of the property rather than retaining it for community use.

Cllrs Stuart Wheeler, Cabinet Member for Campus Development and Culture; Fleur de Rhe-Philipe, Cabinet Member for Economic Development and Strategic Planning; and John Noeken, Cabinet Member for Resources, all expressed their support for the proposals.

The Chairman requested that Hadston be required to present the scheme to the Corsham Area Board at the soonest appropriate opportunity upon purchase of the building.

Cllr Toby Sturgis reiterated his support for the proposals and assured Members that due diligence would continue to be exercised by offers in delivering the proposed transaction. He also noted that under the proposals, Hadston should be allowed to nominate an alternative charitable trust, to whom the building could be sold.

It was,

**Resolved**

**To sell the Mansion House and Library at Pickwick Road Corsham to Hadston, or its nominated charitable trust, for community purposes at a price that reflects open market value for alternative uses, subject to officers being satisfied that the proposals are fully funded.**

**To request that Hadston present the scheme to the Corsham Area Board at the soonest opportunity upon purchase of the building.**

50. **Urgent items**

There were no urgent items.

(Duration of meeting: 2.10 - 3.20 pm)

The Officer who has produced these minutes is Chris Marsh, of Democratic Services, direct line (01225) 713058, e-mail [chris.marsh@wiltshire.gov.uk](mailto:chris.marsh@wiltshire.gov.uk)

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**Wiltshire Council**

**Cabinet Capital Asset Committee**

**14 September 2011**

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**Subject: Capital Budget Monitoring 2011/2012 Month 4 Report**

**Cabinet member: Councillor John Brady  
Finance, Performance and Risk**

**Key Decision: No**

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## **Executive Summary**

The report reflects the position of the 2011/2012 Capital Budget as at 31 July 2011.

The report also details budget changes which are to be noted by Cabinet, plus a change to the Transformation programme which requires approval by Council following recommendation to Cabinet.

## **Proposal**

- a. Note the budget changes in Appendix A and in section 1 of Appendix B.
- b. To recommend that Council, via Cabinet, approve the allocation of the £8.295 million to the Transformation Programme.
- c. Note the current position of the capital programme as at month 4 in Appendix C.

## **Reasons for Proposals**

To inform cabinet of the current position of the 2011/2012 capital programme and to highlight changes in the capital programme.

**Michael Hudson**  
Interim Chief Finance Officer

**Wiltshire Council**

**Cabinet Capital Asset Committee**

**14 September 2011**

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**Subject: Capital Budget Monitoring 2011/2012 Month 4 Report**

**Cabinet member: Councillor John Brady  
Finance, Performance and Risk**

**Key Decision: No**

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**Purpose of Report**

1. To update Cabinet on the position of the 2011/12 Capital Programme as at 31 July 2011 and seek approval to recommend to Council, via Cabinet, a change to the Transformation programme.

**Background**

2. Between the Budget setting report for 2011/2012 presented to the CCAC at the meeting of the 7 February and this monitoring report for end of July 2011, the budget has been adjusted as detailed in the below table.
3. Appendix A to the report contains a fuller breakdown of the budget adjustments made and these are expanded into further detail in Appendix B which Cabinet are asked to note.
4. In addition there have been budget movements between schemes (no additional budget) also detailed in Appendix A;

## **Budget Movements for Month 4 report 2011/2012**

	<b>£m</b>	<b>Notes</b>
<b>Capital budget as per CCAC budget setting report (7<sup>th</sup> February 2011)</b>	<b>138.790</b>	
<b>Budget amendments for additional budget added to programme;</b>		
Reprofiling identified Month 11 (CCAC 19 April 2011)	7.366	2010/2011 Month 11 reprofiling moved from 2010/2011 into 2011/2012
Reprofiling identified at 2010/2011 outturn (CCAC 14 June 2011)	6.689	2010/2011 Outturn reprofiling moved from 2010/2011 into 2011/2012
<b>Subtotal Reprofiling adjustments</b>	<b>14.055</b>	
<b>Additions/amendments to the capital programme 2011/2012;</b>		
Depots facilities management (Transformation programme)	8.295	
Area boards	0.711	
Additional Accommodation	0.515	
Other movements	0.167	See Appendix A & B for breakdown
<b>Total in year movements</b>	<b>9.688</b>	
<b>Current Capital budget 2011/12</b>	<b>162.553</b>	

5. The additional budget provision of £8.295 million for Depots phase 2 was approved by members at the 7 February meeting of the CCAC. Due to the timing of the report it could not be included as part of the capital budget setting report therefore has not yet been to Full Council for approval. Members are asked to note and recommend to Council, via Cabinet, approval of the additional £8.295 million into the Transformation programme.
6. The additional budget provision for Area Boards schemes reflects further allocation of budget to schemes undertaken by the area boards. As part

of the LPSA reward grant a significant unringfenced capital grant was received to be allocated to appropriate schemes by the Area Boards. This further allocation is undertaken under delegated authority by the S151 officer, and further details are provided in section 1 of Appendix B.

7. The additional budget provision for Additional Accommodation reflects the allocation of Section 106 contributions towards schemes at Downton Trafalgar and Southwick schools. Further details are provided in section 1 of Appendix B.
8. Other movements are undertaken under delegated authority by the Chief Finance Officer and are detailed further in Appendix A and Appendix B

### **Summary of Current Position as at 31<sup>st</sup> July 2011**

9. The current budget for the year 2011/2012 is £162.533 million, as at 31 July the actual spend plus commitments made was £49.724 million. A full breakdown of these figures is attached in Appendix C. Further updates including examining reprofiling of schemes into 2012/2013 will be detailed in the next monitoring report for Month 6 in November.
10. Further details and updates regarding some of the larger schemes are below;

### **Education schemes**

11. Wellington Academy has been opened and is close to final completion, with only minor works remaining, such as the all weather pitches. It is anticipated that the remaining budget will be fully spent in the completion of the project during 2011/2012.
12. Sarum Academy is at the bidding stage and the preferred bidder will become apparent in September. It is anticipated that full Cashflow forecasts will be available in time for the next monitoring report at month 6. It is likely that much of the current budget allocation in 2011/2012 will be reprogrammed into the following year as the bulk of the expenditure is expected to take place in 2012/2013 before opening in 2013. This has no impact on the overall project budget it is just the profiling that will change.
13. Additional Accommodation schemes comprise a number of extension projects across the county. A large sports hall at Trafalgar School is due to complete in September, and a seven class extension is due to commence on site at Amesbury Archer School in September. Subject to the progress of housing developments, £2 million of the budget is earmarked to contribute to building new schools. Eight further projects are at the design/planning application stage and spending is likely to commence towards the end of the financial year, therefore it is likely that



there will be significant reprofiling of the budgets into 2012/2013 to match the likely spend profile.

14. New Deals for Schools (NDS) schemes are to fund high priority condition works including roof replacements, rewiring and window replacements. Much of this work has been undertaken during the summer holidays so increased spend will be seen in the next monitoring report for month 6. Further sums have been allocated to replace Pratton blocks at schools in Warminster which are currently at the design stage. Work here is planned to begin in January therefore there is likely to be some reprofiling of budget into 2012/2013 to complete these projects.
15. DCSF Primary capital programme. These schemes include funding replacement school buildings at Lydiard Millicent which has been completed, and at Purton St Mary's which is due for completion in December. It also funds extensions to 4 other schools which are due for completion by summer 2012. The budget is therefore anticipated to be largely spent during 2011/2012.
16. DCSF Targeted capital 14 – 19 Special education needs. These schemes are to improve special education needs delivery by building new extensions and altering existing sites. £5 million of the budget is allocated to Exeter House Special School which is providing an extension and major refurbishment. This project is experiencing some delays caused by land acquisition issues but it is currently anticipated that will be largely spent during 2011/2012. Other schemes in this area at Wiltshire College and Devizes School are also on target to complete during 2011/2012.
17. Other education projects. These are largely carried forward from the previous financial year as all new grants received have been allocated into Additional Accommodation or NDS. These schemes are therefore well in progress and all budget is planned to be spent during 2011/2012 to complete the works.

### **Highways schemes**

18. Integrated Transport schemes budget has been allocated across many individual schemes and it is anticipated that there will be no variations to budget at year end. Schemes in progress include Melksham Town Centre – phase 4 plus a number of local safety schemes.
19. Bridges and Structural maintenance budgets have been allocated fully to schemes. It is anticipated there will be no variance at year end. Major bridge work to be undertaken includes work at Clatford, Dauntsey, Haxton and Tidworth. Major Structural maintenance schemes include numerous surface and surface dressing schemes, Micro asphalt surfacing, drainage works plus a major scheme around junctions 16 & 17 of the M4.

20. All other Highways schemes are currently anticipated to be on line with no variations at year end.

### **Property schemes**

21. Transformation Programme. The contract has been let and commitments raised in SAP for the County Hall MECH scheme which is well underway and planned to be completed by summer 2012. In addition the programme for ICT replacement equipment and upgrading of systems is progressing well. These two areas make up the bulk of the spend and committed figure in appendix C of £23.520 million. Further reports giving more details on the progress of Campuses and the Depots renewal projects is being brought to the CCAC during October.
22. Building repair and maintenance schemes are the planned maintenance works at buildings that are not covered by the Transformation Programme. Works have been programmed covering a variety of buildings including renewal of the mechanical and electrical (m&e) plant and boilers at Malmesbury Activity Zone, a new roof and m&e works at City Hall Salisbury and work to replace the roof at the Shambles Devises. Further projects are in the planning stage so at current estimates the works programmed are lower than budget. Therefore there is likely to be some reprogramming of expenditure into 2012/2013 to match with planned expenditure, this will be confirmed and actioned as part of the month 6 budget report.
23. Leisure and amenities mainly relates to the provision of new cemeteries at Melksham and Bradford on Avon. Both schemes are in progress and anticipated to be completed by the end of 2011/2012 subject to land acquisition.

### **Housing schemes**

24. Disabled Facilities grants are small grants given to enable householders to undertake improvements to their properties. The work has been programmed for the year and currently it is expected that £0.400 million of the programmed expenditure will slip into 2012/2013.
25. Corporate Other Housing Grants. Budget managers for these schemes are anticipating that £0.440 million of expenditure mainly relating to Gypsies and Travellers sites and Energy Efficiency schemes will slip into 2012/2013.
26. New Housing. Four of the five schemes in this project are now complete and tenants have moved into the sites. Retentions and final payments are to be arranged at these sites but it appears the project spend is lower than was budgeted. Pembroke Road Salisbury is still being worked

on and is due to be completed in March 2012. Initial projections are that this scheme will be completed on line to budget. Further updates on these schemes will be given in the month 6 monitoring report.

27. HRA refurbishment of council stock. The 2011/2012 programme of expenditure is well underway and is currently planned to be on line against budget

**Waste Schemes**

28. Waste Transformation project budget of £7.761 million has all been allocated to complete this project. New refuse vehicles have been delivered or ordered and an order for new recycling bins has been made with delivery due later this year. As much of this scheme has been ordered in advance, the spend and committed figure for this project is £5.629 million. It is anticipated that the outturn position will not exceed the budget provision.

**Financing of 2011/12 Capital Expenditure**

29. To finance the 2011/2012 capital budget, the current budget (£162.553 million) is planned to be financed by the following sources;

<b>Funding Stream</b>	<b>Capital Funding £m</b>
Capital Grants & Contributions	82.623
Capital Receipts	8.332
Borrowing	71.598
<b>Total:</b>	<b>162.553</b>

30. The financing of the 2011/12 capital expenditure is structured to take into account the annual revenue payments the Council is required to make each year in terms of debt repayment (Minimum Revenue Provision). The above financing structure ensures debt repayment is kept at a manageable level and represents the best value for money option for the Council.

31. The budget figures include reprofiling from 2010/2011 so the planned level of borrowing has risen since the original budget setting report in February. Of the £14.055 million reprofiling brought forward from 2010/2011 into 2011/2012, £8.006 million is planned to be financed from borrowing. In addition to this the £8.295 million for the Transformation programme depots scheme is also to be financed from borrowing initially.
32. The borrowing figures above also assume that in 2011/2012 the council will receive £8.332 million of capital receipts. These receipts are largely to be received through the transformation programme and progress against the capital receipts target is being separately monitored through the CCAC.

### **Main Considerations for the Council**

33. To note the budget movements and month 4 position of the 2011/2012 Capital Programme and recommend to Council, via Cabinet, approval of the £8.295 million additional budget required for the Depots scheme.

### **Environmental Impact of the Proposal**

34. Wiltshire Council is preparing for its mandatory inclusion in the Carbon Reduction Commitment (CRC); the UK's mandatory climate change and energy saving scheme. The objectives of the scheme are to improve energy efficiency and reduce carbon dioxide emissions. It is calculated that 79% of the Council's carbon footprint comes from energy use in buildings. Capital schemes therefore have the potential to greatly increase or decrease carbon emissions, for example schemes making council buildings more energy efficient will reduce the Council's carbon footprint. The budget setting process for the 2011/2012 assessed the perceived impact of schemes on the Council's carbon footprint and built this into the mechanism for setting the 2011/2012 budget.

### **Equality and Diversity Impact of the Proposal**

35. No equality and diversity issues have been identified arising from this report

### **Risk Assessment**

36. The capital budget for 2011/2012, as detailed in this report, is approximately £162 million and within this programme there are a number of potential risks such as from cost overruns or lower than expected levels of capital receipts. Such issues will be highlighted as soon as they establish themselves through the monthly reporting process. Members may wish to bear in mind that the capital programme

has been set for three years and therefore risks will be appraised over the whole period.

**Financial Implications**

37. These have been examined and are implicit throughout the report

**Legal Implications**

38. None have been identified as arising directly from this report.

**Michael Hudson**

Interim Chief Finance Officer

Report Author: Stephen MacDonald

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Unpublished documents relied upon in the preparation of this report: NONE  
Environmental impact of the recommendations contained in this report: NONE

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## Capital Programme budget movements 2011/2012

<b>Scheme name</b>
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2011/2012 Budget Breakdown					
2011/12 Original budget	February Reprofiting	Year End Reprofiting	Month 4 Budget Movements	Additional Budget see appendix B	Current Budget 2011/12
£m	£m	£m	£m	£m	£m

### Education schemes

Wellington Academy
Sarum Academy Salisbury
Extended Schools
Additional Accommodation
NDS Maintenance & Modernisation
Devolved Formula Capital
Access and Inclusion
DCSF Primary Capital Programme
DCSF Targeted Capital 14-19 SEN
Other Projects New Schools
Other Schools Projects - Expansions
Other Schools Projects - Replacements
Sure Start
Other Education schemes finishing in 11/12
<b>Total Education schemes</b>

10.453	(5.973)	(0.834)	-	-	3.646
11.802	0.478	0.001	-	-	12.281
-	-	0.503	(0.010)	-	0.493
13.676	1.646	0.824	0.233	0.515	16.894
8.034	0.096	0.881	0.126	-	9.137
1.641	(0.287)	-	-	(0.073)	1.281
0.523	(0.311)	0.447	-	-	0.659
3.199	2.928	0.503	(0.016)	-	6.614
4.815	1.750	0.260	-	-	6.825
1.966	1.200	0.061	-	-	3.227
0.949	1.173	0.595	(0.118)	0.052	2.651
0.430	(0.087)	0.002	-	-	0.345
-	-	0.362	-	-	0.362
-	-	0.265	-	0.113	0.378
<b>57.488</b>	<b>2.613</b>	<b>3.870</b>	<b>0.215</b>	<b>0.607</b>	<b>64.793</b>

### Highways schemes

Integrated Transport
Bridges & Structural Maintenance
Carriageway Repairs
Footways, ALA, Land Drainage & Other Minor Schemes
<b>Total Highways schemes</b>

2.136	-	-	0.002	0.043	2.181
15.255	(0.500)	(0.732)	-	-	14.023
1.029	-	0.414	-	-	1.443
1.032	0.013	(0.157)	(0.002)	0.017	0.903
<b>19.452</b>	<b>(0.487)</b>	<b>(0.475)</b>	-	<b>0.060</b>	<b>18.550</b>

### Property schemes

Transformation Programme
Libraries RFID Technology
Transformation Programme additional agreed for Campuses
Buildings Repair & Maintenance
Leisure & Amenities
<b>Total Property schemes</b>

30.589	-	(1.501)	-	8.295	37.383
0.547	-	-	-	-	0.547
5.000	-	-	-	-	5.000
2.265	0.370	0.795	(0.215)	0.011	3.226
0.590	-	0.445	-	-	1.035
<b>38.991</b>	<b>0.370</b>	<b>(0.261)</b>	<b>(0.215)</b>	<b>8.306</b>	<b>47.191</b>

## Capital Programme budget movements 2011/2012

**Scheme name**

2011/2012 Budget Breakdown					
2011/12 Original budget	February Reprofiling	Year End Reprofiling	Month 4 Budget Movements	Additional Budget see appendix B	Current Budget 2011/12
£m	£m	£m	£m	£m	£m

### Housing schemes

Disabled Facilities Grants
Corporate other housing grants
New Housing
HRA - refurbishment of council stock
<b>Total Housing schemes</b>

2.500	0.300	0.032	-	0.004	2.836
0.816	1.234	0.465	(0.320)	-	2.195
3.295	1.056	0.315	-	-	4.666
3.750	0.167	0.326	-	-	4.243
<b>10.361</b>	<b>2.757</b>	<b>1.138</b>	<b>(0.320)</b>	<b>0.004</b>	<b>13.940</b>

### Waste schemes

Waste Transformation
Waste Vehicles & Street cleaning
Waste Management
<b>Total Waste schemes</b>

7.761	-	-	-	-	7.761
1.895	-	(0.028)	-	-	1.867
0.677	0.047	0.265	-	-	0.989
<b>10.333</b>	<b>0.047</b>	<b>0.237</b>	-	-	<b>10.617</b>

### Other schemes

Revenue & Benefits IT System
Carbon Reduction
Planning IT System
Adult Social Care Strategy - Older People, LD & Mental health
Other DCS schemes
Area Boards and LPSA PRG reward grants
Economic Development schemes (including Salisbury Vision)
Other DOR Schemes (including County farms)
<b>Total Other schemes</b>

0.750	-	0.006	-	-	0.756
0.500	0.100	0.071	0.320	-	0.991
0.350	0.650	-	-	-	1.000
0.565	(0.395)	1.611	-	-	1.781
-	-	0.132	-	-	0.132
-	-	0.332	-	0.711	1.043
-	1.665	0.015	-	-	1.680
-	0.046	0.013	-	-	0.059
<b>2.165</b>	<b>2.066</b>	<b>2.180</b>	<b>0.320</b>	<b>0.711</b>	<b>7.442</b>

**Total 2011/2012 Programme**

<b>138.790</b>	<b>7.366</b>	<b>6.689</b>	<b>(0.000)</b>	<b>9.688</b>	<b>162.533</b>
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## CHIEF FINANCE OFFICER (CFO) - EXERCISE OF DELEGATED POWERS & REQUESTS FOR ADDITIONAL RESOURCES WITHIN THE CAPITAL PROGRAMME

CCAC Meeting  
Financial Year:

14th September 2011

2011/2012

### SECTION 1 - DELEGATED CFO POWERS

"Adjustment/addition of scheme in the capital programme which has no effect on the net funding position of the programme  
i.e. Additional resources available in the form of Grant, Section 106 contributions etc which fund the addition, "

**Project Name:** Devolved Formula Capital

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
(73,000)

**Funding Source:** Reduction in DFC grant received following Corsham Primary, Corsham Comprehensive, and Sheldon Secondary transfer to Academy status

**Project Name:** Building Schools for the Future

**Budget Change:**

2011/12	2012/13	2013/14
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113,000

**Funding Source:** Wessex Water contribution towards capital works at Melksham Oak School

**Project Name:** Buildings Repair & Maintenance

**Budget Change:**

2011/12	2012/13	2013/14
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2,000

**Funding Source:** Ivy Lane Primary School contribution towards capital works

**Project Name:** Buildings Repair & Maintenance

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
9,000

**Funding Source:** Lea and Garsdon CofE Primary School contribution towards capital works

**Project Name:** Disabled Facilities Grants

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
4,000

**Funding Source:** Additional DFG grant received from DCLG

**Project Name:** Area Boards and LPSA PRG reward grants

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
125,000

**Funding Source:** Additional allocation for Community Safety - Anti Social Behaviour from LPSA reward grant

**Project Name:** Area Boards and LPSA PRG reward grants

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
100,000

**Funding Source:** Additional allocation for Streetscene - Reducing Household Waste from LPSA reward grant

**Project Name:** Area Boards and LPSA PRG reward grants

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
486,000

**Funding Source:** Additional allocation for Bemerton Heath Neighbourhood Centre, Chippenham SNAP Hydrotherapy Pool Salisbury & South Wilts Sports Club, Larkhill Play Parks Project, and various minor Area Board schemes

**Project Name:** Schools Additional Accommodation

**Budget Change:**

2011/12	2012/13	2013/14
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359,000

**Funding Source:** Section 106 contributions funding capital works at The Trafalgar Secondary School

**Project Name:** Schools Additional Accommodation

**Budget Change:**

2011/12	2012/13	2013/14
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156,000

**Funding Source:** Section 106 contributions funding capital works at Southwick CofE Primary School

**Project Name:** School Other Projects - Expansions

**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
26,000

**Funding Source:** Section 106 contributions funding capital works at Durrington Infants School

## CHIEF FINANCE OFFICER (CFO) - EXERCISE OF DELEGATED POWERS & REQUESTS FOR ADDITIONAL RESOURCES WITHIN THE CAPITAL PROGRAMME

CCAC Meeting  
Financial Year:

14th September 2011

2011/2012

### SECTION 1 - DELEGATED CFO POWERS

*"Adjustment/addition of scheme in the capital programme which has no effect on the net funding position of the programme i.e. Additional resources available in the form of Grant, Section 106 contributions etc which fund the addition, "*

**Project Name:** School Other Projects - Expansions  
**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
 26,000  
**Funding Source:** Section 106 contributions funding capital works at Durrington Junior School

**Project Name:** LTP Integrated Transport - Footways  
**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
 10,000  
**Funding Source:** Colerne Parish Council contribution towards footpath works

**Project Name:** LTP Integrated Transport - Footways  
**Budget Change:**

2011/12	2012/13	2013/14
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 33,000  
**Funding Source:** Contributions towards Integrated transport and footpath works

**Project Name:** Land Drainage  
**Budget Change:**

2011/12	2012/13	2013/14
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 17,000  
**Funding Source:** Contributions towards land drainage works

**1,393,000** Total Delegated Changes Approved by Section 151 Officer

### SECTION 2 - DELEGATED CFO POWERS

*"Schemes within the capital programme which require the reprogramming of expenditure between years due to scheme not progressing as originally anticipated or other circumstances"*

No Reprogramming of expenditure has been undertaken for the 2011/2012 Month 4 monitoring report

**0** Total Re-profiling

### SECTION 3 - REQUESTS TO CABINET FOR ADDITIONAL RESOURCES

*"Adjustment/addition of scheme to the capital programme which places an additional funding requirement on the programme"*

**Project Name:** Transformation Programme  
**Budget Change:**

2011/12	2012/13	2013/14
---------	---------	---------

  
 8,295,000  
**Funding Source:** Increase in Depots budget funded through borrowing initially, largely offset by capital receipts in future years.  
 Taken to CCAC 7th February

**8,295,000** Total requests for additional resources

In the exercise of my delegated powers (Section 1 and 2), I hereby authorise the amendments to the Capital Programme summarised above.

**CHIEF FINANCE OFFICER:** Michael Hudson

**DATE:** September 2011

## Capital Programme Monitoring 2011/2012

	<b>2011/2012 Capital Monitoring</b>		
<b>Scheme name</b>	<b>Current Budget</b>	<b>Total Spend (Actual + Commitments)</b>	<b>Remaining Budget</b>
	<b>£m</b>	<b>£m</b>	<b>£m</b>
<b>Education schemes</b>			
Wellington Academy	3.646	2.206	1.439
Sarum Academy Salisbury	12.281	0.034	12.247
Extended Schools	0.493	0.043	0.450
Additional Accommodation	16.894	0.658	16.236
NDS Maintenance & Modernisation	9.137	0.873	8.264
Devolved Formula Capital	1.281	0.419	0.862
Access and Inclusion	0.659	0.001	0.658
DCSF Primary Capital Programme	6.614	2.404	4.210
DCSF Targeted Capital 14-19 SEN	6.825	0.273	6.552
Other Projects New Schools	3.227	0.930	2.297
Other Schools Projects - Expansions	2.651	0.090	2.561
Other Schools Projects - Replacements	0.345	0.000	0.345
Sure Start	0.362	0.121	0.241
Other Education schemes finishing in 11/12	0.378	0.298	0.080
<b>Total Education schemes</b>	<b>64.793</b>	<b>8.353</b>	<b>56.440</b>
<b>Highways schemes</b>			
Integrated Transport	2.181	0.810	1.371
Bridges & Structural Maintenance	14.023	2.471	11.552
Carriageway Repairs	1.443	0.005	1.438
Footways, ALA, Land Drainage & Other Minor Schemes	0.903	0.135	0.768
<b>Total Highways schemes</b>	<b>18.550</b>	<b>3.421</b>	<b>15.129</b>
<b>Property schemes</b>			
Transformation Programme	37.383	23.520	13.863
Libraries RFID Technology	0.547	0.479	0.068
Transformation Programme additional agreed for Campuses	5.000	0.000	5.000
Buildings Repair & Maintenance	3.226	0.385	2.841
Leisure & Amenities	1.035	0.021	1.014
<b>Total Property schemes</b>	<b>47.191</b>	<b>24.405</b>	<b>22.786</b>

## Capital Programme Monitoring 2011/2012

	2011/2012 Capital Monitoring		
	Current Budget	Total Spend (Actual + Commitments)	Remaining Budget
	£m	£m	£m
<b>Scheme name</b>			
<b>Housing schemes</b>			
Disabled Facilities Grants	2.836	0.783	2.053
Corporate Other Housing Grants	2.195	0.107	2.088
New Housing	4.666	1.311	3.355
HRA - refurbishment of council stock	4.243	2.675	1.568
<b>Total Housing schemes</b>	<b>13.940</b>	<b>4.876</b>	<b>9.064</b>
<b>Waste Schemes</b>			
Waste Transformation	7.761	5.629	2.132
Waste Vehicles & Street cleaning	1.867	1.201	0.666
Waste Management	0.989	0.015	0.974
<b>Total Waste schemes</b>	<b>10.617</b>	<b>6.845</b>	<b>3.772</b>
<b>Other schemes</b>			
Revenue & Benefits IT System	0.756	0.279	0.477
Carbon Reduction	0.991	0.083	0.908
Planning IT System	1.000	0.000	1.000
Adult Social Care Strategy - Older People, LD & Mental health	1.781	0.795	0.986
Other DCS schemes	0.132	0.006	0.126
Area Boards and LPSA PRG reward grants	1.043	0.107	0.936
Economic Development schemes (including Salisbury Vision)	1.680	0.553	1.127
Other DOR Schemes (including County farms)	0.059	0.000	0.059
<b>Total Other schemes</b>	<b>7.442</b>	<b>1.824</b>	<b>5.618</b>
<b>Total 2011/2012 Programme</b>	<b>162.533</b>	<b>49.724</b>	<b>112.809</b>

**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

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**Subject: Nomination to Wiltshire Community Land Trust Board**

**Cabinet member: Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: No**

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## **Executive Summary**

Wiltshire Community Land Trust (CLT) has been recently set up by Wiltshire Rural Housing Association and was officially launched on 30<sup>th</sup> June 2011.

Wiltshire CLT is a not for profit organisation aimed at helping local communities and neighbourhoods in towns and villages in Wiltshire and Swindon to meet locally identified needs through community ownership and management of local assets. Wiltshire CLT can help communities to set up local Community Land Trusts to own land for provision of community assets such as affordable homes, local workspace, community facilities such as shops and pubs, play areas and allotments.

Wiltshire CLT is overseen by a voluntary board of management chaired by Trevor Cherrett, former advisor to the Commission for Rural Communities. Other Board members are drawn from Wiltshire Rural Housing Association and Community First. A Board Member is also being invited from both Swindon Borough Council and Wiltshire Council.

## **Proposal**

That the Council nominates a Member to represent Wiltshire Council on the Board of Wiltshire Community Land Trust.

## **Reason for Proposal**

Wiltshire Community Land Trust has requested the co-option of a Member of the Council to serve as a Member of their Board.

**Graham Hogg  
Service Director of Housing**

**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

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**Subject: Nomination to Wiltshire Community Land Trust Board**

**Cabinet member: Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: No**

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**Nomination to Wiltshire Community Land Trust Board**

**Purpose of Report**

1. To seek nomination of a Member of the Council to serve as a Member of Wiltshire Community Land Trust's Board.

**Background**

2. Wiltshire Community Land Trust is an umbrella body set up to promote and enable community ownership of sustainable assets in Wiltshire and Swindon through the vehicle of a Community Land Trust (CLT).
3. This ensures that the land asset in the community is held in trust for the long term benefit of the community rather than being held by a private owner or organisation.
4. Wiltshire CLT is a not for profit organisation. It has been set up by Wiltshire Rural Housing Association but acts independently. The CLT is overseen by a voluntary Board of Management chaired by Trevor Cherrett, former advisor to the Commission for Rural Communities and an expert on rural regeneration and development and was officially launched on 30<sup>th</sup> June 2011.
5. The Board includes Members drawn from Wiltshire Rural Housing Association and Community First and is inviting Members from Swindon Borough Council and Wiltshire Council.

**Main Considerations for the Committee**

6. Wiltshire Community Land Trust's key aims are to;
  - a) Work closely with communities, parish councils, local authorities, community area partnerships and boards to identify need and target action

- b) Create delivery partnerships to deliver projects to meet locally identified needs.
  - c) Provide a development service to local CLTs
  - d) Provide support to community groups seeking to find land or other assets suitable for development and to deliver them through a CLT.
  - e) Hold and steward assets on behalf of communities until they are ready to take them on themselves.
7. These aims fit well with the Council's Business Plan goals, particularly enabling local, open and honest decision making and working with our partners to support Wiltshire's communities.
  8. They also fit well with Wiltshire's Sustainable Communities Strategy Vision which is **working together to create stronger and more sustainable communities**.
  9. Wiltshire CLT will work with local communities to help bring forward opportunities for provision of services and facilities identified as required by those communities. These can include a wide range of services and facilities such as local community-run shops and pubs, play areas, sports facilities, allotments, workspace and affordable housing.
  10. Community Land Trusts promote the retention and creation of jobs, greater social interaction and cohesion, increased confidence in the individuals volunteering within the community and stronger, more sustainable communities.

### **Environmental Impact of the Proposal**

11. There are no environmental impacts as a direct consequence of this report.
12. However, part of the work CLTs can do is to promote sustainable energy provision, locally grown food and other initiatives so support local communities more sustainably.

### **Equalities Impact of the Proposal**

13. There are no direct equalities impacts as a result of this report.
14. The development of Community Land Trusts enables all residents within a community to get actively involved in developing and delivering services and facilities within their community.

### **Risk Assessment**

15. The risk of not nominating a Member to the Board of Wiltshire CLT is that the Council will not have an active link at Member level to ensure close partnership working to help achieve the aims and objectives of both the Council and local communities.

16. There is a risk that active involvement of a Member of the Council on the Board of the CLT will compromise its independence. However, that risk can be mitigated by the Member declaring any interest when any assets, services or facilities of the Council are under discussion.

### **Financial Implications**

17. There are no direct financial implications as a result of this report

### **Legal Implications**

18. The Council is legally able to nominate Members to sit on the Boards of partner organisations.

### **Options Considered**

19. Members are able to consider the option of not nominating a Member to Wiltshire CLT's Board. However, this may mean links at a strategic and directional level are not maintained and the Council will not be able to directly influence the direction of the umbrella Community Land Trust for the benefit of local communities.
20. An alternative option would be to nominate a Senior Officer to the Board of Wiltshire CLT. However, that Officer would have limited decision making ability on behalf of the Council.

### **Conclusions**

21. It would fit with the Council's Business Plan and Wiltshire's Sustainable Community Strategy to become actively involved in the Board of Wiltshire CLT to help shape and drive the organisation forward to achieve the development and promotion of services and facilities by local communities for local communities through the vehicle of a Community Land Trust.

**Graham Hogg**  
**Service Director of Housing**

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Report Author: Janet O'Brien  
Head of New Housing  
Tel. 01249 706550  
Email. [Janet.OBrien@wiltshire.gov.uk](mailto:Janet.OBrien@wiltshire.gov.uk)

8 August 2011

### **Background Papers**

None

### **Appendices**

None



## Wiltshire Council

### Cabinet Capital Assets Committee

14 September 2011

---

**Subject:** Aiming High for Disabled Children (AHDC) Capital Grant 2011-12

**Cabinet Member:** Councillor Lionel Grundy, Children's Services

**Key Decision:** No

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#### **Executive Summary**

It has recently been confirmed that there is a capital grant (under AHDC) to Wiltshire Council for £248,487.

This report proposes a Capital Programme for 2011-12 to benefit disabled young people and their families.

#### **Proposal**

It is proposed that the Cabinet Capital Assets Committee approve the Capital Programme as detailed in this report.

#### **Reasons for Proposal**

The proposal seeks to match the funding available through the AHDC Capital Grant 2010-11 to projects which will meet the commissioners priorities for short breaks for disabled children and young people in Wiltshire.

The grant is being received by Wiltshire Council via the Cabinet Capital Assets Committee who has responsibility for allocating the money within Wiltshire Council.

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**Julia Cramp**  
Service Director, Commissioning and Performance

## Wiltshire Council

### Cabinet Capital Assets Committee

14 September 2011

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**Subject:** Aiming High for Disabled Children (AHDC) Capital Grant 2011-12

**Cabinet Member:** Councillor Lionel Grundy, Children's Services

**Key Decision:** No

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#### **Purpose of the Report**

1. To present the proposal for the AHDC Capital Programme for 2011-12

#### **Background**

2. Wiltshire Council shall receive a capital grant (under AHDC) of £248,487. Unlike last year, the grant is not ring-fenced which means Wiltshire Council is not limited to spending the grant on disabled children. The Cabinet Capital Assets Committee has responsibility for allocating the money within Wiltshire Council.

#### **Grant Conditions and Expectations**

3. The following information has been provided by the Stephen Newing of the Grants Management Team (responsible for issuing the grant).

*"The Government expects that local authorities will continue to support a wide range of services for children, young people and families including short breaks for disabled children. The Department recognises that in the case of short breaks for disabled children the continuation of the programme may include the provision of equipment, building adaptations and/or new facilities, and that there is a cost associated with the creation of such assets. Accordingly we have made available this additional capital funding.*

*The only terms and conditions attached to the grant are those set out in the determination, which are that the funding is used in support of lawful, capital expenditure. By capital we mean the creation of an asset (singular or grouped) over £2,500.*

*We do not require any claims or audited statements of expenditure, and will not be making any recoveries at year end. In effect this means that there is not a time limit on spend. The Department may request some details of how the funding has been committed to inform future policy and decision making.*

*Some further details may be found at*

*<http://www.education.gov.uk/childrenandyoungpeople/sen/a0075231/short-breaks>*”

## **Priorities**

4. Supporting short breaks for disabled children and young people including children and young people with Autistic Spectrum Disorder (ASD) and Severe Learning Disabilities (SLD), in particular through links with Special Schools
5. Responding to suggestions from consultation with parents, carers, children and young people, in particular through development of the facilities at Resource Centres.

## **Proposal - AHDC Capital Programme 2011-12**

### **6. Enhancement of Resource Centres**

Following consultation with Wiltshire Parent Carers Council it is proposed that £54,000 be allocated to enhance facilities at the Resource Centres in Trowbridge, Devizes and Salisbury. (approximately £18,000 at each Centre). These developments will provide the following benefits to disabled children:

- increase accessibility to the Resource Centres for the most disabled children
- create opportunities for social evenings
- extend independent living skills
- stimulating and calming experience, particularly for the most disabled children through the development of a sensory garden

For further details on this proposal please refer to Appendix A.

### **7. Specialist Equipment at St Nicholas Special School**

St Nicholas Special School has requested £28,000 to purchase specialist equipment to support disabled children attending their school. Provision of this equipment will support disabled children accessing short breaks opportunities including extended school activities.

All equipment is approved by our Occupational Therapist team. For a detailed breakdown of the proposed purchases see Appendix B.

#### **8. Sensory Garden, Play Equipment and 'Safe Spaces' at Exeter House Special School**

Exeter House Special School has requested £70,000 to purchase a sensory garden, outdoor play equipment and to create 'safe spaces'. These will enhance the short breaks opportunities for disabled children and young people at Exeter House including extended school activities. For further information see Appendix C.

#### **9. Ceiling Hoists for Larkrise Special School**

Larkrise Special School has requested £30,000 to purchase ceiling hoists. These will enable inclusion of disabled children and young people in short break activities.

Larkrise Special School have also requested £10,000 to purchase an outdoor canopy to enable therapeutic outdoor activities for disabled children and young people in their Therapeutic Learning Group.

For further information see Appendix D.

#### **10. Rowdeforde Special School**

Rowdeford Special School has requested £24,600 to provide trampoline equipment for Rebound Therapy and for items to improve accessibility, inclusion, communication and interaction for disabled children and young people.

For a breakdown of planned expenditure see Appendix E.

#### **11. Hi Tech Specialist Equipment**

A need has been identified for specialist hi-tech equipment for disabled children and young people across schools in Wiltshire, at a cost of £31,850. The items required have been identified to meet the needs of specific children and are summarised in Appendix F.

### **Risk Assessment**

12. Each project within the AHDC Capital Programme 2010-11 will be appointed a responsible officer as the Delivery Lead who will ensure risk assessments are completed in accordance with Wiltshire Council policy.
13. The Delivery Leads will implement appropriate monitoring protocols to ensure successful delivery of the projects they are responsible for.

### **Equalities Impact of the Proposal**

14. Each project will have its own equalities impact assessed by the Delivery Lead.

### **Environmental Implications of the Proposal**

15. Each project will have its own environmental implications assessed by the Delivery Lead, proportional to the size and nature of the project.

### **Financial Implications**

16. The AHDC Grant is an un-ring-fenced grant so could be used on any capital scheme. The grant giving body has recommended it be spent on AHDC schemes. The new projects identified in this report would be in line with these recommendations.
17. The grant is being received in four equal instalments (31/05/2011, 31/08/2011, 30/11/2011 and 29/02/12).

### **Legal Implications**

18. None have been identified as arising directly from this report, provided the AHDC Grant is used in accordance with any applicable Department for Education or other official guidance.

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**Julia Cramp**  
**Service Director, Commissioning and Performance**

Report author: Matthew Look, Senior Procurement and Contracts Officer

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**Unpublished documents relied upon in the production of this report: None**

**Appendices attached.**

## **Appendix A – Enhancement of Resource Centres**

Rational for application for Capital Funding Bids:

*To enhance the accessibility of the newly refurbished Children's Resource Centres with the aim of extending the use of the buildings to children and young people who have disabilities.*

The following account relates specifically to the enhancement of Trowbridge Resource Centre on the basis that we have had opportunity to consult more fully with Wiltshire Parent Carer Council and Wiltshire Council Senior Occupational Therapists and Safety Consultants as the centre is up and running. However the opportunities to enhance the accessibility of the Devizes and Salisbury Resource Centres currently under development are equally relevant.

Trowbridge Resource Centre has been refurbished and reopened in March 2011.

The building has been redeveloped to include fully accessible front door access and all general rooms within the building.

The teaching kitchen includes low level sink and cooker access.

The building now includes a fully equipped personal care room which is referred to as a 'changing space'. This room includes full hoist toilet, shower and changing bed facilities, enabling children and young people with the most significant disabilities to be supported to use the toilet in the most comfortable and private manner whilst away from home.

Representatives from Wiltshire Parents and Carers Council have visited the building and we are in discussion with this service to consider ways forward to extend opportunities for children and young people to make use of the facilities on offer.

Ideas include:

Opportunities for young people who attend The Bridge youth service to have social evenings in TRC.

Opportunities for young people to extend their independent living skills such as cooking, self care and age-appropriate social opportunities.

Opportunities to extend independent living skills could extend to overnight stays.

WPCC representatives were most impressed with the potential that the garden space at TRC has to offer:

There is capacity for a permanent structure fully accessible ramp to the garden from one of the rooms in the building.

There is capacity for a permanent structure fully accessible entrance to the side of the garden from the reception facilities.

The garden space is a large flat space, secure and not overlooked.

There is potential to develop an area of sensory raised bed area in the site where a portacabin use to stand. The raised beds would enhance the experience of all users of the garden by being a source of visual stimulation through use of mirrors and mobiles, scented and textural planting and the inclusion of planting fruit and vegetables as part of healthy eating initiatives. The benefits of a sensory garden are it offers a focus of stimulation for developing children including children with sensory challenges. Children and parents who attend the resource centre for the purpose of contact or for assessment will benefit from the calming environment of a sensory space which will be encouraged for use as a time out space.

The garden would be enhanced by the inclusion of meandering paths allowing wheel chair users full access to the outdoor spaces. It is our idea to create paths using child-friendly compressed material, creating a safe surface for children to push walker toys, scooters and bikes.

The garden has sufficient space to include a private patio area in the far corner. Representatives from WPCC have suggested that this would enable young people with significant disabilities to move independently out of earshot of adult carers and support workers and to have private social time and space that is a basic need for all young people.

The garden would also benefit from the inclusion of a hard wearing permanent play structure. The garden is used on a daily basis by families with several children. Key parenting skills such as encouraging independence whilst overseeing children's safety are assessed in the garden space.

With the enhanced access, paths and structures in place the garden at Trowbridge Resource Centre would open further ideas and opportunities for groups and individual young people who have disabilities to experience the comfort and benefits of this building to the fullest extent.

Funds required:

From estimations under taken by Wiltshire Council Buildings Surveyor Darren Tape and Jan Thatcher of the 'Transformation Programme Team' we have an indicative figure of £18k per Resource centre (x 3 centres = £54k in total) to allow us to provide the extra facilities as detailed in the above description of what we wish to provide for the young people and families within Wiltshire.

## Appendix B – Specialist Equipment at St Nicholas Special School

<u>Essential hoists, slings and Maintenance</u>	£
Hoist maintenance contract 2011-12	1879.75
Additional maintenance for new equipment	657.14
Sling maintenance (28) @ £10/year	280.00
New overhead hoist for Elm Class	5,500.00
New overhead hoist for Therapy room	5,500.00
<u>New equipment to aid new and existing pupils as discussed with OT</u>	
2 Ball Chairs @ £75	150.00
2 pupil specific chairs for new pupils G&S Smirthwaite - £2500 each	5,000.00
2 work chairs @ £900 each	1,800.00
1 specialised classroom chair	600.00
2 pupil specific Foxdenton chairs @ £300 each	600.00
Toileting chair	500.00
2 Standing frames to allow children to interact	2,750.00
5 Shower/changing beds @ £2095	10,475.00
<b>Total Equipment</b>	<b>35,691.89</b>
Less our grant for pupil specific items	-7704.25
<b>Request for AHDC Capital Funding</b>	<b>27,987.64</b>



**Appendix C – Outdoor Play Equipment and ‘Safe Spaces’ for Exeter House Special School**

Proposed Project	Project Outcomes	Cost
<p>To provide a variety of outdoor play equipment</p>	<p>The school is in urgent need of more assessable play equipment for young people with disabilities. We would like to create a range of separately fenced play areas where students could have a variety of sensory needs met; these areas would include a sensory garden, an area where large musical instruments could be played, a chill-out zone and large swings/seesaws capable of taking wheelchairs</p>	<p>£60,000</p>
<p>To purchase 2 ‘Safe Spaces’</p>	<p>The ‘Safe Spaces’ will be used for students who may be at risk of harm in an ordinary classroom. They would be used to help care for those with challenging or destructive behaviour or those who self-harm; for example students with autism or other learning difficulties. The ‘Safe Spaces’ could also be used for those with conditions as epilepsy or cerebral palsy or indeed any students who need protection from a hard surface.</p>	<p>£10,000</p>

## **Appendix D – Capital Proposal for Larkrise School**

### **Ceiling Hoists**

Installing ceiling hoists will liberate the well being of both staff and students with regard to personal hygiene areas. Ceiling hoists are safe, functional and highly practical and serve to ease Manual Handling and Personal Hygiene procedures. They improve and maintain good practice with regard to Manual Handling responsibilities and protect both students and staff through good working practices. Ceiling hoists play a central part in de-cluttering low level high traffic areas and promote safer working areas within spaces where wheelchairs and specialist equipment is commonplace. This bid is an attempt at financially securing and updating facilities and equipment with regard to current student needs. It will provide solutions to future-proofing facilities and meeting the changing needs of students in the years to come. It meets the school's inclusive aspirations ensuring students with physical impairments can access the same environment as their peers.

The cost of the ceiling hoists is £30,000.

### **Therapeutic Learning Group (TLG) External Canopy**

Larkrise TLG students need a covered outside space to extend their curriculum opportunities by having shade from the sun and shelter from light summer rain for example. The importance of being outside cannot be underestimated and access to an appropriate environment for students and staff is of paramount importance. The natural lighting, fresh air and different acoustic characteristics will have a calming effect and provide a safe, appropriate space for students who have profound and complex health and learning difficulties. The outside environment will offer the best opportunities for TLG students to develop social skills and experience activities not easily managed in the classroom. This will enable them to participate and access the curriculum in a more **Creative and Inclusive** way. It will also provide positive experiences during playtime where they can enjoy being with their neighbouring peer groups within the shelter of the canopy. TLG students have limited opportunities to participate in outside activities due to their specialist needs re: medical, personal hygiene, high staff to student ratios and transport requirements; we want to change this and we can if this bid were successful.

Water and sand activities would become more commonplace as the canopy would provide a permanent space to develop this type of curricular, sensory experience. The canopy would also benefit Holiday Clubs and secure a more **Inclusive** ethos for TLG holiday club children.

The cost of the external canopy is £10,000.

## Appendix E – Capital Proposal for Rowdeford School

<b>Trampoline equipment to provide Rebound Therapy at Rowdeford &amp; elsewhere in Wiltshire</b>	<b>Cost</b>
Eurotramp Master 77A trampoline	£3,200
Pair of end decks with wedged mat	£1,500
Push on mats 150x100x15	£150
Pair of lifting roller stands	£450
Set of replacement frame pads for 77A	£900
Inflatable wedges & supports	£150
Flat bed trailer to transport equipment to and from other schools	£2,500
<b>Subtotal</b>	<b>£8,850</b>

<b>Items to improve accessibility &amp; inclusion</b>	<b>Cost</b>
Height adjustable woodworking bench	£900
PE equipment to support pupils with physical impairments including boccia and new age curling	£1,000
Height adjustable sink for food tech room	£1,350
Height adjustable cooker for food tech room	£3,500
Installation of cooker and sink	£500
Height adjustable tables x 5	£1,000
Supportive height adjustable stools for science room x 10	£1,500
<b>Subtotal</b>	<b>£9,750</b>

<b>Items to improve communication &amp; interaction</b>	<b>Cost</b>
iPad computer to use as alternative communication aids in lower school x 10 (class set)	£5,000
Pen-type reading device for visually impaired pupils x 2	£1,000
<b>Subtotal</b>	<b>£6,000</b>

**Grand Total £24,600**

## Appendix F – Capital Proposal for Hi Tech Specialist Equipment

School	Device	Cost
Exeter House	Dynovox V+	£4995
Exeter House	Dynovox V+	£4995
Exeter House	Dynovox M3	£1995
Exeter House	Dynovox M3	£1995
Wansdyke Primary	Dynovox M3	£1995
Pembroke Park Primary	Dynovox M3	£1995
Amesbury Archers	Prototalk	£2500
St Nicholas	Liberator SpringBoard Lite	£1795
St Nicholas	Liberator SpringBoard Lite	£1795
Westbury Leigh Primary	Liberator Springboard Lite	£1795
Rowdeford	Liberator Vanguard Plus	£5995
<b>Total</b>		<b>£31,850</b>

## Appendix G – Proposal Summary – AHDC Capital Programme 2011-12

<u>Project</u>	<u>Amount (£)</u>
Resource Centres	54,000
St Nicholas Special School	28,000
Exeter House Special School	70,000
Larkrise Special School	40,000
Rowdeford Special School	24,600
High Tech ACC	<u>31,850</u>
<b>Total</b>	<b>248,450</b>

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**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: Sarum Academy, Salisbury**

**Cabinet member: Councillor Lionel Grundy – Children's Services**

**Key Decision: No**

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## **Executive Summary**

The Council has secured Government funding for the redevelopment of Sarum Academy in Salisbury. The procurement process for design and build contract is underway and construction is scheduled to be completed by mid 2014.

It is anticipated that this will not meet the demand for secondary school places arising from the proposed housing numbers in the Core Strategy and therefore additional land will be required in the future.

The Wilton Estate, in conjunction with its preferred housing developer Persimmon Homes, owns land adjoining Sarum Academy and is prepared to grant the Council an Option to acquire additional land in return for access rights over some of the existing school land. In addition, the Council will be permitted to use the adjoining land during the construction period for recreational, parking and other educational purposes.

## **Proposal**

That the Council acquires an Option to purchase the 2.5 hectares (6.2 Acres) of land adjoining Sarum Academy, Salisbury on terms to be agreed by the Director of Transformation and Resources and the Solicitor to the Council.

## **Reason for Proposal**

The Option Agreement will safeguard the need for land to provide further secondary school places, together with the benefit of providing flexibility and mitigating health and safety risks during the proposed construction at Sarum Academy.

## **Carlton Brand**

Director of Transformation and Resources

## **Carolyn Godfrey**

Director for Children and Education

**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: Sarum Academy, Salisbury**

**Cabinet member: Councillor Lionel Grundy – Children's' Services**

**Key Decision: No**

---

**Purpose of Report**

1. To seek approval to enter an Option Agreement to acquire land adjoining Sarum Academy to safeguard land for additional secondary school provision in Salisbury, together with the benefit of providing additional land during the construction of the Academy.

**Background**

2. The existing buildings at Sarum Academy, Salisbury are in a very poor condition.
3. The Council has been awarded a substantial government grant to rebuild the majority of the premises.
4. The procurement of a design and build contract is well advanced with a commencement on site scheduled for next year and completion of the construction work towards the middle of 2014.
5. There is concern that during the construction period there will be a need to provide temporary facilities and to keep construction traffic away from the school as far as this is possible for health and safety reasons.
6. Accordingly, officers approached the Wilton Estate which owns the adjoining land to ascertain whether it would be prepared to grant the Council the right to use its land for such purposes.
7. The adjoining land, known as Fugglestone Red, is being promoted for a substantial residential development with associated facilities through the emerging Core Strategy by Persimmon Homes, Wilton Estate's preferred partner.
8. The area immediately adjoining Sarum Academy has been identified for secondary school development in Persimmon Home's proposed masterplan.
9. The Estate and Persimmon Homes are prepared to grant the Council the temporary rights that it has requested, but has also offered the Council an Option to acquire the adjoining land for educational purposes.



10. In return the Council would permit the existing access to the Academy to be used as a pedestrian and bus link between the Bemerton Heath residential estate and the proposed Fugglestone Red development.

### **Main Considerations for the Council**

11. Whilst there is no immediate need to acquire the adjoining land for secondary school provision, it is anticipated that there will be a demand arising from the amount of new housing identified for the Salisbury area in the Core Strategy.
12. Therefore the offer of an Option is in the Council's interests as it provides certainty and enables the Council to control the timing of any future secondary school development.
13. By entering into an Option Agreement at the same time as the securing temporary rights, it will save both parties duplication of professional fees in the future.
14. The link between the existing Bemerton Heath housing estate and the proposed Fugglestone Red development is seen by officers to be of benefit to the community.

### **Environmental and climate change considerations**

15. There are no direct environmental or climate change considerations arising from the proposal, but development at Sarum Academy and Fugglestone Red will have implications which will be dealt with at the planning application stage for both schemes.

### **Equalities Impact of the Proposal**

16. There are no equality impacts from the proposal.

### **Risk Assessment**

17. There is a risk that the adjoining land will not be required for future secondary school provision. However, the Option Agreement does not oblige the Council to acquire the land if it is not needed.
18. The procurement process for the development of Sarum Academy has not reached the stage of detailed assessment of the impact of the construction works on the operation of the school in terms of maintaining the provision of facilities and mitigating Health and Safety.
19. However officers are firmly of the view that there is a severe risk that both of these aspects will be compromised if additional land is not acquired for the duration of the construction programme.

### **Financial Implications**

20. The Council will be responsible for the Estate's reasonable legal costs and reinstating the land once the temporary use ceases.

21. The Estate will not charge the Council for the temporary use of the land, but if it exercises the Option at some point in the future then the Estate will be paid the value of the land for education purposes.

### **Legal Implications**

22. The Government has set rules for property ownership in relation to Academies and therefore the Sarum Academy Trust will need to be party to the Option Agreement. A report will be submitted to the Trust Board for approval.

### **Options Considered**

23. The Council could reject the proposal but there would be a significant risk to its ability to maintain provision of education facilities during the construction period, as well as health and safety implications.
24. This could also undermine the Council's ability to secure land for future secondary school provision in the Salisbury area in the future.
25. The Council could request the Estate to permit the temporary use of the adjoining land without entering an Option Agreement. However the Estate prefers to save the potential duplication in professional fees, as well as the benefit to its proposed Fugglestone Red development arising from the transport link with Bemerton Heath.

### **Conclusions**

26. It is in the interests of both parties to enter the proposed Option agreement.

### **Carlton Brand**

Director of Transformation and Resources

### **Carolyn Godfrey**

Director for Children and Education

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Report Author:

Mark Hunnybun  
Strategic Projects and Development Manager

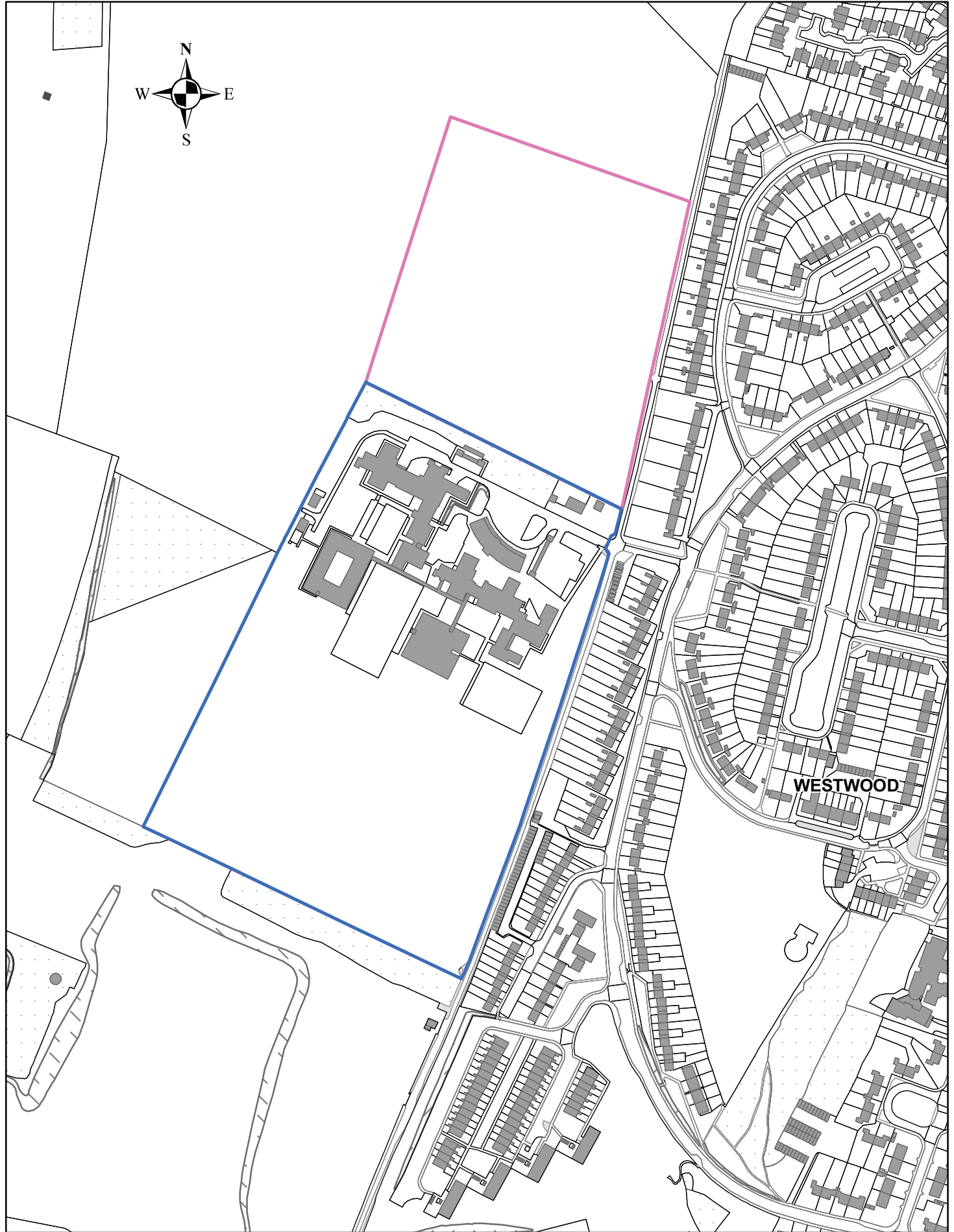
### **Background Papers**

The following unpublished documents have been relied on in the preparation of this report:

None

### **Appendices**

Plan of the site



Title:

# Salisbury Sarum Academy

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Ordnance Survey 100049050

Date:

5th September 2011

Scale:

NTS

Drawing No:

Page 47  
I. Carlton, BA MSc EngD  
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**Wiltshire Council**  
Where everybody matters

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**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

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**Subject: Corsham Mansion House and Library**

**Cabinet member: Councillor Stuart Wheeler  
Campus Development and Culture (inc. Leisure, Sport and  
Libraries)**

**Key Decision: No**

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## **Executive Summary**

At the July meeting of the Cabinet Capital Assets Committee, Members agreed to sell the Corsham Mansion House and Library to Hadston at open market value. Since that time officers have received an offer from another company, and a third party has registered an interest in its acquisition.

## **Proposal**

To offer the Mansion House and Library at Pickwick Road Corsham for sale on the open market.

## **Reason for Proposal**

To demonstrate that the Council has obtained the best price possible in the disposal of these assets.

**Carlton Brand  
Director of Transformation and Resources**

**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: Corsham Mansion House and Library**

**Cabinet member: Councillor Stuart Wheeler  
Campus Development and Culture (inc. Leisure, Sport and  
Libraries)**

**Key Decision: No**

---

**Purpose of Report**

1. To seek authority to sell the Mansion House Youth Centre and Library in Pickwick Road Corsham on the open market rather than to deal only with Hadston as previously agreed.

**Background**

2. At its meeting in July 2011 the Cabinet Capital Assets Committee agreed to sell the Mansion House and Library in Pickwick Road Corsham to Hadston.
3. At that time, Members were particularly attracted to the proposal as the company was prepared to use the premises for community purposes whilst paying open market value, and Strategic Property Services were of the view that the Hadston proposal would maximise the receipt available.
4. Officers have subsequently received an offer for the property from a local businessman, as well as a registration of interest from a property consultant on behalf of his, as yet, unnamed clients.

**Main Considerations for the Council**

6. The Council is committed to ensuring it secures the best price possible in the disposal of its strategic assets. Whilst Hadston had undertaken to pay open market value, now that the Council has received confirmed interest from other parties in order to ensure that the Council's duty to obtain best value is achieved, it is considered appropriate to market the property more widely in order to give others an equal opportunity to acquire the property.
7. Accordingly it is recommended that the Council seeks tenders for the acquisition of the property by advertising its availability to all potential bidders on the open market.

8. Some of the key terms that were put to Hadston will comprise 'gateway' conditions which all interested parties must accept/pass before their offer will be considered. These include:
  - The continued occupation of the property at nil rent by the Council until it has moved its youth and library services into the proposed operational campus in Corsham.
  - Whilst contracts will be exchanged as soon as practicable, the sale will only complete after the Council has obtained planning consent and an acceptable construction tender for the proposed operational campus.
  - The bidder will be responsible for keeping the property in no worse condition than exists at the time the legal documentation is completed.
  - Evidence that the bidder has sufficient funds to meet its obligations under the terms of the transaction.
  - Conditions will be imposed that will limit bidders to use the property as set out in their tender so there can be no 'windfall gain' to the successful party without the Council benefiting financially from a more valuable planning consent being granted in the future.
9. Guidance from English Heritage on the disposal of heritage assets, (the Mansion House is Listed), recommends against accepting bids that are not conditional upon securing Listed Building and planning consent. Accordingly, any unconditional bids received will require robust evidence to support the deliverability of the bid.
10. After careful consideration, officers do not believe that a transparent and equitable open market disposal can be achieved by insisting that offers must include community benefits. To comply with European Procurement Regulations any community benefit has to be specified in the bid evaluation criteria together with the appropriate weighting that is to be applied.
11. The interested parties have expressed a desire to conclude a transaction at the earliest opportunity to mitigate against any deterioration in the physical condition of the property over the winter months. The consultation and procurement process involved in the specification of the community benefits would take the marketing process into 2012 during which time the Council could incur significant maintenance costs.
12. Accordingly, the bid evaluation will focus on acceptance of the terms of the transaction, deliverability and achieving full market value.

### **Environmental and climate change considerations**

13. Any environmental or climate change impact from the proposal will be considered at planning application stage.

### **Equalities Impact of the Proposal**

14. There are no equalities issues arising out of the proposal.

### **Risk Assessment**

15. There is a risk that a bidder submits an unrealistic 'conditional' tender or is not fully committed to the project. Therefore the sale conditions will include suitable measures to mitigate against such an eventuality.
16. There is a risk that Hadston will withdraw their interest in the property. However as the Council is in possession of an offer and there is interest from a third party the Council is obliged to offer the opportunity to acquire the property on the open market to demonstrate that it has secured the best price in the disposal of its strategic assets.
17. There is a risk that the property will deteriorate during the marketing process thereby incurring maintenance costs to the Council. Therefore the marketing period will not be prolonged but sufficient to enable all potential purchasers an equal opportunity to submit robust bids, assisted by the provision by the Council of comprehensive technical information.

### **Financial Implications**

18. Maintenance costs will be reduced between completion of the Agreement and vacating the building.
19. The Council will receive a capital receipt at the earliest practical date, thereby giving certainty whilst removing the cost of maintenance and security to an empty building

### **Legal Implications**

20. The proposal will comply with Section 123 of the Local Government Act.

### **Options Considered**

21. The Council could proceed only with Hadston but having received other interest it would be open to challenge.
22. If the Council is to widen the opportunity beyond Hadston to the other two interested parties then the same justification for doing so applies to offering the property on the open market as a whole.



## **Conclusions**

23. That given the confirmed third party interest, the Council should dispose of the Mansion House and Library at Pickwick Road Corsham on the open market to demonstrate it has obtained best value for the property.

**Carlton Brand**  
**Director of Transformation and Resources**

---

Report Author:

Mark Hunnybun  
Strategic Projects and Development Manager

5 September 2011

## **Background Papers**

None

## **Appendices**

Appendix 1: Site plan

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Title: **Corsham Mansion House Youth Development Centre and Library**

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 Wiltshire Council 100049050 (2010).

Date: 1st October 2010

Scale: NTS

Drawing No: .

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**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: Preferred Developer Framework and Burnham House, Malmesbury**

**Cabinet Member: Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: Yes**

---

## **Executive Summary**

This report provides information on the outcome of the joint extra care preferred developer framework tender with Devon County Council and requests approval to progress with the use of the vacant Burnham House site in Malmesbury for the development of a 50 unit extra care scheme as identified through the Older People Accommodation Development Strategy.

Tenders for the extra care preferred developer framework have now been evaluated and the developers selected from the tenders submitted. Once the framework is in place, developers will be asked to bid against each individual opportunities or groups of schemes through a mini-competition process to ensure best value and quality for each scheme.

The Burnham House site has been vacant since 2008 following the completion of Athelstan House nursing home. Since then a community working group formed under the area board has considered the options for this site and concluded that extra care provision would be their preferred option due to the benefits that it would deliver to the surrounding community through the provision of additional housing and community facilities.

The community working group will be engaged at each stage of the process and will assist with detailing the design of the scheme, the facilities to be provided and the appointment of the developer / provider.

## **Proposals**

Members are asked to:

- a. note the outcome of the extra care joint preferred developer framework tender with Devon County Council;
- b. approve the use of the vacant Burnham House site for the development of a 50 unit extra care scheme predominantly for older people;

- c. authorise officers to undertake any associated procurement activities required to select a developer for these facilities and
- d. delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Adult Care, Communities and Housing, to authorise the transference of the Burnham House site to the developer at a negotiated value.

### **Reasons for Proposal**

The Burnham House site will provide the necessary land for delivery of the extra care facilities outlined in the Older People Accommodation Development Strategy.

Through the development of the site, the Council would benefit from the provision of a new extra care housing to meet the needs of the growing elderly population in Malmesbury. Additionally, this development would improve choice and control for older people and provide a vital community resource.

**Sue Redmond**  
**Corporate Director of Community Services**

## **Wiltshire Council**

### **Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: Preferred Developer Framework and Burnham House, Malmesbury**

**Cabinet Member: Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: Yes**

---

#### **Purpose of Report**

1. Note the outcome of the extra care joint preferred developer framework tender with Devon County Council.
2. Approve the use of the vacant Burnham House site for the development of a 50 unit extra care scheme predominantly for older people.
3. Authorise officers to undertake any associated procurement activities required to select a developer for these facilities.
4. Delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Adult Care, Communities and Housing, to authorise the transference of the Burnham House site to the developer at a negotiated value.

#### **Background**

5. Nationally, statistics illustrate that the number of older people will rise dramatically in future years. Following a comprehensive study into older people's accommodation, the Council has identified that between 2007 and 2026, the older population within Wiltshire will increase by 57.9% which is higher than the average for England and is the second highest growth projected for the South West region. Within Malmesbury, the older population will increase by 64% over the next 15 years.
6. The older population within Malmesbury with dementia is also projected to increase by 73.8% over the next 15 years, which is higher than the Wiltshire projected increase of 59%.
7. The most recent population projections indicate that the older population will increase by 26% higher than the anticipated growth rate indicated above.
8. The Accommodation Strategy for Older People identified that there was a significant under-provision of extra care housing across all tenures within

Wiltshire. There was also an under supply of nursing care homes and specialist care homes for people with dementia.

9. In order to address the shortage of appropriate facilities for older people, an Older People Accommodation Development Strategy was produced and approved by Members in January 2011. One of the mechanisms for the delivery of this strategy was the procurement of an innovative preferred developer framework agreement, which is being jointly procured with Devon County Council, to facilitate the development of extra care housing with little or no requirement for public subsidy i.e. Social Housing Grant, due to the potential cross subsidisation of facilities through the inclusion of Council owned land.
10. The framework has been tendered and the following preferred developers have been appointed:
  - Aster
  - Housing 21
  - Leadbitter
  - The Orders of St John Care Trust
  - Vinci
11. Each extra care development or group of extra care developments delivered through the framework will be subject to a mini-competition between the preferred developers.

#### **Main Considerations for the Council**

12. The Older People Development Strategy, which was approved by Cabinet on 25<sup>th</sup> January 2011, identified the requirement for a 50 unit extra care scheme in the Malmesbury area.
13. The preferred site for this development is the Burnham House site which has been vacant since 2008 following the completion of Athelstan House nursing home.
14. The community working group under the area board have assessed the options for the site and has concluded that extra care is the most suitable development option and will provide vital community resources to the area.
15. The scheme will be tendered through the mini-competition process between the developers appointed to the joint extra care framework.
16. The successful developer will work with the Council and the community working group under the area board to develop the designs for the scheme prior to submitting planning permission on the site.
17. The tenure mix of the scheme will be decided during the design phase, however, it is expected that there will be a mix of affordable rent and shared ownership units.



18. There are routes within the joint extra care framework for developers to submit tenders to provide the care on the site; however, this could also be delivered through the new Help to Live at Home service.
19. Until the mini-competition process has been undertaken, it is unknown whether this site would be able to be developed without public subsidy if a capital receipt for the land was to be received or the land leased to the developer on a peppercorn rent basis. Therefore, approval is sought to delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Community Services, to transfer the site at a negotiated value.
20. It is anticipated that if approval is given work could begin on site in April 2012 and the scheme could be completed in October 2013.

### **Environmental and Climate Change Considerations**

21. As extra care developments consist of self contained properties for residents, these developments would not be included in the Council's carbon footprint. However, they will contribute towards the county's footprint. If the chosen 3<sup>rd</sup> party operator is required to participate in the CRC, to reduce liability consideration should be given to who pays the utility bills for the properties. If the cost is recharged to individual residents, then the 3<sup>rd</sup> party operating the site may be able to avoid liability. Emissions from energy consumption in communal areas would still require the 3<sup>rd</sup> party operator to purchase CRC allowances. In order to ensure that energy consumption and carbon emissions from these buildings do not increase, as well as to ensure appropriate environmental management takes place, new stock will be built to Code Level 4 of Sustainable Homes and Lifetimes Homes standards increasing to Code Level 6 by 2016. Low carbon and renewable fuel energy supplies will be considered for all new buildings.
22. In order to ensure the necessary transport-emissions for running the facilities do not increase, the location of these facilities is crucial. The Burnham House site has access to good public transport links already and a transport strategy for the site would be prepared.
23. It is acknowledged that the very old, chronically ill and poor are amongst the groups most vulnerable to predicted climate change and risk of "fuel poverty". The provision of accommodation for older people will take this into account by ensuring that buildings are not only built to the required Code Level 4 / Code Level 6, but they will also include relevant climate change adaptation features.

### **Equalities Impact of the Proposal**

24. The development of these facilities would promote independence, choice and control for older people and would offer opportunities for greater community engagement, involvement and inclusion in purpose built accommodation.

25. The development of these facilities would also have a positive impact for people who will develop care needs in the future as it will enhance choice for people when choosing their care provision.

### **Risk Assessment**

26. A number of key risks have been identified in relation to this site and associated proposed development.
27. If the proposals are rejected there is a risk that the needs of the community of Malmesbury will not be met.
28. As no further sites have been identified for this development this would significantly delay the delivery of the extra care units against the timescales set out in the Older People Accommodation Development Strategy.
29. There is a risk that none of the preferred developers will submit a tender during the mini-competition phase which would delay the development timescales; however, as this is the first development through the framework agreement for Wiltshire this situation is unlikely to occur.

### **Financial Implications**

30. The Burnham House site is owned by the Council and is currently a vacant site. As such it is a maintenance and security liability for the Council and is incurring costs against which there is no income stream to offset those costs.
31. Due to the lack of external public subsidy to facilitate the development of affordable housing developments, it may be necessary to transfer the land to the developer on a negotiated value basis to ensure that the facilities can be delivered. This will not be known until the mini-competition for the appointment of a developer has been concluded.
32. Members are asked to delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Adult Care, Communities and Housing, to agree the potential inclusion of the land on this basis if required following the outcome of the mini-competition.

### **Legal Implications**

33. As the extra care units are to be tendered through the joint preferred developer framework contracts would need to be set up with the successful developer.
34. If the successful developer for the extra care units does not submit within the mini-competition a quotation for the provision of care services this will need to be arranged through the Help to Live at Home arrangements.

## Options Considered

35. Do Nothing  
With the projected increases in the number of older people within the Malmesbury area over the coming years and the Council's strategic direction to keep people independent in their own homes for as long as possible, the need for the provision of an extra care facility in Malmesbury was identified. In the long term the need to have access to appropriate housing and care services generated by the increasingly elderly population will need to be met. Additionally, this option would not address the maintenance and security implications associated with retaining the vacant site, therefore this option is not recommended.
36. Develop on Another Site in Malmesbury  
At the present time no other suitable sites have been identified in the Malmesbury area for this development apart from the vacant Burnham House site. Land in the Council's ownership is scarce and the timescales for finding and assessing suitable alternative sites for delivering the extra care units are undetermined, therefore, this option is not recommended.
37. Develop the Burnham House Site  
As the Council is reviewing the assets currently within its portfolio and the site is currently vacant there is a need to develop or sell the site. Under the Area Board, the community working group have assessed the options and consider extra care housing the most suitable option for the use of the Burnham House site. Not only will this deliver additional housing but will provide vital services to the surrounding community. Therefore, this is the recommended option.

## Conclusions

38. Through the associated development of the site, the Council would benefit from the provision of new units of extra care housing to meet the needs of the growing elderly population in Malmesbury. Additionally, this development would improve choice and control for older people and provide a vital community resource.

## Sue Redmond Corporate Director of Community Services

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Report Author: James Cawley  
Service Director, Strategy & Commissioning  
Adult Care, Department of Community Services

Date of report: 16 August 2011

## Background Papers

The following unpublished documents have been relied on in the preparation of this report: NONE

**Appendices** NONE

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**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

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**Subject: The Paddocks Care Home Site, Trowbridge**

**Cabinet Members Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: Yes**

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## **Executive Summary**

This report requests approval to progress with the freehold sale of The Paddocks care home site to The Orders of St John Care Trust (OSJCT).

In September 2010 Cabinet agreed to allow the site to be redeveloped into a specialist dementia care facility following a period of consultation with the existing residents. The proposals were that OSJCT would become the owners of The Paddocks care home site in Trowbridge and the Council would become the owner of land at Old Sarum near Salisbury.

The land swap would have provided the necessary land in the Salisbury area for the Council to deliver the facilities outlined in the Department of Health Private Finance Initiative (PFI); being an 80 bed nursing home and 64 bed specialist care home for people with dementia.

As part of the comprehensive spending review initiated by central government in the autumn of 2010, all live PFI schemes were reviewed by the Department of Health and only 4 of the 17 schemes were successful in retaining their funding. Wiltshire Council was unfortunately not able to retain the necessary funding to proceed with the PFI project and therefore the land swap is no longer required. However, OSJCT will continue to progress the purchase of the site at Old Sarum on which they are intending to develop a care home.

OSJCT are committed to deliver the redevelopment of The Paddocks care home site, however, due to funding constraints this would require them to have freehold ownership of the land. The purchase price has been agreed and any agreement would be conditional upon OSJCT obtaining planning consent for the development.

The Paddocks is now vacant following the relocation of the residents to other residential placements and the new extra care facility, Florence Court, in Trowbridge.

## **Proposals**

Members are asked to:

- a. Facilitate the redevelopment of the site to deliver a new 66 bed specialist care home for people with dementia by approving the freehold sale of The Paddocks care home site to OSJCT.
- b. Consider allocating the capital receipt from the sale of The Paddocks to the Adult Social Care capital budget

## **Reasons for Proposal**

Demographic projections indicate there will be significant growth in the 65+ age group in Trowbridge from 7,210 in 2007 to 12,580 in 2026 (74.5% increase). Additionally, the number of people aged 50+ with dementia in Trowbridge will increase by 85% by 2026. It was identified in the Accommodation Strategy for Older People that there is an adequate supply of residential care but an identified shortage of dementia and nursing home provision in Wiltshire.

The Paddocks was a 30 bedded home which was built in the 1970s. The bedrooms do not have en-suite facilities and communal space is very limited. Due to its current condition and design, this building was no longer considered 'fit for purpose' as the space standards precluded the provision of care to people with high level needs.

The focus of national policies (*Putting People First; National Housing Strategy for an Aging Society; Our Health Our Care Our Say*) support older people to remain independent, healthy and active. The redeveloped facility will deliver a purpose built environment that encourages people who require specialist support to maximise their potential.

OSJCT are prepared to fund this development through private borrowing, provided that the Council agree to purchase services as part of its existing long term block contract agreement. This is permissible within the terms of the existing arrangements.

This approval will allow the site to be redeveloped to provide much needed high quality facilities for the care of older people within Trowbridge.

**Sue Redmond**  
**Corporate Director of Community Services**

## **Wiltshire Council**

### **Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: The Paddocks Care Home Site, Trowbridge**

**Cabinet Members Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: Yes**

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#### **Purpose of Report**

1. To seek approval to sell The Paddocks care home site in Trowbridge freehold to the Orders of St John Care Trust (OSJCT) to facilitate the delivery of a new 66 bed specialist care home for people with dementia.
2. Consider allocating the capital receipt from the sale of The Paddocks to the Adult Social Care capital budget

#### **Background**

3. The former Wiltshire County Council transferred the operation of The Paddocks and 17 other residential care homes to OSJCT in 1999 and 2000. In 2005 the care contract was renegotiated to make it co-terminus with the property leases which expire in 2025. The contract recognised that in order to continue to deliver the same or improved level of service and standard of care in the longer term, that some homes would require significant refurbishment or redevelopment during the contract term.
4. The Paddocks was a 30 bedded home which was built in the 1970s. The bedrooms did not have en-suite facilities and communal space was very limited. Due to its condition and design, the building was no longer considered 'fit for purpose' as the space standards precluded the provision of care to people with high level needs.
5. There is a significant amount of land with this property, and planning permission was granted in 2001/02 to build a new care home on the same site. This permission has now lapsed, although it is anticipated that this would have set a precedent with the planning authority and discussions so far with neighbours and planning officers have been positive.
6. A new planning application has been submitted by OSJCT under reference number W/11/01266/FUL.
7. The focus of national policy (*Putting People First; National Housing Strategy for an Aging Society; Our Health Our Care Our Say*) supports older people to live life to the full, to remain independent, healthy and

active. This represents a shift from dependency to wellbeing and independence.

8. Demographic projections indicate there will be significant growth in the 65+ age group in the Trowbridge area:

Age Group	2007	2026	% Increase
65 – 74	3,800	6,050	59.2
75 – 84	2,470	4,480	81.4
85+	940	2,050	118.1

9. The number of people aged 50+ with Dementia in Trowbridge is also expected to increase:

Dementia	2007	2026	% Increase
Aged 50+	605	1,120	85.1

10. Peter Fletcher Associates were commissioned in 2007 to undertake data collection and analysis to support the development of an Older People's Accommodation Strategy. Their report identified that in Wiltshire there is an adequate supply of care home provision but a shortage of dementia and nursing home provision, especially when considering future trends and demographic projections. They recommended that Wiltshire Council works with providers to decrease placements in residential care whilst maintaining diversity and service quality, with future emphasis on the development of more nursing and dementia care provision.
11. The Older People Accommodation Development Strategy was approved by Cabinet in January 2011, which will modernise the way that older people's accommodation is provided over the next 10 years, develop and adopt an integrated accommodation system, ensure the best use of increasingly scarce resources and respond to local needs in local communities. The proposal for The Paddocks is included within the overarching Development Strategy but it is a self contained development that will assist the Council to change the shape of care accommodation.

### **Main Considerations for the Council**

12. In September 2010 Cabinet agreed to allow the site to be redeveloped into a specialist care home facility for people with dementia following a period of consultation with the existing residents to meet the requirements set out in the Older People Accommodation Development Strategy. At this time Cabinet also approved a land swap with OSJCT for a site at Old Sarum to deliver facilities outlined in the Department of Health PFI project.
13. The Council has since been informed that it has not been successful in its bid for funding through the Department of Health PFI schemes resulting from the comprehensive spending review and therefore the proposed land swap of The Paddocks site for the Old Sarum site is no longer required.
14. OSJCT are committed to the redevelopment of The Paddocks site to provide specialist care services for people with dementia, however, they



require freehold ownership of the site to obtain the necessary funding to proceed.

15. The Paddocks care home site has been vacant since June 2011 following the relocation of the residents to other residential placements and the new extra care facility, Florence Court, in Trowbridge.
16. A planning application has been submitted for the new facility by OSJCT and is awaiting determination.
17. The purchase price has been agreed between the parties (see Appendix 1 for further information) and freehold sale will be conditional on OSJCT obtaining planning permission for the new care home.

### **Environmental and Climate Change Considerations**

18. The architects responsible for this development are committed to scheme design and specification that maximises current best practise, and are very experienced in care home design (one recent example being Athelstan House in Malmesbury). The new building will conform to the enhanced sustainable building regulations that came into force in October 2010 and it is anticipated the design will achieve a BRE Environmental Assessment Method (BREEAM) rating of at least 'very good'. OSJCT will be encouraged to take a green approach to energy and water use, considering energy efficiency, renewable energy technology and Carbon Reduction Commitment, thereby maximising savings in lifetime operating costs and carbon emissions. As this building will be owned by OSJCT, the Council will not be responsible for purchasing CRC allowances for the site. However, it will be included in the carbon management plan footprint which is aiming to reduce emissions by 20% by 2014 with the aspiration of a 50% reduction by 2020.
19. Due consideration will also be given to climate change adaptation, for example through natural ventilation and tree planting, to future-proof the building design in a changing environment.
20. A Transport Strategy will be developed following approval for this development. The site is on the main route into Trowbridge, with reasonable public transport links and within walking distance from the town centre and local housing estates.

### **Equalities Impact of the Proposal**

21. The development of these facilities would promote independence, choice and control for older people and would offer opportunities for greater community engagement, involvement and inclusion in purpose built accommodation.
22. The development of these facilities would also have a positive impact for people who will develop care needs in the future as it will enhance choice for people when choosing their care provision.

## **Risk Assessment**

23. There is a risk that through selling the freehold of the site to OSJCT, the Council would minimise its influence and control over the standard of care to be provided in the new care home facility. However, due to the length and breadth of the service contract with OSJCT, stringent monitoring and governance processes are in place whereby any issues that arise can be addressed.
24. Another risk that has been identified when considering this proposal is that OSJCT would not receive the required planning permission to conclude the purchase of this site. In this instance, further discussions would be held with the planning authority but in the event that agreement could not be reached, the 5% deposit would be returned to OSJCT without interest.

## **Financial Implications**

25. The purchase price for the site has been agreed between the parties.
26. The existing lease for the site will continue, with OSJCT being liable for all commitments there-under, until completion of the sale.
27. On exchange of conditional contracts, OSJCT will pay the Council a deposit of 5% of the purchase price, refundable without interest in the event that planning permission for a care home is not achieved within a reasonable period.
28. Each party will be responsible for their own legal fees in relation to the sale.
29. Following the cessation of the lease and the sale of the site, the Council would incur a loss of rental income (see appendix 1).
30. As the redeveloped care home will provide specialist placements for people with dementia this will impact on the category of beds purchased and the associated costs. This revenue implication will be monitored and managed as part of the overall contract management of the block contract with OSJCT.

## **Legal Implications**

31. There is a Transfer and Deed of Grant recorded in the Council's title that requires the Council to ensure that any purchaser enters into a Deed of Covenant with the adjoining owners which may involve additional parties and could extend the timeframe for completion of the purchase.

## **Options Considered**

32. Do Nothing  
Approval was received in September 2010 to close the home and relocate the residents of the care facility to alternative accommodation due to the age of the building, the limited space standards and lack of en-suite

facilities. This was agreed on the understanding that the site would be redeveloped to provide specialist care services for people with dementia. Therefore, the do nothing option is no longer feasible as the home has been closed and the site vacant.

33. Continue to Lease the Site to OSJCT  
In the current economic climate, OSJCT would be unable to secure the necessary funding to proceed with the development through a leasehold arrangement. This is due to there being no collateral from land or buildings to be able to secure any financing against. Therefore, this option has been discounted.
34. Sell the Site Freehold to OSJCT  
The freehold acquisition of the site will allow OSJCT to obtain the necessary financing to proceed with the development of a new 66 bed specialist care home for people with dementia which has been identified within the Council's Accommodation Strategy for Older People. This is the preferred and recommended option.

### **Conclusions**

35. Through the freehold sale and associated development of the site, the Council would benefit from the provision of a new specialist care home for older people with dementia to meet the needs of the growing elderly population in Trowbridge. In addition to improving choice and control for older people, it would also enable the Council to make best use of increasingly scarce resources as outlined within the Older People Development Strategy.
36. Members are asked to:
  - a. Facilitate the redevelopment of the site to deliver a new 66 bed specialist care home for people with dementia by approving the freehold sale of The Paddocks care home site to OSJCT.
  - b. To request a further report on the adult social care accommodation programme.

**Sue Redmond**  
**Corporate Director, Department of Community Services**

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Report Author: James Cawley  
Service Director, Strategy & Commissioning  
Adult Care, Department of Community Services

Date of report: 31<sup>st</sup> August 2011

## **Background Papers**

The following unpublished documents have been relied on in the preparation of this report: NONE

**Appendices** - Confidential valuation information (part 2)

**Wiltshire Council**

**Cabinet Capital Assets Committee**

**14 September 2011**

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**Subject: Coombe End Court, Marlborough**

**Cabinet Member: Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: Yes**

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## **Executive Summary**

This report seeks approval to sell the Coombe End Court site and associated land at the front of the property to The Orders of St John Care Trust (OSJCT) to enable them to build a 16 bed nursing extension for people with dementia. This development would provide much needed, fit for purpose and modern facilities to provide for the older population within Marlborough and the surrounding community. Furthermore, it would also remove any contingent liability resulting from the outstanding construction debt for the Council in the unlikely event that the care services contract be terminated.

These proposals have been developed over a number of years through discussion with both parties. The Older People Accommodation Strategy identified a need in Marlborough for additional places for people with dementia requiring nursing care, however, due to funding constraints, OSJCT were unable to progress with this proposal until now.

In 1999 / 2000, the Council outsourced the management and operation of its 18 care homes to OSJCT. Coombe End House in Marlborough was excluded from this arrangement due to its need for imminent redevelopment in order to maintain its registered status with the Commission for Social Care Inspection (CSCI), now the Care Quality Commission (CQC). A separate tender exercise was conducted for the redevelopment of this care home, and OSJCT were appointed as the successful developer and operator following this competitive process subsequently building a 60 bed residential home, including a 20 bed specialist wing for people suffering with dementia.

## **Proposals**

Members are asked to:

- a. approve the sale of the Coombe End Court site and associated land at the front of the property to The Orders of St John Care Trust (OSJCT) for the provision of a nursing wing extension for people with dementia;

- b. delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Adult Care, Communities and Housing to agree a price for the site following independent valuation and
- c. consider allocating the capital receipt from the sale of Coombe End Court to the Adult Social Care capital budget

### **Reasons for Proposal**

The land at the front of the Coombe End Court site will provide the necessary land for delivery of the additional facilities outlined in the Older People Development Strategy and the sale of the site to OSJCT would enable this development to be progressed given the funding constraints.

Through the development of the site, the residents of Marlborough would benefit from the provision of a new 16 bed nursing extension for people suffering from dementia, which has been identified as a growing requirement due to the demographic projections. Additionally, this development would improve choice and control for older people.

**Sue Redmond**  
**Corporate Director of Community Services**

## **Wiltshire Council**

### **Cabinet Capital Assets Committee**

**14 September 2011**

---

**Subject: Coombe End Court, Marlborough**

**Cabinet Member: Councillor John Thomson  
Adult Care, Communities and Housing**

**Key Decision: Yes**

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#### **Purpose of Report**

1. Approve the sale of the Coombe End Court site and associated land at the front of the property to The Orders of St John Care Trust (OSJCT) for the provision of a nursing wing extension for people with dementia.
2. To delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Community Services, to agree a price for the site following independent valuation.
3. Consider allocating the capital receipt from the sale of Coombe End Court to the Adult Social Care capital budget

#### **Background**

4. In 1999 / 2000, the Council outsourced the management and operation of its 18 care homes to OSJCT. Coombe End House in Marlborough was excluded from this arrangement due to its need for imminent redevelopment in order to maintain its registered status with the Commission for Social Care Inspection (CSCI), now the Care Quality Commission (CQC). A separate tender exercise was conducted for the redevelopment of this care home, and OSJCT were appointed as the successful developer and operator following this competitive process.
5. OSJCT constructed a 60 bed residential care home, Coombe End Court, on the site. This facility is able to cater for a range of dependencies including residential standard and residential enhanced categorisations. It also provided a 20 bed specialist residential dementia care wing and day care facilities.
6. The site was leased to OSJCT on a 125 year lease and rent was payable to the Council on an open market basis during this term. There were also contingent liabilities built into the service contract that provided for OSJCT's outstanding construction costs to be repaid by the Council in the

event that the service contract was terminated earlier than the intended 125 year duration.

7. Following the tendering process OSJCT indicated that it would wish to purchase an area of land at the front of the site extending to approximately 0.095 hectares (0.234 acres). The land was valued and a price agreed between the parties. This agreement did not form part of the main development or service contract; instead it was covered through a side letter. In January 2004, Cabinet approved the sale of the land to OSJCT.
8. Once the redevelopment of the care home had been completed, OSJCT revisited the proposals and identified a better use of the land at the front which would benefit the services already provided and compliment the emerging needs of the surrounding community in Marlborough. Due to financial constraints they were unable to progress the development without the freehold of the land to provide collateral against the required financing, therefore at the present time, the land at the front of the site remains in the Council's ownership and control.

### **Main Considerations for the Council**

9. OSJCT have submitted a proposal to the Council for the construction of an extension to the existing care home to provide additional specialist dementia care for people with nursing needs. Furthermore, these additional beds would serve the whole community enabling people who fund their own care and those funded through the Council to receive the care they need.
10. According to population projection data collected for the Accommodation Strategy for Older People report which was completed in 2007, the 65-74 age group population in Marlborough will increase by 45% between 2007 and 2026. The 75-84 age group will increase by 70.8% and the 85+ age group will increase by 75.8% across the same time period. This is illustrated in the following table.

	<b>65-74</b>	<b>75-84</b>	<b>85+</b>
<b>2007</b>	2,110	1,300	620
<b>% Change to 2012</b>	18.0	10.0	14.5
<b>2012</b>	2,490	1,430	710
<b>% Change 2012 to 2016</b>	12.4	9.8	11.3
<b>2016</b>	2,800	1,570	790
<b>% Change 2016 to 2026</b>	9.3	41.4	38.0
<b>2026</b>	3,060	2,220	1,090
<b>% Change 2007 to 2026</b>	45.0	70.8	75.8

11. Furthermore, the number of people aged 50+ with dementia in Marlborough will increase by 66% between 2007 and 2026. This is illustrated in the following table.

<b>2007</b>	347
<b>% Change to 2012</b>	12.4



<b>2012</b>	390
<b>% Change 2012 to 2016</b>	11.3
<b>2016</b>	434
<b>% Change 2016 to 2026</b>	32.7
<b>2026</b>	576
<b>% Change 2007 to 2026</b>	66

12. More recent population projections show that these initial figures were underestimated by approximately 26%.
13. Due to the significant increase in older people with dementia in the Marlborough areas, it is recommended that the new 16-bed extension provides nursing care for older people with dementia in order to meet the projected demand in the future.
14. The Council would recommend that the facility provide care for people who are able to fund their own care as well as those that are supported by the Council. The Council would purchase approximately 7 places in the new extension, resulting in the remaining 9 being available for self funders.
15. The Council currently purchases 40 beds from Coombe End Court comprising of residential standard, residential enhanced and specialist residential for people with dementia. It is proposed that the additional 7 nursing beds for people with dementia would be procured within the existing 40 bed quota, although the number of standard and enhanced residential placements would decrease as a result.
16. In order for the extension to be built, it is proposed that the land at the front of the property would be subsumed within the site boundaries and become part of Coombe End Court.
17. OSJCT are unable to secure the necessary funding to progress this proposal unless the freehold of the site is sold. This is due to funding restrictions which would require that OSJCT had some collateral in the form of land or buildings that could be secured against any financing for the development.
18. The additional nursing wing for people for dementia was outlined in the Older People Development Strategy to meet the current and future need for specialist provision. The sale of the freehold of the land to OSJCT is currently the only way to progress these proposals in the current economic climate.

### **Environmental and Climate Change Considerations**

19. The new building will conform to the enhanced sustainable building regulations that came into force in October 2010 and it is anticipated the design will achieve a BRE Environmental Assessment Method (BREEAM) rating of at least 'very good'. OSJCT will be encouraged to take a green approach to energy and water use, considering energy efficiency, renewable energy technology and Carbon Reduction Commitment,

thereby maximising savings in lifetime operating costs and carbon emissions. As this building will be owned by OSJCT, the Council will not be responsible for purchasing CRC allowances for the site. However, it will be included in the carbon management plan footprint which is aiming to reduce emissions by 20% by 2014 with the aspiration of a 50% reduction by 2020.

20. Due consideration will also be given to climate change adaptation, for example through natural ventilation and tree planting, to future-proof the building design in a changing environment.
21. A Transport Strategy will be developed following approval for this development. The Coombe End Court site is an established building within the area with reasonable public transport links.
22. It is acknowledged that the very old, chronically ill and poor are amongst the groups most vulnerable to predicted climate change and risk of “fuel poverty”. The provision of accommodation for older people will take this into account by ensuring that buildings are not only built to the required Code Level 4 / Code Level 6, but they will also include relevant climate change adaptation features.

### **Equalities Impact of the Proposal**

23. The development of these facilities would promote independence, choice and control for older people and would offer opportunities for greater community engagement, involvement and inclusion in purpose built accommodation.
24. The development of these facilities would also have a positive impact for people who will develop care needs in the future as it will enhance choice for people when choosing their care provision.

### **Risk Assessment**

25. A number of key risks have been identified in relation to this site and associated proposed development.
26. The primary risk is that through the sale of the land, the Council would lose control over the operation of the care facility which could result in the site being utilised for alternative purposes. The contractual relationship between the Council and OSJCT should address this risk as there is a requirement to provide facilities and OSJCT are committed to providing care to the people of Wiltshire.
27. There is a risk that if these proposals are rejected and the nursing wing extension is not progressed there will not be enough specialist placements to meet the needs of the community of Marlborough.
28. There is a risk that if these proposals are rejected that the care services contract could be terminated and the Council assumes responsibility for the contingent liability of the care home and extension construction costs.

29. Another risk inherent in this proposal is whether there is sufficient demand within the market to occupy another 16 bed facility within Marlborough. The Council believes that there is sufficient demand, which has been illustrated through the population and dementia projection data that was obtained from the Accommodation Strategy for Older People. Provided that the facility provides care for dementia sufferers, the likelihood of the facility generating insufficient placements to remain financially viable is extremely slim. Furthermore, by maintaining a balance of Council funded and self funding clients, the facility will be able to capture interest from all aspects of the market.

### **Financial Implications**

30. The purchase price for the site will be agreed following valuation which has been requested through OSJCT.
31. The existing lease for the site will continue, with OSJCT being liable for all commitments there-under, until completion of the sale.
32. Following the sale of the site, the Council will lose the rental income currently payable on the site.
33. Each party will be responsible for their own legal fees in relation to the sale.
34. The additional 7 beds would be procured within the existing 40 bed quota currently purchased from the home. The implications of this are being addressed as part of the renegotiation of the contract with OSJCT.

### **Legal Implications**

35. The existing contract with OSJCT for the Coombe End Court site would require amendment to remove the contingent liability and the lease terminated.

### **Options Considered**

#### **Do Nothing**

36. The Council could reject the proposal to build a new extension to the care home and choose not to do anything with the identified land at the front of the property. Currently the land at the front of the property is being maintained by OSJCT through goodwill. Rejecting the proposals could result in this land becoming a maintenance liability for the Council which would have its own financial implications.
37. If the proposed extension is not built, then the demand for additional specialist nursing provision for people with dementia within the Marlborough area would not be met.
38. For these reasons, this option has been discounted.

### **Proceed with the Extension on a Leasehold Basis**

39. The new extension for specialist nursing provision for people with dementia would enable the Council to meet an increasing demand for this type of placements within Wiltshire. It would also contribute to the delivery of the Older People Accommodation Development Strategy, which was approved in January 2011. Through continuing to lease the land to OSJCT, the Council would receive an increased rental income on the property which helps to fund the care home placements and ensure that they remain financially affordable for the Council.
40. The primary disadvantage of this option is that the financial risk to the Council would increase as a result of the heightened contingent liability. Furthermore due to funding constraints in the current market OSJCT would be unable to secure sufficient capital investment to progress this extension on a leasehold basis; therefore this option has been discounted.

### **Sell the Freehold of the Entire Site**

41. The Council could sell the freehold of the entire site, including the land at the front of the property, to OSJCT to enable them to proceed with the care home extension.
42. In this instance, the Council could realise a capital receipt that could be ring-fenced, subject to Members approval, to the Adult Social Care capital budget to further progress its accommodation programme. Furthermore, the Council would not be obliged to repay the contingent liabilities in the event that the care services contract was terminated. Instead, they would have the right, to purchase the care home at market value compared to an obligation to pay OSJCT's outstanding construction cost loans.
43. The purchase price will be agreed following the receipt of the valuation report commissioned by OSJCT.
44. In the event that the Council sold the freehold of Coombe End Court to OSJCT, it would lose the income stream generated from the lease which is utilised by the Department of Community Services to help fund the cost of care home placements. However, through its contract renegotiations and the Help to Live at Home programme, this impact would be minimised.

### **Sell the Freehold of the Site to the Front of the Property**

45. The Council could offer to sell the freehold of the land at the front of the property on the open market.
46. In addition to the poor state of the property market, there are doubts as to whether planning consent for residential development could be secured due to the proximity of the care home, together with the high cost of protecting the archaeological finds within the site. Therefore, this option is not recommended.

## **Conclusions**

47. Through the development of this site, the residents of Marlborough would benefit from the provision of a new 16 bed nursing extension for people suffering from dementia, which has been identified as a growing requirement due to the demographic projections. Additionally, this development would improve choice and control for older people.

**Sue Redmond**  
**Corporate Director of Community Services**

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## **Background Papers**

The following unpublished documents have been relied on in the preparation of this report: NONE

**Appendices** - Confidential Valuation Information (part 2)

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