

## CABINET CAPITAL ASSETS COMMITTEE

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MINUTES of a MEETING held in COUNCIL CHAMBER - COUNCIL OFFICES,  
BRADLEY ROAD, TROWBRIDGE, BA14 0RD on Thursday, 24 May 2012.

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

Also in Attendance:	Cllr John Brady
	Cllr Dick Tonge
	Cllr Stuart Wheeler
	Cllr Peter Doyle
	Cllr Jemima Milton
	Cllr Bill Moss

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### 19 Apologies

An apology for absence had been received from Cllr Lionel Grundy.

### 20 Minutes of the previous meeting

#### Resolved:

To approve as a correct record and sign the minutes of the meeting held on 21 March 2012.

### 21 Chairman's Announcements

None.

### 22 Declarations of interest

There were no declarations of interest.

## 23 **Extra Care Development - Burnham House Site, Malmesbury**

Councillor John Thomson, Cabinet Member for Adult Care, Communities and Housing introduced the report updating members on the progress of the extra care development initiative for older people on the former Burnham House site in Malmesbury.

The contract for the development of the site was currently subject to a mini-competition procurement exercise under the joint preferred developer framework established with Devon County Council. Subject to the satisfactory completion of this exercise, the report sought delegated authority for the relevant Cabinet Members to award the contracts in liaison with the Corporate Director and the Section 151 officer.

Councillor Thomson reported that the project was an excellent example of community engagement, with three members of the community being part of the tender evaluation panel.

### **Resolved**

#### **That the Cabinet (Capital Assets) Committee:**

- a. Notes the progression of the extra care development initiative for older people on the former Burnham House site in Malmesbury.**
- b. Delegates authority to the Cabinet Member for Adult Care, Communities and Housing and the Cabinet Member for Waste, Property, Environment and Development Control Services in liaison with the Corporate Director (Statutory Responsibility for Adult Care Services) and the Section 151 Officer to award the extra care development, management and care and support provision contract, where appropriate, on the former Burnham House site in Malmesbury following the satisfactory conclusion of the formal tendering process.**

### **Reason for Decision**

The joint preferred development framework contract with Devon County Council provides an innovative and efficient procurement mechanism to select construction partners, operators and potentially care and support providers for extra care facilities across Wiltshire and Devon.

The development of extra care housing on the Burnham House site would meet the needs of the growing elderly population in Malmesbury and improve choice and control for older people whilst providing a vital community resource.

The involvement of the Burnham House Working Group in the tender evaluation and development of the scheme, promotes community engagement and will ensure that the facilities meet the needs of the local community.

## 24 **Rudloe Community Centre**

Councillor John Thomson, Cabinet Member for Adult Care, Communities and Housing, introduced the report which sought initial approval to work with GreenSquare to explore options to re-develop the Rudloe Community Centre in conjunction with GreenSquare's assets and some Wiltshire Council land in the immediate area.

Councillor Thomson moved an additional recommendation 5, which sought to clarify the arrangements for reporting back to the Capital Assets Committee

### **Resolved**

- 1. To seek approval to work with GreenSquare and the local community to explore options to remodel and to deliver a successful, well used and well resourced community centre**
- 2. To explore options to use council owned land together with GreenSquare assets to generate funding to enable remodelling of the community centre**
- 3. To explore options to transfer the ownership of the community centre**
- 4. To explore opportunities to create wider links in the community e.g. with military personnel and their families.**
- 5. That a further report will be brought to the Cabinet Capital Assets Committee outlining the outcomes of the further feasibility work and a financial appraisal to show how this will be funded, and to seek approval to any proposals to transfer ownership of and/or remodel the community centre.**

### **Reasons for Decision**

The existing layout of the community centre was not fit for purpose and it was not being used as a hub for community activities. New designs could create a layout which would maximise the space within the centre and provide facilities that would benefit different community activities. There was an established community in Rudloe with many local people wanting to see the community centre used to its full potential.

Rudloe was an area where the community would benefit from a well run, fully functioning community centre. Data from the 2001 census showed that Rudloe had a high percentage of vacant dwellings, which may be a result of the high turnover of military personnel within the area and a low percentage of ownership. The military accounted for almost 14% of the housing stock and was likely to be associated with a high turnover of population. The second was that of the total housing stock, Rudloe had a high proportion of social housing.

In 2011 the founding and long standing trustees of RCA stood down and a new group had since been formed. This group was keen to work with the council to find a solution to the current issues.

The proposal could help link Rudloe with the wider community to help create a sustainable community and provide a fully functioning community centre.

## 25 **Wiltshire Council Land - Easton Square, Sherston**

Councillor John Thomson, Cabinet Member for Adult Care, Communities and Housing, introduced a report which sought approval to use a small parcel of Wiltshire Council land to provide some much needed new housing in Sherston in partnership with GreenSquare.

It was noted that GreenSquare had undertaken to provide accommodation for the owners of the existing properties during construction, and that planning permission as still required for the scheme.

### **Resolved**

#### **That Cabinet (Capital Assets) Committee:**

- 1. Delegates authority to the Service Director for Strategy and Commissioning in consultation with the Cabinet Member for Housing to approve and execute the transfer of Council land valued at £7,500 to GreenSquare for £1, subject to the planning permission and full agreement of the owners of numbers 11 and 12, Easton Square.**
- 2. Authorises officers to work up the scheme with GreenSquare to enable the delivery of a mixed tenure scheme subject to planning permission.**

### **Reason for Decision**

The Council's land has been independently valued at £7,500 and is undevelopable without neighbouring owner occupiers contributing some of their surrounding land to deliver some new housing. The owner occupiers of number

11 and number 12 Easton Square approached the Council to work together to achieve this.

In December 2011 a rural housing need survey was undertaken with the support of the Parish Council and identified 21 households seeking an affordable home in Sherston. The Parish Council are keen to see some more affordable housing for local people. The proposal also makes good use of undevelopable land.

## **26 Housing Private Finance Initiative (PFI) Phase 2 Sites**

Councillor John Thomson, Cabinet Member for Adult Care, Communities and Housing, introduced a report which sought approval in principle to allocate sufficient Council owned sites, for nil consideration, to enable the delivery of at least 108 new affordable homes through the Housing Private Finance Initiative (PFI) project phase 2, with a minimum of 48 units delivered on Council owned land.

### **Resolved**

**The Cabinet (Capital Assets) Committee agrees to:**

- 1. Approved the allocation in principle of sufficient Council owned sites to enable the delivery of 108 new affordable homes through the Housing Private Finance Initiative (PFI) project phase 2, with a minimum of 48 units delivered on Council owned land as agreed in the Final Business Case, subject to planning permission.**
- 2. Agree that all Council owned site in the project will be provided for nil consideration.**

### **Reasons for Decision**

Delivery of phase 2 of the Housing PFI project will result in the completion of around 108 new affordable homes to meet the housing needs of residents of Wiltshire and will secure up to £23.76 million Revenue Support Grant.

## **27 Urgent items**

None.

## **28 Exclusion of the Press and Public**

## **Resolved**

**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 11 because it was 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 outweighed the public interest in disclosing the information to the public.**

### **29 Housing Private Finance Initiative (PFI) Phase 2 Sites**

The Committee noted the exempt information in relation to the decision at minute 26 above.

(Duration of meeting: 10.30 - 11.05 am)

These decisions were published on the 28 May 2012 and will come into force on 7 June 2012
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