

# AGENDA SUPPLEMENT (1)

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Meeting: **Cabinet**  
Place: **Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU**  
Date: **Tuesday 23 October 2012**  
Time: **10.30 am**

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**The Agenda for the above meeting was published on 15 October 2012. Further information is now available in respect of Item No. 11 and is attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Yamina Rhouati, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718024 or email [yamina.rhouati@wiltshire.gov.uk](mailto:yamina.rhouati@wiltshire.gov.uk)

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This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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11 **Second Tranche Campus proposals**(Pages 1 - 12)

- Notes from the Campus and Operational Delivery Task Group meeting held on 11 October 2012
  - Statements received from members of the public
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DATE OF PUBLICATION: 19 October 2012

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## CAMPUS & OPERATIONAL DELIVERY TASK GROUP

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### **NOTES OF THE CAMPUS & OPERATIONAL DELIVERY TASK GROUP MEETING HELD ON 11 OCTOBER AT COUNTY HALL, TROWBRIDGE**

#### **Present:**

Cllr Deane, Cllr Howard, Cllr Jeans, Cllr Rooke, Cllr Seed (Chairman of the meeting)

#### **Also Present:**

Cllr Wheeler

Andy Brown, Teresa Goddard, Henry Powell, Mark Stone

#### **Apologies**

Cllr Carter (Chairman)

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1. The Cabinet Member for Campus Development and Culture, the Service Director for Transformation and the Head of Finance attended to introduce the evidence provided and answer members' questions. It was noted that the final reports to Cabinet might contain marginally different figures than the versions provided to the Task Group but any differences would not be material.
2. It was noted that Cllr Carter, Chairman of the Task Group (who had given his apologies for the meeting) had already met with the Service Director for Transformation to discuss the reports provided.
3. The Task Group did not feel they had sufficient time or information to undertake detailed scrutiny of the projects proposed within the report. The Cabinet Member reported that the Task Group had received the reports as soon as they were produced. The limited time available was a consequence of the project's 'bottom-up approach' whereby local communities are designing the facilities they want. The Community Operations Boards (COBs) have needed to finalise their proposals before the Cabinet Member can take requests to Cabinet for the necessary funding. The Cabinet Member's request of the Task Group was to provide a check on the approach being taken and the proposals within the report.
4. The process for this second tranche of campus projects differed slightly from the first in that there has been a better understanding of the funding

requirements and architectural designs of each campus at an earlier stage. The Cabinet Member reported that there was unlikely to be significant changes in the approach for future tranches, but it was a gradual learning process and officers were benefiting from their experience. It was also recognised that every campus, Area Board and COB are different so a unique approach must be taken for each.

5. The Cabinet Member will be recommending that Cabinet adopt the enhanced options for all four campuses within the second tranche. The Cabinet Member emphasised that conditions for borrowing were favourable at the moment so this was the appropriate time to be making the investments proposed.
6. The proportion of funding allocated to each community area's campus is broadly in line with the funding pattern for the Leisure Review, which was approved by Council.
7. It was clarified that major maintenance would be covered under projects' 'Capital costs', rather than under the 'Maintenance costs' listed within the financial details.
8. It was reported that town and parish council precepts would not increase as a direct result of the campus proposals, except where campus projects have incorporated historic town/parish council projects that would have increased precepts anyway.
9. The Task Group noted that the campus projects were not comparable with PFI projects as the former required straight forward capital borrowing without any element of profit.
10. The Task Group noted that 'Net Present Value' (NPV), the figure taken for the overall value or price of the campus projects within the reports, was an established method for evaluating long-term projects in capital budgeting.
11. Royal Wootton Bassett's campus project is no longer included in the second tranche. This is because the Area Board has an aspiration to secure an ambitious rebuild of an existing facility, which will require collaboration with other agencies and discussions regarding this are ongoing.

## **Conclusion**

**The Task Group took an overview of the reports being taken to Cabinet within the time available. Members were satisfied with the process that had been followed, including the make-up and method of calculating the financial figures for the proposed campus projects.**

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**CALNE**

Introduction, Alan Hill

Ladies and gentlemen, I have been involved with the Calne Campus project for nearly 2 years, since before it was even agreed that Calne would have a Campus! I'm sure Stuart can remember our email exchanges on the subject? It is a privilege to present our project to you today. To assist me, I have Mr Malcolm Gull and Mrs Linda Roberts.

Malcolm.

As the Chair of the Calne Community Area Partnership, I am proud of the part that the Partnership and hence the community, has played in the development of the requirements that form the basis of the Calne Campus proposals that are presented to you today.

"Working in Partnership" is a widely over-used term, but in the case of the Calne Campus project that is exactly what happened with representatives from the local community, at all levels, being actively involved in this process. At each stage of the proposals, there have been extensive consultations with local people and partners to ensure that the final proposal truly reflects their individual aspirations.

The result is something that, in my opinion, represents the collective design aspirations for the Calne Community Area and of which the whole community can feel justly proud.

Linda.

Calne Town Council is excited by the Campus Initiative and believes that it will bring great benefits to the Calne Community; we are therefore very much in favour of including Beversbrook Sport and Community Facility as part of the project in whichever way it can. The Campus proposals represent an excellent opportunity for Calne Town Council and Wiltshire Council to work together in partnership to deliver services to our community and by bringing services together, those services can only be enhanced. As the Clerk for Calne Town Council I will ensure that we do all we can to enable and support the Campus Project on all sites and to this end work has begun, in partnership with Wiltshire Council on a town centre master plan, this work will be crucial in shaping the final plans for the Central Campus Site for Calne.

Close, Alan

This 3-site Campus project is designed to improve the delivery of enhanced services to the people of the Calne community area. In the Core Strategy document with which you are all familiar, under the section relating to Calne, it states that the infrastructure of the area has historically not kept pace with housing development under previous administrations. I believe that our proposal provides an opportunity to redress that deficiency. In particular, I would like to draw your attention to the enhanced project option which, if you are minded to make an investment would further contribute to the needs and aspirations of the wider community.

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**CRICKLADE**

**Statement by Mr John Coole, Cricklade**

I am unsure to whom this email should be addressed but I want to write in the strongest terms to object to the proposals that are being put forward for the Campus in Cricklade. I would appreciate it if you can ensure that it is seen by Cabinet Members in advance of the meeting. Can you confirm please?

The proposals that are being put to Cabinet do not reflect the true position. Residents have been misled by Wiltshire Council Officers and by others. An Area Board meeting only 2 weeks ago agreed that the Campus proposals would be centred on the Leisure Centre and in the High Street with the Ockwells building being the only available site. An assurance was given to us at a previous Town Council meeting was that the proposals to use the old Police Station were now 'off the agenda'. Sighs of relief all round!

We are now told there has been another about turn resulting in the current proposals that are to go to Cabinet.

All through this process there has been inadequate public consultation. The first 'consultation' was extremely vague and the question of a preferred site was not asked. The second consultation, we are told, favoured Ockwells as the preferred site. However the SCOB decided to go against public opinion and recommended the Police Station as the preferred site. Despite concerns being raised the Town Council (ignoring the many protests at the meeting) choose to follow this recommendation. We are then informed that there was insufficient money to renovate the Police Station and Ockwells would be the preferred site, hence the recommendation to the Area Board. Now 2 weeks on we are informed that money has been found thus denying anyone opposing the plans the opportunity to voice their opinions to the Area Board.

To make matters worse we find that the decision on this important matter of local concern is to be made in Salisbury possibly the furthest possible location from Cricklade. So much for localism and democracy! I'm afraid it is impossible for me to make a daytime meeting some 50+ miles away.

I would also like to point out that there are a number of factual inaccuracies in the document being presented. Some of the facts presented are extremely questionable and seem to be based on conjecture rather than research.

If I were a member of the Cabinet about to spend considerable sums of public money I would insist that

- a. Proper and full consultation takes place.
- b. That a proper business case is submitted.
- c. That public money is used to better effect.

Of course we want to see investment in the Town Leisure Centre and in the provision of local services - that is fully supported, much better any additional monies are spent on the Leisure Centre than on an ill thought out scheme to renovate the Police Station (a building of no local significance) that could more easily be sold to raise any additional funds required (and considerably more attractive to any developer). The current Ockwells Building has important historical links with the administration of local government in the Town and should not be lost to the Community.

At the very least I would ask that you seek more information before any decision is made.



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**CRICKLADE**

**Statement from Ms Yvonne Keeble**

Could you please pass on my views at the meeting on the 23rd October. I wish to convey my concern how the choice of buildings for the Campus has been dealt with.

The proposed input into the Leisure Centre is welcomed but the poor publicity and consultation whether to move to the Police Station from the existing Ockwells Council building is very concerning.

The idea of having a coffee shop and craft retail outlets, etc. in the proposed police station development will conflict with existing traders in the town.

There should be more time allowed so that proper consultation can take place of the local people as to which site they wish to see used. The view of people I have spoken to feel that Ockwells is a well loved building which has a great deal of historic interest and it will be shame to see it go out of the public domain.

Yvonne Keeble

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**PEWSEY**

**Statement from Mr Bob Woodward, Chairman of the Pewsey COB**

***‘Bringing Modern Services Back to the Pewsey Community Area’***

- Mass postal canvassing plus wide face to face consultations.
- Three key themes emerged; Leisure, Youth and Community Services
- Also accepted split site, based (largely) on the present old Leisure and Youth Centre building, and the new Library which has some facilities at the rear which can be used to advantage.
- A little history of the leisure centre; first opened in the late 60s as an open air swimming pool raised by local subscription backed up by a local benefactor (match funded), remained under local control until early 70s when taken over by WC and the pool was covered. Further extensions then added in the late 70s, including sports hall. A fitness suite was then funded by KDC in the early 80s.
- Sadly under-invested over the intervening years and still largely stuck in the 70/80s.
- Population over that period, and up to 2026 is forecast to rise from 2500 when the pool first built, to about 4700 (ie nearly doubled) in Pewsey alone, proportionate increases across the whole community area up to approximately 15000 by 2026). Thus need dramatically increased.
- So, modern Leisure and Youth facilities head our needs, together with other community services including access to WC services by appointment, plus (from a long list) Register services for births and deaths.
- Central to our whole plan is the desire to physically link and integrate with Pewsey Vale School to our mutual advantage; to increase the school's access to sports and youth facilities, and to enable greater access to the school by the wider community – adult learning for example, access the school kitchens for senior's lunch clubs, or even a community meals on wheels service etc.

- Also full partnership working with Pewsey Primary School, the Children's Centre, Leisure, Youth and Library services, and with the police.
- Pleased to have the option of an enhanced option. Whilst the core option will (just) meet most of our requirements, the enhanced option offers significantly more scope for:
  - Maximising the potential for extensive reconfiguration of the internal facilities into more flexible spaces for a wider range of activities on offer.
  - Greater potential for long-term sustainability through better insulation throughout (including complete re-roofing and wall cladding etc) and modern heating and power systems.
  - Developing the concept of a mobile facility for taking adult and community services direct to outlying villages (Pewsey Community Area over 30 miles E-W, with 30 villages and settlements).

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**PEWSEY**

**Statement from Ms Carol Grant the Head Teacher from Pewsey School**

When I applied for the role of H/T at Pewsey Vale, one of the key attractions was the campus – with the leisure centre, Primary School and now the new Childrens' centre on the same site we have the opportunity to become a 'Learning Hub' in the true sense of the word.

Working closely with all our campus partners has always been a top priority for the school and we are all committed to providing the best possible services for our community. As a school, we benefit from some excellent resources and I would like our facilities to be able to be used more by the community. We have already managed to move a little way towards this, with groups like Pewsey Running Club and Slimming World basing themselves with us, but without committing to extensive extra staffing costs, which, as a small school, we have been unable to find, these opportunities have been limited.

The proposed Campus Hub, which would join the school to the Leisure Centre, would enable us to share resources and facilities to maximise the opportunities for our community.

Bob has already talked about the communities' commitment to the campus, which saw it raise the funds for the initial swimming pool in the 1960's. This is our opportunity to create a fantastic new flexible facility that would meet the needs of the community for the next 50 years. We are unlikely to ever have the opportunity for an investment such as this again. Our isolated, rural community is starved of the services and facilities it desperately needs and this is our chance to put that right, not just for now, but for future generations, so I would particularly recommend the enhanced option to you.

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