

AGENDA SUPPLEMENT (2)

Meeting: Cabinet
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Tuesday 27 March 2018
Time: 9.30 am

The Agenda for the above meeting was published on 19 March 2018. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Will Oulton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713935 or email william.oulton@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

- 5 **Public participation and Questions from Councillors (Pages 3 - 16)**
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DATE OF PUBLICATION: 26 March 2018

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Questions from Charmian Spickernell, Vice-Chair of the CPRE.

Councillor Bridget Wayman – Cabinet member for Highways, Transport and Waste

Everleigh Household Recycling Centre

Background

CPRE put questions to Cabinet relating to Everleigh HRC at Meetings held on 30th January and 6th February and now wishes to put one follow up question and two new questions to Cabinet today.

Follow Up Question

With reference to the fifth Question put on 30th January, and the second interim Question put on 6th February and the responses thereto, CPRE considers that neither Question has been answered fully. CPRE has NOT requested that Cabinet gives an undertaking that Everleigh will not be closed, but simply that the circumstances that have surrounded the site since the changeover in contractors on 2nd October 2017 will be fully and fairly taken into account when assessing its future viability. Therefore:

- a) Will Cabinet confirm that in assessing the Everleigh site on any comparative basis with other HRCs, no account will be taken of statistics, of any kind, arising out of operations after the beginning of October 2017?

Answer

The council will take relevant statistics into account when making any decision about Everleigh. Cabinet recognises the point you make and the statistics reported to Pewsey community area board on 5 March related to the period from October 2016 to September 2017 to address this issue.

Question

- b) Will Cabinet confirm that, where any use is made of Everleigh statistics on a comparative basis with other HRC's prior to October 2017, the fact that all the other HRCs operated at times for a longer number of hours than Everleigh, is a factor that must be taken into account when considering the statistics from that site, and reasonable adjustment will be made thereto, in order for a level playing field to be achieved?

Answer

The council is aware that the opening hours at Everleigh are from 10:00 to 16:00 five days per week all year round whereas other sites opened at 09:00 from 1 April to 31 October. This information will be added to any future presentations of data. However, the opening hours at Everleigh were not extended during the summer because there was no demand to justify incurring the additional expenditure. The number of visits

reported per hour were based on actual opening hours so the chart that sets out this data does compare like with like.

New Questions to Cabinet

1. CPRE notes that no response was provided by Wiltshire Council to an important question raised by the Pewsey Community Area Partnership in advance of the Pewsey Area Board meeting on 5th March, the relevant text being as follows:

“That it was apparent from the information provided by the Environment Agency and the latest status from Wiltshire Council sent with Ms Carter’s e-mail of 21st February to a number of local Councillors, that there is no current, or previous, non-compliance with Environmental Legislation at the Everleigh site. There is simply a potential drainage risk raised by FCC with respect to Environmental Legislation”.

Will Cabinet confirm that:

- a) There is no current or previous non-compliance with Environmental Legislation in respect of drainage at the Everleigh site?

Answer

As stated in the previous briefing note, originally issued on 5 October 2017, the previous site operation posed a risk of environmental non-compliance.

Question

- b) That any concerns raised by FCC Environment at, or around, the time of the changeover in operators are no longer relevant?

Answer

The concerns raised remain relevant in respect of the previous site operation. The changes made to the layout of the site mean that the risk is currently being managed.

Question

2. Local residents have been deprived of significant re-cycling facilities at Everleigh for over five months now. It serves a wide rural area. The Environment Agency would seemingly have no objection to the status quo ante being restored with the customary metal containers. CPRE therefore sees no obvious reason why all the original facilities should not be restored forthwith at Everleigh. Therefore:
 - a) While Wiltshire Council may still be in the process of obtaining further surveys and cost estimates for repairs to the Everleigh drainage system, (which they have publicly acknowledged are now required because of their previous failure to inspect and maintain the infrastructure of the site) as that situation has

no environmental non-compliance issues as far as the Environment Agency is concerned, will Cabinet confirm that immediate action will be taken to restore all the recycling facilities removed from Everleigh on 6th October 2017 in an action that now seems unjustified, unfair to the local residents and against the stated aims to recycle more in order to conserve resources, reduce carbon emissions and reduce the amount sent to landfill, and;

Answer

The following table sets out the materials which we are not currently collecting at Everleigh and the alternatives for their disposal. Local household recycling centres to Everleigh are Marlborough (9 miles), Devizes (10 miles) and Amesbury (14 miles).

Non Landfilled Material	Alternative recycling options	Can material be placed in non-recyclable waste bin at Everleigh if brought onto site?
Cardboard	Kerbside collection service, other local household recycling centres	Yes
Food and Drinks Cartons	Local household recycling centres	Yes
Rigid Plastics (including bottles, pots, tubs and trays and hard household plastics)	Local household recycling centres, plastic bottles in kerbside collection service	Yes
Car Batteries	Local household recycling centres, scrap merchants	No – Hazardous waste cannot be sent to landfill
Domestic Batteries	Local household recycling centres, supermarkets and shops	No – Hazardous waste cannot be sent to landfill
Engine Oil	Local household recycling centres, car garages	No – Hazardous waste cannot be sent to landfill
Tyres	Local household recycling centres, car garages	No – Tyres cannot be sent to landfill
Low Energy Light Bulbs	Local household recycling centres, some supermarkets	No – Electrical items cannot be sent to landfill
Household chemicals (oil based paints, cleaning chemicals, household pesticides)	Local household recycling centres,	No – Hazardous waste cannot be sent to landfill

While there have been no environmental incidents the risk of environmental non-compliance continues until the drainage issues are resolved. The current site operation will therefore continue.

Question

- b) Having had reasonable time to obtain the necessary information, can Cabinet now confirm the nature of the repairs required and the cost thereof?

Answer

A detailed drainage survey has now been completed and the resulting report has now been made available. This will inform the design of the work required and enable us to provide a detailed cost estimate for consideration.

Questions from Colin Gale, Pewsey Community Area Partnership Member & Rushall Parish Councillor

Councillor Bridget Wayman – Cabinet member for Highways, Transport and Waste

Everleigh Household Recycling Centre

Background

Following the continued concerns on the future of Everleigh Household Recycling Centre (HRC), the Wiltshire Council Associate Director for Waste Management, Tracy Carter, attended the Pewsey Area Board on 5th March 2018 to provide an update on the 'Current Status of Everleigh' and to answer pre-tabled questions. The update was in the form of a presentation brief which PCAP was subsequently provided with a copy. Answers to the pre-tabled questions are still awaited. The following questions have been generated as a result of considering the presentation brief in more detail:

Question

1. Three of the slides covered a combination of tonnage of individual materials collected from the 1st October 2016 to 30th September 2017 plus the tonnage of individual materials which are not currently accepted at Everleigh for the same period. The total waste for all of the materials adds up to 2032.87 tonnes. However, a later slide showing the comparison of HRC's for the same period identifies the total waste for Everleigh as 2,244 tonnes.
 - a. Clearly the tonnage data is wrong, therefore what is the correct total waste tonnage with the associated breakdown?

Note! The type of materials for which tonnage figures are quoted on the slides do not include books, clothes, electricals, TV's and computer monitors, paper and plasterboard (Gypsum) which were all separately recycled at Everleigh during the period.

Answer

The total of 2032.87 tonnes is made up of the tonnes of the five most popular materials which we continue to collect at Everleigh (1,902 tonnes) and the tonnes of those materials which we are not currently collecting (130.85 tonnes). The breakdown of the total tonnes of material collected at Everleigh from 1 October 2016 to 30 September 2017 is set out in the following table.

Material	Tonnes collected 1.10.16 to 30.9.17
Paper	30.96
Books	0.45
Cardboard	73.34
Glass	29.58
Cans	1.28
Plastic bottles	1.24
Food and drink cartons	0.55
Rigid plastics (pots, tubs and trays)	41.20
Scrap metal	117.26
Garden waste	449.63
Chipboard/MDF	329.88
Plasterboard	34.08
Soil and rubble	424.86
Car batteries	4.23
Domestic batteries	0.84
CDs and DVDs	0.15
Vegetable oil	0.50
Mineral oil	1.93
Textiles	13.20
Carpet	0.00
Furniture	0.03
Tyres	6.74
Gas bottles	6.30
WEEE (A) – Large household appliances	24.65
WEEE (B) – Fridges/freezers	21.95
WEEE (C) – TVs and PC monitors	15.85
WEEE (D) – Gas discharge lamps	0.21
WEEE (E) – Small domestic appliances	31.63
Mobile phones	0.20
Residual waste to landfill (non-hazardous)	579.80
Residual waste to landfill diversion (hazardous)	1.35
Total	2,243.88

Question

2. Two of the slides were provided to give a pictorial comparison of HRC visits per hour by site and total visits by site for the period 1st October 2015 to 30th September 2016 and 1st October 2016 to 30th September 2017.
 - a. The slides do not provide any indication that Everleigh is not open for the same level of operating hours as all the other sites, it is a comparison of 'Apples and Oranges'. This is a gross misrepresentation of data to pictorially mislead both council representatives and the public. Will Wiltshire Council undertake to stop continuing in portraying information on Everleigh in this manner?

Answer

The number of visits reported per hour were based on actual opening hours so the chart that sets out this data does compare like with like. We will ensure that a note is added to the chart reporting the total visits by site to highlight the different opening hours. The opening hours at Everleigh were not extended during the summer because there was no demand to justify incurring the additional expenditure.

Question

- b. The level of visits to Everleigh for 1st October 2016 to September 2017 is shown as 38,475. However, the metro count automatic equipment for counting vehicle traffic was broken for the whole of this period and a new metro count capability was only installed earlier this year. Visit counts were reliant on human manual counts which were unreliable at best and certainly could not be substantiated. Since the visit data for this period is unreliable will Wiltshire Council undertake to stop using this information?

Answer

Hills Waste Solutions have confirmed that the automatic count equipment at Everleigh was working during this period and if it ever broke it was quickly repaired. The system required site staff to record the visitor count number every hour and at the same time re-set the counter to zero to start counting again. This was the same system that was used at all sites. The record sheets provided by Hills set out figures recorded for Everleigh HRC by day and by hour with the number of cars queuing at opening time and site closures recorded, suggesting that the site staff complied with the system.

Question

3. The final information slide was a 'Comparison with other councils – Number of households per HRC'. This same slide and data was presented at the Joint Tidworth and Pewsey Area Board at the Tidworth Garrison Theatre on 21st December 2015. A significant number of houses have been built in Wiltshire since that date so the data cannot be considered to be the current status in line with the context of the overall presentation. If Wiltshire Council are going to use old data or reuse slides will they undertake to include a date of origin on the slide to indicate the status of the data?

Answer

Tracy Carter apologises for this error. The number of households reported in Wiltshire for February 2018 is 217,092. This means that the ratio of houses to sites is now 19,736. In the previous slide Tracy had rounded up the figure to state that Wiltshire Council provides one site per 20,000 households. Your suggestion of adding a date of origin for the data is welcomed. As you are aware all other data provided was referenced to the correct months and years.

Question

4. The Pewsey community are concerned that Wiltshire Council continues to try to compare the tonnage and visit usage of Everleigh HRC which serves a wide rural community with densely populated urban located HRC's. Following the Tidworth Garrison Meeting and using Wiltshire Council data PCAP produced a slide showing the 'Comparison of HRC's tonnage, costs, population served & per head', copy attached. This slide clearly demonstrated that Everleigh was not the most costly site to operate per head and provided a more balanced representation between rural and urban HRC's. Will Wiltshire Council undertake to provide a balanced representation of HRC's when comparing rural and urban locations in the future?

Answer

Cabinet notes the data you have presented. It remains the case that of all the sites Everleigh receives the lowest number of visits and collects the lowest tonnage of waste compared to the other sites across Wiltshire.

Comparison of HRCs – tonnage & costs

Household Recycling Centre	Total Tonnes, 2014/15 FULL YEAR	% of Total Tonnes	Total tonnes diverted from Landfill	% of Total tonnes diverted from Landfill	Estimated costs per tonne by site
Salisbury	10,337	14.5%	7,863	76.1%	£34.26
Trowbridge	9,533	13.4%	7,755	81.4%	£38.20
Stanton	8,317	11.7%	6,545	78.7%	£38.92
Warminster	7,449	10.4%	6,036	81.0%	£37.41
Purton	6,755	9.5%	5,319	78.7%	£46.83
Melksham	6,705	9.4%	5,494	81.9%	£39.66
Amesbury	5,564	7.8%	4,260	76.6%	£54.03
Devizes	5,229	7.3%	4,087	78.1%	£39.47
Lower Compton, Calne	4,763	6.7%	3,609	75.8%	£34.29
Marlborough	3,917	5.5%	3,228	82.4%	£53.07
Everleigh	2,719	3.8%	2,047	75.3%	£67.48
Total	71,289	100.0%	56,243	78.9%	

Relative performance of HRCs – population served by site

HRC PERFORMANCE 2015/16 (Apr-Sep 15)				
HRC	Total waste	Total Recycled	Rec rate	Population served
Trowbridge	5,500.30	4,580.37	83.27%	64,167
Salisbury	5,380.47	4,175.35	77.60%	68,105
Stanton	4,786.82	3,854.21	80.52%	77,720
Warminster	4,378.09	3,638.87	83.12%	45,750
Melksham	4,093.80	3,431.78	83.83%	37,555
Purton	3,750.69	3,061.73	81.63%	28,640
Amesbury	3,328.18	2,574.43	77.35%	35,457
Devizes	3,020.49	2,429.67	80.44%	32,380
Lower Compton, Calne	2,925.01	2,296.92	78.53%	28,640
Marlborough	2,143.10	1,797.25	83.86%	19,220
Everleigh	1,441.90	1,088.41	75.48%	24,818
TOTAL	40,748.85	32,928.99	80.81%	462,449

NACAS recommends no site exceeds a maximum throughput of 17,250 tonnes per annum

Comparison of HRC's – tonnage, costs, population served & per head

Household Recycling Centre	Total Tonnes, 2014/15 FULL YEAR	Estimated costs per tonne by site	Total cost per site	Population served	Cost per head of population
Salisbury	10,337	£34.26	£354,146	68,105	£5.19
Trowbridge	9,533	£38.20	£364,161	64,167	£5.68
Stanton	8,317	£38.92	£323,698	77,720	£4.16
Warminster	7,449	£37.41	£278,667	45,750	£6.09
Purton	6,755	£46.83	£316,337	28,640	£11.05
Melksham	6,705	£39.66	£265,920	37,555	£7.08
Amesbury	5,564	£54.03	£300,623	35,457	£8.48
Devizes	5,229	£39.47	£206,389	32,380	£6.37
Lower Compton, Calne	4,763	£34.29	£163,323	28,640	£5.70
Marlborough	3,917	£53.07	£207,875	19,220	£10.82
Everleigh	2,719	£67.48	£183,478	24,818	£7.39
Total	71,289		£2,964,617	462,452	£6.41

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Questions from Cllr Brian Mathew.

To Councillor Jerry Wickham – Cabinet member for Adult Social Care, Public Health and Public Protection

Question

The Lib Dem Group is delighted with the unanimous approval of the motion at the last full council meeting proposing a feasibility study into the scaling up of Wiltshire Council's 'Shared Lives Programme'.

We would like to know what steps are being taken by Wiltshire Council to set up the called for feasibility study?

And we would like to know if it would be helpful if the Lib Dem group was to offer its assistance in this regard? We have councillors well versed in feasibility studies and will be only too pleased to offer our assistance.

Answer

Wiltshire is currently developing the Strategy for People with Learning Disabilities. A key element of the strategy is the Accommodation Pathway, ensuring that people with learning disabilities in Wiltshire have access to a range of accommodation options that promotes independence, supporting people to live good lives as part of their community with the right support, at the right time, from the right people.

We will be engaging people with learning disabilities, their family carers and providers of services in the development of the Strategy over the coming months.

Running parallel to this work is a number of commissioning activities regarding accommodation options for people with learning disabilities. As part of this work we will be commencing the development of a Feasibility Study in April.

Whilst we welcome the kind offer for assistance from the Lib Dem group, It is important to note that this is an officer led initiative that forms part of our developing transformation plans for Adult services and as such, reports directly into the transformation Board which is chaired by Cllr Jerry Wickham and attended by other respective members.

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Mark Hunnybun
Strategic Projects and Development Manager
Wiltshire Council
By Email Only

22nd March 2018

Subject to Contract

Dear Mark

I am pleased to confirm GreenSquare Group's offer for the 1.45 acre portion of the Middlefields School site, Chippenham is **£x,xxx,xxx**.

This offer is subject to the following conditions:

- Contract.
- The grant of an acceptable planning permission for not less than 26 residential units.
- Grant funding being approved by Homes England.

GreenSquare's Proposals:

The offer is based on GreenSquare Group delivering a 100% affordable housing development of at least 26 residential units. We anticipate 6 of these homes will be affordable rent and 20 shared ownership. We will work closely with Wiltshire's Housing team and other stakeholders to ensure an appropriate mix of house types is delivered.

GreenSquare will submit a grant funding bid to Homes England within one month of Wiltshire accepting our offer. We have already discussed the site with Homes England and they have confirmed their support for this proposal.

GreenSquare will submit a planning pre-application within 1 month of offer acceptance. We will then submit a full planning application within 2 months of receiving pre-application feedback. We would expect to begin construction within 2 months of receiving a full planning permission.

GreenSquare will work closely with Wiltshire's Planning team and other key stakeholders to ensure we deliver a high quality, sustainable development that both meets Wiltshire's housing needs and maximises land value. We have carried out feasibility studies and are confident this site can accommodate 26 homes.

Affordable Housing:

The Government is encouraging local authorities to deliver affordable housing on their own land. In Wiltshire, affordable housing delivery has consistently fallen short of targets set out in the adopted Core Strategy. At the moment there are 282 people on the Wiltshire Council Housing register in need of housing in the Chippenham area. The delivery of affordable housing on this site over and above the Local Plan requirements will reduce pressure, and costs, on other services provided by Wiltshire Council, including the provision of temporary accommodation.

Average house prices in Chippenham are over 10 times the average income in the town, putting home ownership out of reach for most local households. Our shared ownership homes, which enable people to purchase between 25% and 75% of the property will enable local people, particularly working families to get onto the housing ladder.

The site of Middlefields School was identified in Wiltshire's 2011 SHLAA as a site capable of delivering 89 homes. Under Wiltshire's adopted policy this would have created a requirement for 36 (40%) affordable homes. Our proposal ensures the majority of these affordable homes will still be delivered, despite most of the site being subject to the LIDL planning application.

GreenSquare Group and Funding:

GreenSquare Group is a major provider of affordable housing operating in Wiltshire, Oxfordshire and Gloucestershire with a track record of high quality development. GreenSquare Group's head office is based in Chippenham where we employ many of our 600 staff. GreenSquare is well funded and has delivered over 100 affordable homes in Wiltshire in the last 12 months, with over 120 already in the pipeline in Wiltshire for the next 12 months.

Our proposal will be funded from GreenSquare's cash reserves and private finance facilities, as well as grant funding from Homes England.

The funding for this scheme is included within GreenSquare's business plan. Board approval is required but this proposal is in line with GreenSquare's social purposes, has already been discussed with senior executives, and we therefore expect full support. The Board approval process takes approximately 4 weeks.

Prior to exchanging contracts we will require access to carry out full site investigations, and we will need to obtain a RICS valuation of the site assuming the grant of an acceptable planning permission.

Benefits of our offer:

- 100% affordable housing will enable local people, particularly young families, to stay in Chippenham, who would otherwise be priced out of the town.
- The high levels of shared ownership on the site will support local employers who need suitable housing for lower paid employees, including those working in local schools and health services.
- The new affordable homes will help meet Wiltshire's own affordable housing targets which it is currently falling far short of.
- Our proposal represents an investment of approximately £6 million in Chippenham, and will provide employment and training opportunities for construction staff.
- The new homes bonus and council tax income generated by the new homes will bring benefits to the local authority.
- The proposal will bring a long term vacant site into productive use.

- GreenSquare can deliver these homes quickly, with the first completions within 12 months of receiving a full planning permission.
- GreenSquare will work with Wiltshire to ensure an appropriate and sustainable development is delivered on the site.

Assumptions within the offer:

In preparing this offer we have made the following assumptions:

- As the proposed development will be 100% affordable housing it will be exempt from CIL contributions.
- No allowance has been made for S106 contributions.
- We have assumed drainage abnormal costs of £xx
- We have assumed foundation abnormal costs of £xx.
- No further technical or design abnormal costs have been assumed.
- Cornfields will be a viable access for adoptable roads and construction traffic.

I trust the above is all in order. If you would like to discuss any of the above please do not hesitate to get in touch.

Yours Sincerely



John Owen

Land Manager on behalf of GreenSquare Group Ltd.

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