

## CABINET CAPITAL ASSETS COMMITTEE

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MINUTES of a MEETING held in COUNCIL CHAMBER - COUNCIL OFFICES,  
MONKTON PARK, CHIPPENHAM, SN15 1ER on Tuesday, 24 July 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 John Brady	Cabinet Member for Finance Performance and Risk
Cllr Stuart Wheeler	Cabinet Member for Transformation, Culture, Leisure and Libraries

Also in Attendance:

Cllr Dick Tonge
Cllr Helen Osborn
Cllr Jeff Osborn
Cllr Francis Morland
Cllr Peter Colmer
Cllr Peter Doyle
Cllr Jerry Kunkler
Cllr Alan MacRae

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

### 30 Apologies and Membership

Apologies for absence had been received from:

- Councillor John Thomson
- Councillor Toby Sturgis

The Leader also noted that Cabinet had agreed to appoint the following Councillors as substitute members of Cabinet (Capital Assets) Committee:

- Councillor John Brady
- Councillor Lionel Grundy
- Councillor Keith Humphries
- Councillor Dick Tonge
- Councillor Stuart Wheeler

As such, and in view of the apologies, it was noted that Councillor Brady and Councillor Wheeler were in present as substitute members of the Committee, with full voting rights.

**31 Minutes of the previous meeting**

**Resolved:**

**To approve as a correct record and sign the minutes of the meeting held on 24 May 2012.**

**32 Leader's Announcements**

None.

**33 Declarations of interest**

There were no declarations of interest.

**34 Urgent items**

There were no Urgent Items.

**35 Capital Budget Monitoring 2011/12 Outturn Report**

Councillor John Brady, Cabinet Member for Finance, Performance and Risk, introduced the report which reflected the position of the 2011/2012 Capital Programme as at 31 March 2012, which showed a £7.277 million underspend against the final budget.

The report also detailed changes to the budget made since the previous monitoring report.

**Resolved**

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

- a. Notes the Final outturn position of the capital programme in Appendix A.**
- b. Notes total budget increases of £0.685 million as shown in Appendix B.**

**c. Notes the final reprogramming of budgets of £7.990 million into 2012/2013.**

Reasons for Decision

To inform Cabinet of the final position of the 2011/2012 capital programme and highlight changes and note budget reprogramming into 2012/2013.

**36 Salisbury Market Place**

Councillor Fleur de Rhé-Philipe, Cabinet Member for Economic Development and Strategic Planning, introduced the report which provided an update on the programme for the Salisbury Market Place Public Realm Improvement Project, and sought the Committee's support to the programme.

It was noted that the proposals would be submitted for approval to the Salisbury Area Board at an Extraordinary meeting on 1 August.

It was also noted that plans to refurbish Salisbury City Hall were on hold pending the Salisbury Vision plans for the Maltings and Central Car Park. It was confirmed that the site had not been forgotten and that City Hall was a success story, with ticket sales growing year on year.

Resolved

- 1. The Cabinet (Capital Assets) Committee supports the programme for the Salisbury Market Place Public Realm Improvement Project, and agrees that public opinion be sought on the proposals.**
- 2. The Committee notes that, following public consultation, Members will finalise the funding allocation, and delegate authority to the Service Director of Economy and Regeneration, in agreement with the Chief Finance Officer and in consultation with the Chair of the Community Area Board to negotiate further and agree terms with specified lead consultants to ensure quick delivery of the project or component parts.**

Reason for Decision

To support the transformation of the Market Place into an attractive, vibrant, high quality public space of which the city can be proud, and reflect its important public function and historic setting.

### 37 **Transformation Programme Update**

Councillor Stuart Wheeler introduced the report which provided a comprehensive update on some of the Transformation Programme's key improvement projects. Sarah Ward, Head of Strategic Asset Management, and Corporate Build Programme, presented the detail of the report.

#### **Resolved:**

**That the Cabinet (Capital Assets) Committee notes that the initial phases of the Transformation Programme are nearing conclusion and the successful outcomes that have been achieved.**

#### **Reason for Decision**

To baseline the current programme progress in readiness to move forward with the next phases and highlight delivery so far.

### 38 **Property Disposals**

Neil Ward, Head of Strategic Property Services, introduced the report which updated the Committee on progress related to property disposals during the business plan period to date, and which outlined plans to deliver further disposals during the remaining period of the business plan.

The Committee noted a small clarification to the proposals as set out in the report, whereby recommendation C would refer to Appendix C in addition to Appendix F.

#### **Resolved**

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

- a. Notes the progress made to date on property sales and community asset transfers in line with the expectations of the business plan;**
- b. Notes the detailed list of property disposals contained in Appendix F;**
- c. Confirms the authority to proceed with the disposal of properties listed in Appendices C and F, and delegates the completion of necessary legal transactions to Dr Carlton Brand, Corporate Director, or as permitted by the scheme of delegation;**
- d. Notes the attached interim gateway process at Appendix G and approves its immediate adoption.**

### Reasons for Decision

To provide clarity as to the full extent of the approved programme of property disposals, and to confirm that all necessary legal authority is in place to complete property transactions in a timely manner.

#### 39 **Land at Innox Road, Trowbridge**

Councillor Stuart Wheeler, Cabinet Member for Campus Development and Culture (including Leisure, Sport and Libraries), introduced the report which sought to inform the Committee of a local leisure need in Trowbridge, to consider the representations made by the Area Board and local members and to seek direction on how the Committee wished officers to proceed, based on the two options presented in the report.

It was noted that the ownership of the site would stay with the Council in the short term, although the site may be suitable for Community Asset Transfer in the future.

### Resolved

**Cabinet (Capital Assets) Committee agreed to proceed with Option 1 (changing facilities) for the land at Innox Road, as set out in the report.**

### Reason for Decision

The implementation of this scheme would enhance and improve the existing amenity and recreational land , helping to address the identified shortfall. Additionally local residents and clubs would be given upgraded facilities that would encourage greater Leisure activity in an area that currently lacked sufficient facilities.

#### 40 **Gypsy and Traveller Project**

Janet O'Brien, Head of New Housing, introduced the report which set out details of a project to deliver 50 gypsy and traveller sites.

This was a revised project, based on the reduced funding from the Homes and Communities Agency (HCA), and confirmation was being sought from the HCA as to what level of funding the revised project would receive.

In order to consider the details of the various options as set out in the options paper, the meeting moved into closed session, as the document contained Exempt information.

41 **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 the following items 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.

42 **🔑 Gypsy and Traveller Project**

Noted the Part II appendix to the report at item 11 (minute 40 refers).

**Resolved**

That the Cabinet (Capital Assets Committee):

1. Approves the recommendations within the options paper to proceed with the project based on Option 3 (preferred) or Option 2 to deliver 50 pitches providing the council receives appropriate agreement from the Homes and Communities Agency (HCA).
2. Approves the provision of borrowing as set out in the options paper to support delivery of the project which will be paid back through the service via increased rental income.
3. Delegates authority to the Service Director for Strategy and Commissioning in consultation with the Cabinet Member for Waste, Property, Environment and Development Control Services to enter into a framework agreement with the Homes and Communities Agency (HCA) to deliver 40 refurbished and 10 new gypsy and traveller pitches by March 2015 with capital grant funding provided by the HCA.
4. Delegates authority to the Service Director for Strategy and Commissioning in consultation with the Cabinet Member for Waste, Property, Environment and Development Control Services to enter into a contract to deliver the newbuild works for the 50 pitches.
5. Delegates authority to the Service Director for Strategy and Commissioning in consultation with the Cabinet Member for waste, property, environment and development control services to enter into any associated legal agreements or procurement activities to enable the delivery of the project.

**6. Notes that any response from the HCA which presents a significant departure from the funding arrangements for options 2 or 3, would require a further report to the Committee to agree a way forward.**

Reason for Decision

There were a number of drivers for pursuing the opportunity to secure grant funding to invest in existing and new gypsy and traveller pitches in Wiltshire. These included;

- (i) The requirement to ensure the provision of good quality well managed sites
- (ii) The need to reduce unauthorised encampments
- (iii) The need to reduce unauthorised developments

These outcomes had been supported through the approval of the Council's Gypsy and Traveller Strategy by Cabinet on 24 May 2010, traveller policies within the emerging Wiltshire Core Strategy, the emerging Development Plan Document for Gypsy and Traveller sites and the internal audit report August 2011 relating to the provision of services to travellers by the Council.

**43 Land at Innox Road, Trowbridge**

Noted the Part II appendix to the report at item 10 (minute 39 refers).

**44 Property Disposals**

Noted the Part II appendices to the report at item 9 (minute 38 refers).

(Duration of meeting: 2.00 - 2.59 pm)

These decisions were published on the 27 July 2012 and will come into force on 6 August 2012
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The Officer who has produced these minutes is James Hazlewood, of Democratic Services, direct line 01722 434250 or e-mail [james.hazlewood@wiltshire.gov.uk](mailto:james.hazlewood@wiltshire.gov.uk)  
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