


CABINET CAPITAL ASSETS COMMITTEE

MINUTES of a MEETING held in KENNET ROOM - COUNTY HALL, TROWBRIDGE BA14 8JN on Tuesday, 16 September 2014.

Cllr Fleur de Rhé-Philippe	Cabinet Member for Economic Development, Skills and Strategic Transport
Cllr Jane Scott OBE	Leader of the Council
Cllr Toby Sturgis	Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property, Waste
Cllr John Thomson	Deputy Leader and Cabinet Member for Highways and Streetscene and Broadband
Cllr Dick Tonge	Cabinet Member for Finance, Performance, Risk, Procurement and Welfare Reform

Also in Attendance: Cllr Keith Humphries
Cllr Jonathon Seed
Cllr Stuart Wheeler

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

27 **Apologies and Substitutions**

All members were present.

28 **Minutes of the previous meeting**

The minutes of the meeting of the Capital Assets Committee held on 22 July 2014 were presented. In response to a question from a member of the public regarding accuracy, Councillor Sturgis stated that he was content that the minutes accurately reflected what was said. The meeting noted that minutes are not a verbatim record but are a summary of the discussion ahead of formal recording of decisions.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 22 July 2014.

29 **Leader's Announcements**

There were no leaders announcements.

30 **Declarations of interest**

There were no declarations of interest.

31 **Public Participation and Questions from Councillors**

The Leader reported receipt of a question from Mr Andrew Hall, of Martingate Centre Ltd, concerning the disposal of the Corsham Mansion House and Library at Corsham. A copy of the question and the response, by Councillor Toby Sturgis, were circulated as a supplement to the agenda on the 16 September and available online with the agenda papers.

In supplement to the question, Mr Hall expressed his willingness to support and encourage activity in Corsham and his desire to work to that end. He further added that he hoped that the process to bring the building into use would not take too long.

The Leader, Councillor Jane Scott, responded that the Council wished to see the matter resolved in the interests of the people of Corsham, so that the building could be brought back into use as soon as was practicable.

32 **Capital Monitoring Period 4 2014/2015 (as at 31 July 2014)**

Cllr Dick Tonge presented the report to inform Cabinet on the position of the 2014/2015 Capital Programme as at Period 4 (31 July 2014), including highlighting budget changes. A budget monitoring report to members will now be taken to Members quarterly in September, December, February and June. This report focuses on major variations in budget.


In his presentation, the meetings attention was drawn to the variation of £39M which was due to rescheduling of expenditure through the years. Further reference was made to the breakdown of the amendments to the original budget summarised in the report. to Para 3, range of differing movements.

It was stated that these budget additions largely reflected increases in funding being made available and brought into the programme under the Chief Financial Officer delegated authority. These largely comprised of additional grants from Central government, Section 106 contributions, revenue contributions towards capital expenditure and other contributions used to finance capital spend within the capital programme.

Resolved:

- a) To note the general budget additions for grants, revenue contributions and other contributions of £10.824 million as per Appendix B and to note the Period 4 position of the Capital Programme in Appendix A; and
- b) To note the reprogramming of £13.801 million between 2014/2015 and 2015/2016

33 Council House Building Programme

 Cllr Keith Humphries, Cabinet Member for Public Health, Protection Services, Adult Care and Housing, presented the report which sought to gain delegated approval to deliver a programme of around 240 new council homes across Wiltshire to meet identified need using council owned land and funding from a range of sources including housing revenue account (HRA) reserves and borrowing, right to buy receipts, commuted sum funding and grant funding secured from the Homes and Communities Agency (HCA), Department of Health (DoH) and other funding bodies.

Attention was drawn to the funding streams are outlined in the report, in particular Housing revenue account (HRA) funding, and the fact that land is restricted to use for affordable homes. It was planned that funding and land could be used to lever in additional resources, such as grant funding, to enable the delivery of approximately 240 new council homes to meet identified need between 2015 and 2020.

The Leader noted that further discussion of the matter would be held in Part II of the meeting, as some of the information was of a commercially sensitive nature, and there being no questions from the public deferred discussion of that item to Part II.

34 Urgent items

There were no urgent items.

35 Exclusion of the Press and Public

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the following items of business because it is likely that if members of the public were present there would 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.

Reason for taking the item in private:

Paragraph 3 – information relating to the financial information or business affairs of any particular person (including the authority holding that information).

No representations have been received as to why this item should not be held in private.

36 **Council Housing Building Programme**

Key The meeting considered the report, including the appendix exempt from publication.

Resolved:

to delegate authority to the Associate Directors responsible for housing and finance and the Corporate Director responsible for assets in consultation with the Cabinet Member for Public Health, Protection Services, Adult Care and Housing (excluding strategic housing), the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste and the Cabinet Member for Finance, Performance, Risk, Procurement and Welfare Reform to approve:

- a) The use of sites in Appendix 1 for affordable housing with delegated authority to substitute alternative sites of similar value as appropriate.**
- b) Any appropriations necessary pursuant to s122 LGA 1972 to ensure that the sites in a) are held by the Council for housing purposes.**
- c) Use of funding for affordable housing as detailed in Appendix 1 with delegated authority to substitute different funding streams as required.**
- d) Entering contracts for consultants, construction and other elements of the project to enable the delivery of around 240 new homes within the funding parameters identified in Appendix 1.**
- e) Entering funding agreements with HCA/CLG/DOH as required to secure the grant funding and borrowing approval required.**

Reasons for decision:

There are more than 20,000 households on the council's housing register of which 11,000 households are assessed as in housing need. There is also a

growing older population within Wiltshire and demands on health and social care services are increasing. In line with the council's business plan, it is a priority to enable people to remain living independently within their communities.

The council has the opportunity to assist with addressing these needs through the delivery of new council housing suitable for use as a home for life in communities across Wiltshire. These homes will add to the affordable homes delivered through planning agreements and with our Housing Association partners

(Duration of meeting: 2:00 – 2:34)

These decisions were published on the 19 September 2014 and will come into force on 29 September 2014

The Officer who has produced these minutes is Will Oulton, of Democratic Services, direct line 01225 713935 or e-mail william.oulton@wiltshire.gov.uk
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