

AGENDA

Meeting: CABINET CAPITAL ASSETS COMMITTEE

Place: Council Chamber - Council Offices, Monkton Park, Chippenham, SN15 1ER

Date: Tuesday 19 March 2013

Time: 2.00 pm

Please direct any enquiries on this Agenda to Kirsty Butcher, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713948 or email kirsty.butcher@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

| | |
|---------------------------|--|
| Cllr Jane Scott OBE | Leader of the Council |
| Cllr John Noeken | Cabinet Member for Resources |
| Cllr Fleur de Rhé-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 |

Substitutes:

| | |
|------------------------|---|
| Cllr John Brady | Cabinet Member for Finance Performance and Risk |
| Cllr Lionel Grundy OBE | Cabinet Member for Children's Services |
| Cllr Keith Humphries | Cabinet Member for Public Health and Protection Services |
| Cllr Dick Tonge | Cabinet Member for Highways and Transport |
| Cllr Stuart Wheeler | Cabinet Member for Transformation, Culture, Leisure and Libraries |

AGENDA

Part I

Items to be considered while the meeting is open to the public

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

1 **Apologies and Substitutions**

2 **Minutes of the previous meeting** (Pages 1 - 6)

To confirm and sign as a correct record the minutes of the Cabinet (Capital Assets) Committee meeting held on 22 January 2013.

3 **Leader's Announcements**

4 **Declarations of interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

5 **Month 10 - Capital Monitoring Report** (Pages 7 - 22)

Report of the Chief Financial Officer.

6  **Affordable Housing Development Proposal** (Pages 23 - 32)

Report of the Director for Strategy and Commissioning.

7 **Coombe Bissett Depot Site** (Pages 33 - 52)

Report of the Director for Strategy and Commissioning.

8 **Hilmarton Rural Site** (Pages 53 - 64)

Report of the Director for Strategy and Commissioning.

9 **Purchase of Bungalow for St Nicholas' Special School, Chippenham**
(Pages 65 - 70)

Report of the Corporate Director.

10 **Urgent items**

Any other items of business that the Leader agrees to consider as a matter of urgency.

11 **Exclusion of the Press and Public**

This is to give further notice in accordance with paragraph 5 (4), 5 (5) and 6(a) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 of the intention to take the following item in private.

To consider passing the following resolution:

To agree 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 Number 12 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.

Reason for taking item in private:

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

Part II

Items during consideration of which it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

12 **Transformation Programme: Strategic Funding Opportunity - Football**
(Pages 71 - 78)

Report of the Corporate Director.


The items on this agenda reflect the key goals of Wiltshire Council, namely 'Work together to support Wiltshire's Communities', 'Deliver high quality, low cost, customer focused services and 'Ensure local, open, honest decision making'.

CABINET CAPITAL ASSETS COMMITTEE

MINUTES of a MEETING held in COMMITTEE ROOM C - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER on Tuesday, 22 January 2013.

| | |
|----------------------------|--|
| Cllr Jane Scott OBE | Leader of the Council |
| Cllr Fleur de Rhé-Philippe | Cabinet Member for Economic Development and Strategic Planning |
| Cllr Toby Sturgis | Cabinet Member for Waste, Property, Environment and Development Control Services |
| Cllr John Brady | Cabinet Member for Finance Performance and Risk |
| Cllr Lionel Grundy OBE | Cabinet Member for Children's Services |

Also in Attendance: Cllr John Knight

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

59 Apologies and Substitutions

Apologies for absence had been received from Committee Members Councillor John Thomson, and from Councillor John Noeken. An apology for absence had also been received from Councillor Dick Tonge.

It was noted that Councillor Lionel Grundy was substituting for Councillor John Thomson, and Councillor John Brady was substituting for Councillor John Noeken.

60 Minutes of the previous meeting

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 6 November 2012.

61 **Leader's Announcements**

The Leader noted that she had agreed to taken item 7 (Additional Land Required for School Provision in Tidworth) as the first substantive item, as Councillor Lionel Grundy had to leave early for a prior engagement.

62 **Declarations of interest**

There were no declarations of interest.

63 **Additional Land Required for School Provision in Tidworth**

Councillor Lionel Grundy, Cabinet Member for Children's Services, introduced the report which invited the Committee to consider the procurement of a primary school at North East Quadrant in Tidworth, including an opportunity to acquire additional land adjacent to the new school to facilitate future expansion.

It was noted that negotiation with Persimmon Homes was ongoing regarding a price for the acquisition of the land adjacent to the school site.

The Committee noted that population projections were set to rise for Tidworth, with the Army moving another regiment to the area by 2020. In addition, it was noted that due to parents wanting to use primary schools that fed into the Wellington Academy, applications for primary school places in Tidworth were rising.

(Note: Councillor Mark Connolly, Member for the Tidworth Division, was unable to attend the meeting, but had expressed his support for the proposals, noting that the existing primary schools were already near capacity, and had built or were building additional classrooms.)

Resolved:

That Cabinet (Capital Assets Committee):

- 1. Approves delivery of the proposed new school at Tidworth NEQ within a proposed budget of £3.5m and from within the already approved capital programme in accordance with the Council's statutory obligation to provide sufficient school places; and**
- 2. Agrees to delegate authority to the Service Director for Business Services in consultation with the Service Director for Schools and Learning to commission and deliver the building project, including negotiation and completion of the required construction contract(s) and ancillary documentation in accordance with Part 11 of the Council's Constitution (Contract Regulations); and**

- 3. Confirms their authority to proceed with the acquisition of land adjacent to the school site on NEQ in Tidworth and delegates the completion of necessary legal transactions to the Service Director Business Services in consultation with the Service Director for Schools and Learning.**

Reasons for Decision

Delivery of a new school in Tidworth will enable the Council to meet its statutory duty to provide sufficient school places and will comply with the terms of the NEQ Section 106 agreement. Acquisition of additional land adjacent to the new school site will facilitate future expansion of the school as expected to be necessary by 2018.

64 **Capital Monitoring**

Councillor John Brady, Cabinet Member for Finance, Performance and Risk, introduce the report which reflected the position of the 2012/2013 Capital Programme as at 30 November 2012, and which detailed changes to the budget made since the previous monitoring reports.

Resolved:

That the Cabinet (Capital Assets Committee):

- 1. Notes the budget movements undertaken to the capital programme in Appendix A, including reprogramming of expenditure of £18.025 million into 2013/2014.**
- 2. Notes total budget increases of £0.389 million as shown in Appendix B.**
- 3. Notes the current spend against the budget to date in Appendix A.**

Reasons for Decision

To inform Cabinet (Capital Assets) Committee of the current position of the 2012/2013 capital programme and highlight changes and note budget reprogramming into 2013/2014.

65 **Additional Capital Grants 2012/13**

Councillor John Brady, Cabinet Member for Finance, Performance and Risk, introduce the report which recommended the treatment of additional unringfenced grants recently received from Central Government in 2 areas.

During debate, it was noted that, although option 2 would reduce borrowing, and therefore generate direct revenue savings, option 1 would see allow capital

programmes to be expanded with this unexpected windfall, and would also generate indirect savings, for example reducing reliance on services by increasing the overall capital spend on Disabled Facilities Grant.

Resolved:

That the Cabinet (Capital Assets Committee) approve the unringfenced funding be spent in the areas earmarked by government departments and increase the budgets accordingly (Option A as set out in the report)

Reasons for Decision

Additional unringfenced grants have been received that could be allocated to new projects or be utilised on existing schemes.

66 Trowbridge Town Hall

Councillor Toby Sturgis, Cabinet Member Waste, Property Environment and Development Control Services, introduced the report which provided an update on developing plans by the recently formed Trowbridge Town Hall Trust for the transfer of the Trowbridge Town Hall to them under the Council's Community Asset Transfer policy.

The Leader also welcomed Tracy Sullivan and Councillor John Knight who were attending on behalf of the Trowbridge Town Hall Trust.

In relation to Paragraph 10 of the report, the Committee requested that officers maintain a flexible approach and to review the situation again at the end of 2013, rather than using this as a fixed deadline.

The Committee noted the update report.

67 Urgent items - Department for Transport Invitation to Bid for "Local Pinch Point Fund"

The Leader noted that a late information report had been circulated, which she had agreed to accept due to the need for Cabinet to be briefed on the matter before the subsequent meeting.

The Corporate Director (Resources) introduced the report on behalf the Cabinet Member for Highways and Transport.

As part of the 2012 Autumn Statement the Government announced the creation of a Local Pinch Point Fund worth £170 million to remove bottlenecks on the local highway network which were impeding growth. Bidding Guidance was

issued on 3 January, and the deadline for bids to Department for Transport (DfT) was 21 February.

Having regard to the eligibility criteria, it was considered that the dualling of the A350 north of Chippenham (between the Malmesbury Road roundabout and Jackson's Lane) would be a particularly strong candidate for Wiltshire. This site causes demonstrable problems relating to the local economy and congestion, a scheme is both deliverable and affordable within the opportunity offered by the Fund, and the improvement does not require planning permission, and can be undertaken without land acquisition. Furthermore, the Wiltshire Core Strategy is clear on the priority for improvement along the A350 corridor.

The Cabinet expressed support for the bid to proceed, and noted that the Cabinet Member for Highways and Transport would use delegated authority to endorse the bid for submission to DfT. It was also noted that the bid submission stage did not constitute any financial commitment on the part of the Council.

(Duration of meeting: 2.00 - 2.40 pm)

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| These decisions were published on the 25 January 2013 and will come into force on 4 February 2013 |
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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
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Wiltshire Council

Cabinet Capital Asset Committee

19 March 2013

Subject: Capital Monitoring Month 10 Report 2012/2013

**Cabinet member: Councillor John Brady
Finance, Performance and Risk**

Key Decision: No

Executive Summary

The report reflects the position of the 2012/2013 Capital Programme as at 31 January 2013.

The report also details changes to the budget made since the previous monitoring reports, which are to be noted by Cabinet.

Proposal

- a. Note the budget movements undertaken to the capital programme in Appendix A, including reprogramming of expenditure of £11.899 million into 2013/2014.
- b. Note total budget increases of £1.013 million and budgets returned to the centre of £0.158 million as shown in Appendix A & B.
- c. Note the current spend against the budget to date in Appendix A.

Reasons for Proposals

To inform Cabinet of the current position of the 2012/2013 capital programme and highlight changes and note budget reprogramming into 2013/2014.

Michael Hudson Service Director Finance

Wiltshire Council

Cabinet Capital Asset Committee

19 March 2013

Subject: Capital Monitoring Month 10 Report 2012/2013

**Cabinet member: Councillor John Brady
Finance, Performance and Risk**

Key Decision: No

Purpose of Report

1. To update Cabinet on the position of the 2012/2013 Capital Programme as at 31 January 2013, note budget changes and note reprogramming of expenditure into 2013/2014.

Budget movements

2. The revised budget for month 8 was presented to the Cabinet Capital Assets committee (CCAC) at the meeting on 22 January 2013. Movements since this date are detailed in the table below. A fuller breakdown of the changes made at a scheme by scheme level is attached as Appendix A.

Breakdown of Budget amendments from Month 8 to Month 10 Budget

| | £m | Notes |
|--|-----------------|--|
| Month 8 Capital programme budget (reported to CCAC 22 January 2013) | 92.803 | |
| Additions/amendments to the capital programme 2012/2013 since Month 8 budget monitoring | | |
| Month 10 additional budgets added to the programme | 1.013 | See appendix A and B for further details |
| Budgets returned to Centre | (0.158) | See below for further details |
| Budgets reprogrammed into 2013/2014 | (11.899) | See appendix A and B for further details |
| Current Capital budget Month 10 2012/2013 | 81.759 | |

3. The month 10 budget additions shown above largely reflect increases in funding being available and brought into the programme under the Chief Financial Officer delegated authority. They largely comprise additional Section 106 deposits being used to finance capital spend or additional grants being received to be used within the capital programme. Further information at a scheme by scheme level is shown in appendix A and in further detail in appendix B.
4. The budgets that have been reprogrammed into 2013/2014 are shown in further detail in appendix A and B and are also shown in the narrative for schemes below, as are any schemes that have returned budgets that are no longer required to the centre.

Summary of Current Position as at 31 January 2013

5. The current budget for the year 2012/2013 is £81.759 million. As at 31 January 2013 the actual spend plus the commitments raised to date was £60.212 million (74% spend compared to current budget). A full breakdown of these figures is attached in Appendix A.
6. Further information on the current progress of some of the schemes being undertaken is set out below.

Education schemes

7. Additional Accommodation schemes comprise a number of individual extension schemes to ensure schools can provide enough places for pupils. Many projects in this area are underway with work on site whilst others are in the planning and early development stages. Work is expected to be completed at a number of schools across the county with major projects at Paxcroft Primary and Tidworth Clarendon completing in 2012/2013. Reprogramming of £1.743 million has taken place in this report to match the current expected progress of ongoing schemes and those in the pipeline, including £0.250 million for works at Neston Primary and £0.200 million for Fitzmaurice Primary in Bradford-on-Avon.
8. Schools Maintenance and Modernisation schemes are many individual projects across the schools in the county to fund high priority condition works such as roof replacements, rewiring and window replacements. Large Modernisation projects are due to complete at Sambourne and Warminster St John's; along with high value maintenance work at Downland School (re-wiring) and Avon Valley College (re-roofing). A total of £1.248 million has been reprogrammed in this report relating to various modernisation projects including £0.298 million for a major scheme at Figheldean Primary School; and £0.250 million for Longford Primary School with both due for completion in 2013/2014.
9. DCSF Targeted Capital 14-19 SEN schemes. The majority of this budget relates to a now complete large extension and refurbishment of Exeter House Special School with the final account being agreed and retention payments scheduled. Other major schemes in this area include work at Devizes School which will now take place in 2013/2014 and work at Wiltshire College. Reprogramming of £0.377 million has taken place into 2013/2014 in this report, including £0.358 million for the scheme at Wiltshire College, in order to match the anticipated spend profile.
10. Other Projects New Schools. Most projects in this area are due to begin construction in 2013/2014 with the resulting new schools being open in September 2014. Further reprogramming of £0.974 million has taken place in this report to reflect this and the anticipated spend profile of

each project. This reprogramming includes £0.585 million for a new school in East Trowbridge and £0.270 million for Tidworth.

Highways schemes

11. Highways schemes are currently anticipating a net overspend of around £0.600 million on current budgets across the Structural Maintenance, Additional Highways Works and Land Drainage areas. This has arisen largely due to the effects of the second wettest year on record causing additional drainage and flooding related costs, including the effects of Landslips. Also whilst the early part of the winter was mild and it appeared that winter maintenance budgets could in part be diverted towards this overspend, the latter part of the winter suffered from snow and a cold spell creating deteriorating road conditions from the freeze/thaw action.
12. It is proposed that the Council uses part of its commuted sums (c.£1.100m) which have been held to be applied to Highways schemes such as the ones that have been undertaken over this past winter. This will avoid the council having to incur additional borrowing to fund the increased works over the winter. Therefore £0.600m has been added to the programme to offset the forecast overspend on structural maintenance, land drainage and additional highway works budgets. The bridge maintenance budget is currently forecasting a £0.100m underspend and this is already being used to offset the additional costs across the three budget areas. If the underspend on Bridges increases at the outturn position, this will reduce the requirement to use the commuted sums.

Campus and Operational Delivery (CAOD) schemes

13. Salisbury Market Place scheme has moved quickly and work is progressing well on the New Canal area. Materials have been ordered and Works Orders have been placed on the main Market Place site as well as the works undertaken at New Canal. As work has progressed quickly it is possible that the budget allocation in 2012/2013 will be exceeded but against the overall budget the scheme is on target. No reprogramming to bring budgets back from 2013/2014 has been actioned in this report, any reprogramming needed will be undertaken as part of the Outturn report.

Other Property Schemes

14. The Other Property schemes are the planned maintenance works at properties across the council's portfolio (outside of the Campus and operational delivery schemes). Projects underway in this area include new boilers and building maintenance upgrades in leisure centres and schools in addition to the council offices. Reprogramming of £0.611 million into 2013/2014 has taken place in this report including £0.397 million for work at Durrington Swimming Pool and £0.214 million for work at Emery Gate both of which are now due to start in 2013/2014.

Housing schemes

15. Disabled Facilities Grants are statutory grant payments paid to individual households to adapt homes to allow disabled people to live independently by providing stair lifts, level access showers and ramps etc. Actual spend on this area as at end of January 2013 is £1.846 million against budget of £2.220 million. It is expected that the remainder of the budget will be fully spent by the end of 2012/2013.
16. Affordable Housing schemes have had a total spend in this area as at 31 January 2013 of £0.030 million. Planned spend in 2012/2013 is a further £0.070 million on two Commuted Sums schemes; Lambroke Road in Trowbridge and Prospect Place in Trowbridge. The remaining budget of £0.409 million will be reprogrammed into 2013/2014.
17. HRA refurbishment of Council Stock as at 31 January 2013 is £4.665 million with a remaining budget of £0.802 million. Spend for the remainder of 2012/2013 includes the delivery of a replacement HRA vehicle fleet, which are currently being ordered for a total cost of around £0.280 million, plus the remaining spend to finalise the new Housing ICT system which went live during February. February and March 2012/2013 will see the completion of the old planned maintenance contracts before the new contracts begin in April, therefore it is expected around £0.150 million will be spent each month on new Kitchens and Bathrooms. Other works under the old contracts such as the boiler replacement programme and the disabled adaption's programme will continue up until the end of March 2013. All other works under the old contracts are now largely complete except for final account payments, so it is expected that the budget will be online or slightly underspent at outturn.

Waste Schemes

18. Waste Transformation schemes spend since the last monitoring report taken in January 2013 have increased by £0.137 million which includes £0.087 million spent on Food waste digesters and a further £0.067 million spent on the purchase of wheelie bins which increases the total spend as at 31st January 2013 to £0.453 million. Officers in the Waste Service have identified only a small amount of additional spend due before the end of the financial year. Therefore the remaining £1.087

million budget (out of the original £8.535 million allocated in 2011) is able to be reprogrammed and spread over the next three years to cover costs that have been able to have been delayed in areas such as new wheelie bins, recycling boxes, food digesters along with new digital radios.

Other schemes

19. Revenue & Benefits IT system. The total spend in 2012/2013 is £0.038 million, which includes the advanced purchase of the Northgate social fund admin module. £0.024 million has been set aside for the extra software social fund also anticipated in 2012/2013. £0.150 million of budget which is not required as the scheme has underspent overall has been removed from the programme, an increase from the £0.050 million estimate as discussed in the last monitoring report. £0.032 million has been reprogrammed into 2013/2014 for the purchase of tablet laptops including the licence and implementation service fees.
20. Oil to Biomass schemes are progressing however much of the work is now not anticipated to begin in the reduced number of schools in the scheme until the summer. Only an additional £0.300 million is anticipated to be spent before the year end, therefore £2.049 million has been reprogrammed into 2013/2014. Work is ongoing to examine whether the scope of the scheme can be expanded into other Biomass projects in other schools and other buildings across the County to utilise this budget in 2013/2014.
21. Area Board grants are funds which are allocated to the Area Boards to allocate to support local schemes in each Area. The budget has been allocated to schemes following approval by the Area Boards increasing the actual spend as at the end of 31 January 2013 to £0.255 million including recent spend on Skateboarding funds, kissing gates and £0.016 million spent on CATG in the Corsham area. The remaining budget of £0.309 million is expected to be spent by the end of 2012/2013 as work has progressed recently at some of the larger schemes such as Malmesbury skate park. There are often delays between awarding the grants and the actual grant payment out, often due to planning or other delays. Therefore it is possible that not all of the budget will be spent by the year end, any remaining will be reprogrammed into 2013/2014 as part of the outturn report.
22. The Wiltshire Online project invests in Wiltshire's infrastructure by providing access to superfast broadband to 91% of Wiltshire's homes and businesses. On the 1st February 2013 the Council signed a contract with its preferred provider BT to deliver the project. Working in partnership with South Gloucestershire Council, work is due to begin on the ground this autumn with benefits to broadband speeds being seen by spring 2014. A total budget of £20.660 million has been agreed for the lifetime of the project with the majority of work taking place in 2014/2015. Reprogramming of £0.275 million has taken place in this report to reflect the current anticipated spend profile of the project.

Funding of Capital Programme

23. The capital programme is funded by 3 principal sources; grants and contributions, capital receipts and borrowing.
24. Grants and contributions fund the largest proportion of the programme, it is expected that around £50.000 million of grants and contributions will be available either received in 2012/2013 or received in previous years and held over to fund expenditure in 2012/2013. Some smaller grants and contributions are often not announced in advance of the year and so are added to the programme through the monitoring reports under the Director of Finance delegated authority. These additions are broken down in Appendix B of each report.
25. Since the last monitoring report taken in January the Council has received a further £0.940 million of capital receipts which includes the sale of Oxhouse Farm in Rowde for £0.674 million. This has meant that the total of Capital receipts income at as 31 January 2013 has increased to £8.340 million. Since this date additional income has been received in February 2013 for the sale of Whistley farm in Devizes along with the sale of Bruges Close in Chippenham. In addition 2 further housing right to buy sales have been received in February bringing the total to 12 in the year 2012/2013.
26. The target figure required to balance the capital programme for the year is £10.000 million and the Council is heading to exceed this target if the planned number of sales are received before the end of 2012/2013. Sales are progressing at Coombe End Court in Marlborough, Urchfont Manor in Devizes, as well as office sales such as Bedwin Street in Salisbury. In addition to this there are a number of smaller receipts due in before the end of 2012/2013. Delays to sales are possible and it is often best to wait for the best price possible, so if these sales do not materialise during 2012/2013 they are anticipated to be received in the early part of 2013/2014 instead
27. Borrowing is the final source of funding for the capital programme. The revenue costs involved in borrowing on repaying the principal and the interest charges amount to approximately 10% of the amount of borrowing undertaken. The optimal mix of using receipts, grants and other sources to fund schemes is undertaken before borrowing is considered to minimise the revenue costs of borrowing.

Proposals

28. To note:

- a) The use of up to £0.600m of commuted sums to fund additional highways work arising from the recent cold weather.
- b) The general budget additions for grants and revenue contributions of £1.013 million per Appendix B and note the Month 10 position of the Capital Programme in Appendix A.
- c) The reprogramming of £11.899 million between 2012/2013 and 2013/2014.

Environmental Impact of the Proposal

29. Wiltshire Council is preparing for its mandatory inclusion in the Carbon Reduction Commitment (CRC); the UK's mandatory climate change and energy saving scheme. The objectives of the scheme are to improve energy efficiency and reduce carbon dioxide emissions. It is calculated that 79% of the Council's carbon footprint comes from energy use in buildings. Capital schemes therefore have the potential to greatly increase or decrease carbon emissions, for example schemes making council buildings more energy efficient will reduce the Council's carbon footprint. The budget setting process for 2011/2012 assessed the perceived impact of schemes on the Council's carbon footprint and built this into the mechanism for setting the 2012/2013 budget.

Equality and Diversity Impact of the Proposal

30. No equality and diversity issues have been identified arising from this report

Risk Assessment

31. The capital budget for 2012/2013, as detailed in this report, has been revised to approximately £81 million. Within this programme there are a number of potential risks such as from cost overruns or lower than expected levels of capital receipts. Such issues will be highlighted as soon as they establish themselves through the monthly reporting process. Members may wish to bear in mind that the capital programme has been set for three years and therefore risks will be appraised over the whole period.

Financial Implications

32. These have been examined and are implicit throughout the report

Legal Implications

33. None have been identified as arising directly from this report.

Michael Hudson

Service Director Finance

Report Author: Stephen MacDonald, Principal Accountant (Capital).

Unpublished documents relied upon in the preparation of this report: NONE
Environmental impact of the recommendations contained in this report: NONE

Capital Programme budget movements and spend to 31st January 2012/2013

| Scheme name | 2012/2013 Budget Breakdown | | | | | | |
|--|-----------------------------|---|-------------------------------------|--|--|-----------------------------|--|
| | Month 8 Budget 2012/2013 | Month 10 Budget Movements Between Schemes | Additional Budget see appendix B | Budget returned to Central Funding | Reprogrammed Budget Between 2012/2013 & 2013/2014 | Current Budget 2012/2013 | Total Spend (Actual + Commitments) as at Month 10 |
| | £m | £m | £m | £m | £m | £m | £m |
| Education schemes | | | | | | | |
| Sarum Academy Salisbury | 9.419 | | | | | 9.419 | 5.132 |
| Additional Accommodation | 7.979 | | | | (1.743) | 6.236 | 4.829 |
| Schools Maintenance & Modernisation | 6.219 | 0.245 | | | (1.248) | 5.216 | 3.780 |
| Devolved Formula Capital | 1.086 | | | | | 1.086 | 0.890 |
| Access and Inclusion | 0.180 | 0.022 | | | (0.127) | 0.075 | 0.029 |
| DCSF Primary Capital Programme | 0.245 | (0.245) | | | | 0.000 | 0.000 |
| DCSF Targeted Capital 14-19 SEN | 3.532 | | | | (0.377) | 3.155 | 2.767 |
| Other Projects New Schools | 1.066 | 0.001 | | | (0.974) | 0.093 | 0.017 |
| Other Schools Projects - Expansions & Replacements | 1.163 | (0.001) | | | (0.255) | 0.907 | 0.629 |
| Early Years (inc Surestart & Extended Schools) | 0.434 | | | | (0.064) | 0.370 | 0.178 |
| Aiming High for Disabled Children | 0.056 | | 0.005 | | 0.032 | 0.093 | 0.087 |
| Other Education Schemes | 0.025 | (0.022) | | (0.003) | | 0.000 | 0.000 |
| Total Education schemes | 31.404 | 0.000 | 0.005 | (0.003) | (4.756) | 26.650 | 18.338 |
| Highways schemes | | | | | | | |
| Integrated Transport | 2.998 | | 0.196 | | (0.500) | 2.694 | 1.863 |
| Structural Maintenance | 11.093 | 0.300 | 0.137 | | | 11.530 | 10.298 |
| Land Drainage | 0.500 | | 0.200 | | | 0.700 | 0.604 |
| Additional Highway Works | 1.797 | | 0.263 | | | 2.060 | 1.749 |
| Bridges | 3.250 | (0.300) | | | | 2.950 | 1.767 |
| Local Sustainable Transport Fund | 0.100 | | 0.138 | | (0.100) | 0.138 | 0.083 |
| Total Highways schemes | 19.738 | 0.000 | 0.934 | 0.000 | (0.600) | 20.072 | 16.364 |
| Campus and Operational Delivery schemes | | | | | | | |
| Hub Programme Office Rationalisation | 10.313 | | | | | 10.313 | 8.626 |
| Hub Programme ICT | 2.000 | | | | | 2.000 | 1.594 |
| Operational Estate | 1.100 | | | | | 1.100 | 0.500 |
| Depot & Office Strategy | 0.100 | | | | | 0.100 | 0.025 |
| Libraries, Heritage and Art | 0.080 | | 0.025 | | | 0.105 | 0.092 |
| Libraries RFID Technology | 0.034 | | | | | 0.034 | 0.001 |
| Campus | 2.913 | | | | | 2.913 | 1.606 |
| Salisbury Market Place | 0.800 | | | | | 0.800 | 0.233 |
| Total CAOD schemes | 17.340 | 0.000 | 0.025 | 0.000 | 0.000 | 17.365 | 12.676 |
| Other Property schemes | | | | | | | |
| Buildings Repair & Maintenance | 3.696 | | | | (0.611) | 3.085 | 2.571 |
| Total Property schemes | 3.696 | 0.000 | 0.000 | 0.000 | (0.611) | 3.085 | 2.571 |

Capital Programme budget movements and spend to 31st January 2012/2013

| Scheme name | 2012/2013 Budget Breakdown | | | | | | |
|---|-----------------------------|---|-------------------------------------|--|--|-----------------------------|--|
| | Month 8 Budget 2012/2013 | Month 10 Budget Movements Between Schemes | Additional Budget see appendix B | Budget returned to Central Funding | Reprogrammed Budget Between 2012/2013 & 2013/2014 | Current Budget 2012/2013 | Total Spend (Actual + Commitments) as at Month 10 |
| | £m | £m | £m | £m | £m | £m | £m |
| Housing schemes | | | | | | | |
| Disabled Facilities Grants | 2.222 | | | | | 2.222 | 1.846 |
| Other Housing Grants | 0.437 | | | | | 0.437 | 0.033 |
| Affordable Housing (including Commuted Sums) | 0.509 | | 0.049 | | (0.460) | 0.098 | 0.030 |
| Gypsies and Travellers Projects (inc H&S Works) | 0.340 | | | | | 0.340 | 0.294 |
| New Housing | 0.452 | | | (0.005) | (0.321) | 0.126 | 0.063 |
| HRA - Refurbishment of Council Stock | 5.467 | | | | | 5.467 | 4.665 |
| Total Housing schemes | 9.427 | 0.000 | 0.049 | (0.005) | (0.781) | 8.690 | 6.931 |
| Waste schemes | | | | | | | |
| Waste Transformation | 1.434 | | | | (0.969) | 0.465 | 0.436 |
| Waste Management & Waste Vehicles | 0.234 | | | | (0.118) | 0.116 | 0.109 |
| Total Waste schemes | 1.668 | 0.000 | 0.000 | 0.000 | (1.087) | 0.581 | 0.545 |
| Other schemes | | | | | | | |
| Revenue & Benefits IT System | 0.245 | | | (0.150) | (0.032) | 0.063 | 0.038 |
| Carbon Reduction Schemes | 0.504 | | | | (0.095) | 0.409 | 0.349 |
| Oil to Biomass Schemes | 2.700 | | | | (2.049) | 0.651 | 0.351 |
| Planning IT System | 0.866 | | | | | 0.866 | 0.574 |
| Adult Social Care Strategy - Older People, LD & Mental Health | 0.647 | | | | | 0.647 | 0.100 |
| Social Care Infrastructure & Community Safety | 0.122 | | | | | 0.122 | 0.015 |
| Area Boards and LPSA PRG Reward Grants | 0.565 | | | | | 0.565 | 0.255 |
| Other Economic Development Schemes | 0.678 | | | | (0.559) | 0.119 | 0.259 |
| Rural Estates | 0.121 | | | | (0.091) | 0.030 | 0.004 |
| Cross Departmental Initiatives & Other Schemes | 0.269 | | | | | 0.269 | 0.171 |
| Wiltshire Online | 0.370 | | | | (0.275) | 0.095 | 0.058 |
| Leisure Schemes (Non Campus) | 0.750 | | | | | 0.750 | 0.189 |
| Fleet Vehicles | 1.500 | | | | (0.900) | 0.600 | 0.292 |
| Passenger Transport Unit | 0.193 | | | | (0.063) | 0.130 | 0.130 |
| Total Other schemes | 9.530 | 0.000 | 0.000 | (0.150) | (4.064) | 5.316 | 2.787 |
| Total 2012/2013 Programme | 92.803 | 0.000 | 1.013 | (0.158) | (11.899) | 81.759 | 60.212 |

**CHIEF FINANCE OFFICER (CFO) - EXERCISE OF DELEGATED POWERS & REQUESTS FOR
ADDITIONAL RESOURCES WITHIN THE CAPITAL PROGRAMME**

CCAC Meeting
Financial Year:

19th March 2013

2012/2013

SECTION 1 - DELEGATED CFO POWERS

*"Adjustment/addition of scheme in the capital programme which has no effect on the net funding position of the programme
i.e. Additional resources available in the form of Grant, Section 106 contributions etc which fund the addition, "*

| | | | |
|------------------------|---|--|---------|
| Project Name: | Aiming High for Disabled Children | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 5,245 | | |
| Funding Source: | Grant received from Department of Health for capital works to enable short breaks for disabled children | | |
| Project Name: | Integrated Transport | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 196,222 | | |
| Funding Source: | Various contribution from Town/Parish Councils & Developer Contributions towards Highway works | | |
| Project Name: | Local Sustainable Transport Fund | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 138,000 | | |
| Funding Source: | Grant received from DfT towards capital Transport works | | |
| Project Name: | CAOD - Libraries, Heritage and Art | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 25,000 | | |
| Funding Source: | Contribution from The Pound Arts Centre for Studio works | | |
| Project Name: | Affordable Housing (including Commuted Sums) | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 49,379 | | |
| Funding Source: | Commuted Sums for housing received from Developers on the Lambroke Road & Prospect Place Project | | |
| Project Name: | Highways - Structural Maintenance, Land Drainage and Additional Highways Works | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 600,000 | | |
| Funding Source: | Commuted Sums held to invest in Highways Maintenance | | |
| | <u>1,013,846</u> | Total Delegated Changes Approved by Section 151 Officer | |

SECTION 2 - DELEGATED CFO POWERS

*"Schemes within the capital programme which require the reprogramming of expenditure between years due to scheme
not progressing as originally anticipated or other circumstances"*

| | | | |
|-----------------------|---|-----------|---------|
| Project Name: | Additional Accommodation | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (1,742,897) | 1,742,897 | |
| Notes: | Reprogramming of Schemes to match anticipated expenditure between financial years | | |
| Project Name: | Schools Maintenance & Modernisation | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (1,247,928) | 1,247,928 | |
| Notes: | | | |
| Project Name: | Access and Inclusion | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (126,946) | 126,946 | |
| Notes: | | | |

CHIEF FINANCE OFFICER (CFO) - EXERCISE OF DELEGATED POWERS & REQUESTS FOR ADDITIONAL RESOURCES WITHIN THE CAPITAL PROGRAMME

CCAC Meeting
Financial Year:

19th March 2013

2012/2013

| | | | |
|-----------------------|---|----------------|----------------|
| Project Name: | DCSF Targeted Capital 14-19 SEN | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (377,042) | 377,042 | |
| Notes: | | | |
| Project Name: | Other Projects New Schools | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (974,000) | 974,000 | |
| Notes: | | | |
| Project Name: | Other Schools Projects - Expansions & Replacements | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (254,770) | 254,770 | |
| Notes: | | | |
| Project Name: | Early Years (inc Surestart & Extended Schools) | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (64,077) | 64,077 | |
| Notes: | | | |
| Project Name: | Aiming High for Disabled Children | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | 31,850 | (31,850) | |
| Notes: | | | |
| Project Name: | Integrated Transport | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (500,000) | 500,000 | |
| Notes: | | | |
| Project Name: | Local Sustainable Transport Fund | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (100,000) | 100,000 | |
| Notes: | | | |
| Project Name: | Buildings Repair & Maintenance | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (611,000) | 611,000 | |
| Notes: | | | |
| Project Name: | Affordable Housing (including Commuted Sums) | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (459,801) | 459,801 | |
| Notes: | | | |
| Project Name: | New Housing | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (321,000) | 321,000 | |
| Notes: | | | |
| Project Name: | Waste Transformation | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (968,590) | 968,590 | |
| Notes: | | | |
| Project Name: | Waste Management & Waste Vehicles | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (118,483) | 118,483 | |
| Notes: | | | |
| Project Name: | Revenue & Benefits IT System | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (32,000) | 32,000 | |
| Notes: | | | |
| Project Name: | Carbon Reduction 11/12 Schemes | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (95,000) | 95,000 | |
| Notes: | | | |

CHIEF FINANCE OFFICER (CFO) - EXERCISE OF DELEGATED POWERS & REQUESTS FOR ADDITIONAL RESOURCES WITHIN THE CAPITAL PROGRAMME

CCAC Meeting
Financial Year:

19th March 2013

2012/2013

| | | | |
|-----------------------|--|----------------|----------------|
| Project Name: | Oil to Biomass Schemes | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (2,048,676) | 2,048,676 | |
| Notes: | | | |
| Project Name: | Other Economic Development Schemes | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (559,007) | 559,007 | |
| Notes: | | | |
| Project Name: | Rural Estates | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (90,756) | 90,756 | |
| Notes: | | | |
| Project Name: | Wiltshire Online | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (275,000) | 275,000 | |
| Notes: | | | |
| Project Name: | Fleet Vehicles | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (900,000) | 900,000 | |
| Notes: | | | |
| Project Name: | Passenger Transport Unit - Better Bus Area Fund | | |
| Budget Change: | 2012/13 | 2013/14 | 2014/15 |
| | (63,070) | 63,070 | |
| Notes: | | | |
| 11,898,193 | Total Re-programming between years | | |

SECTION 3 - REQUESTS TO CABINET FOR ADDITIONAL RESOURCES

"Adjustment/addition of scheme to the capital programme which places an additional funding requirement on the programme"

Project Name:

Budget Change:

| | 2012/13 | 2013/14 | 2014/15 |
|--|---------|---------|---------|
| | | | |

Funding Source: There are no requests for additional resources detailed within this report

0 **Total requests for additional resources**

In the exercise of my delegated powers (Section 1 and 2), I hereby authorise the amendments to the Capital Programme summarised above.

CHIEF FINANCE OFFICER: Michael Hudson

DATE: March 2013

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Wiltshire Council

Cabinet Capital Assets Committee

19 March 2013

Subject: Affordable Housing Development Proposal

Cabinet member: Councillor John Thomson – Adult Care & Housing

Key Decision: Yes

Executive Summary

On 24th May 2012, Cabinet Capital Assets Committee agreed to;

1. Approve 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 sites in the project will be provided for nil consideration.

Three sites were identified to progress through planning to provide sufficient land to deliver a minimum of 48 units through the Housing PFI project phase 2 including Margaret Stancomb School site, Trowbridge.

It has recently been agreed that Housing PFI phase 2 will no longer proceed. However, the opportunity to use the identified sites to deliver affordable housing remains.

Two of the identified sites will not be vacated until Spring 2014. The Margaret Stancomb School site is currently vacant and ready to progress.

The original expectation was that financial close for PFI phase 2 would be achieved by December 2013 with the first starts on the Margaret Stancomb School site shortly afterwards and the first completions achieved towards the end of 2014.

It is proposed that, to continue to meet housing need and achieve completions in advance of the original timeframe, the Margaret Stancomb School site is transferred to the Council's Housing PFI partner, Aster Homes, to progress the development of around 22 new affordable homes, with anticipated completions achieved in Spring 2014.

A copy of the site plan is attached at Appendix A.

Proposal(s)

To delegate authority to the Service Director for Business Services in consultation with the Cabinet Member for waste, property, the environment and development control services to approve the transfer of the Margaret Stancomb School site to Aster Homes for the delivery of 22 new affordable homes.

Reason for Proposal

To ensure the delivery of 22 new affordable homes to meet identified housing need.

James Cawley**Service Director – Strategy & Commissioning Adult Care & Housing**

Wiltshire Council

Cabinet Capital Assets Committee

19 March 2013

Subject: Affordable Housing Development Proposal

Cabinet member: Councillor John Thomson – Adult Care & Housing

Key Decision: Yes

Purpose of Report

1. The purpose of the report is to seek approval to transfer Margaret Stancomb School site in Trowbridge to Aster Homes to enable the delivery of 22 new affordable homes.

Background

2. On 24th May 2012 a decision was made to progress planning applications for three council owned sites to enable the delivery of a minimum of 48 new affordable homes through the Housing PFI project phase 2. It was also agreed that these sites should be provided for nil consideration.

3. It has been agreed that phase 2 of the Housing PFI project will no longer proceed.

4. Affordable housing need remains high. At September 2012 there were 1,108 households in silver band or above on the waiting list whose first preference is to live in Trowbridge.

5. The council's Housing PFI partner, Aster Homes, is able to deliver 22 new affordable homes on the Margaret Stancomb School site in Trowbridge ahead of the proposed timeframe for delivery within the PFI project.

6. It is estimated that completions could be delivered by Spring 2014.

7. Aster have access to grant funding from the Homes and Communities Agency (HCA) which could be used to support affordable housing delivery on this site as well as their own reserves.

8. The homes will be built to the HCA's Design & Quality Standards which includes meeting Code for Sustainable Homes Code 3.

Main Considerations for the Council

Housing need

9. Margaret Stancomb school site is currently vacant and has the capacity to deliver 22 new affordable homes to meet housing need in Trowbridge.
10. As detailed in paragraph 4, at September 2012, there were 1,108 households on the housing register in silver band or above whose first preference is to live in Trowbridge.

Capital Receipt

11. It was agreed in May 2012 to dispose of sufficient sites at nil consideration to enable delivery of 48 new affordable homes through PFI with an estimated capital value of £2m. The estimated capital value for this site is £0.5m and the site will deliver 22 new affordable homes.

Planning

12. The site consists of the existing school building and site including playground and some ancillary buildings.
13. It is proposed to transfer the whole site to Aster Group to develop both the existing school building and the remainder of the site to enable the delivery of 22 new affordable homes.
14. Aster are exploring options for the school building including open market housing, affordable housing and community use.
15. Any surplus generated as a result of the development of the school building will be invested in the delivery of affordable housing.
16. The delivery of new homes on this site will be subject to planning and consultation with the local community.

Environmental and climate change considerations

17. Contractors are expected to reduce their impact on the environment through the construction phase including recycling any waste generated as a result of the development. In addition, the homes will be built to the HCA's Design & Quality Standards which include meeting Code for sustainable homes level 3 thereby minimising the impact on the environment.

Equalities Impact of the Proposal

18. The provision of new affordable homes enables those unable to meet their housing needs in the open market to access good quality housing.

19. The new homes will be allocated in accordance with the council's allocations policy. It is proposed that the council will receive nominations to 100% of the new homes on first let and 75% thereafter.

Risk Assessment

Risks that may arise if the proposed decision and related work is not taken

20. Insufficient new affordable homes are delivered to meet housing need resulting in increased homelessness and households unable to live where they work or near carers or dependants. This has a knock on effect on health, employment, care provision and well being.
21. Funding currently available through the Homes and Communities Agency's Affordable Housing Programme may not be available in the future to invest in affordable housing delivery. Delivery of this scheme now will take advantage of that funding.
22. The site may remain vacant for a prolonged period.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

| | Risk | Action to mitigate the risk |
|-----|--|--|
| 23. | Abnormal costs identified on the site | Site surveys will be carried out to determine those costs and assess the impact prior to any further expenditure |
| 24. | Unable to achieve planning permission | Pre-application consultation will be carried out prior to submission of the application |
| 25. | Provider unable to deliver viable scheme | A legal interest in the land will not be granted until a viable scheme is deliverable |

Financial Implications

26. Margaret Stancomb School site was factored into the capital programme with an expected capital receipt of £0.5m. When the site was allocated to the phase 2 PFI scheme this receipt was taken out of the capital programme. Selecting option 1 would therefore represent an unexpected capital receipt which would have an ongoing revenue benefit of around £0.050m per annum. The other options 2 – 4 where land is provided at nil consideration would have no additional financial implications than already assumed.

Legal Implications

27. The direct award of land to Aster at nil consideration has implications in terms of 1) Public Contract Regulations (2006); 2) State Aid; 3) Section 123 – 128 of the Local Government Act 1972; and the Local Government Act 1999 best value duty.

Public Contract Regulations.

A land transfer with housing development obligations will generally be subject to these regulations and so be subject to an extensive tendering exercise. This would deny the Council the ability to simply award the development project to Aster. However, in this case the financial size of the project (open market land value plus the cost of building the 22 dwellings) is less than the threshold (£4.3 million) above which the regulations apply. Therefore the PCR 2006 do not, in this case, demand that a tender is undertaken. An exemption from the Council's procurement rules may be required.

State Aid

The grant of land at nil value (or anything of value greater than around £180,000) to an economically active organisation would generally contravene the State Aid regulations. However, recent changes in those regulations have very much lessened their application to project the aim of which is to provide social housing. As these changes are recent there has been little testing of them by way of cases or clarification by way of issued guidance and so there is a chance that another housing organisation could still make a state aid claim. However the risk of this is low.

Best Value.

Under the Local Government Act 1972 local authorities have a duty to obtain the best consideration reasonably obtainable when disposing of land, unless the Secretary of State consents to the disposal. Pursuant to the General Disposal Consent 2003, it is not necessary to seek specific consent for any disposal of land which the Authority considers will help it to secure the promotion or improvement of the economic social or well-being of its area where the difference between the unrestricted value of the interest to be disposed of and the consideration accepted is two million pounds or less. In order for the Council to avail itself of this general consent, it is necessary to be able to show that the benefits assessed match or exceed the undervalue by reference to professional valuation advice, the Community Strategy and Council Policy. However in doing this the Authority must remain accountable and transparent and follow and record normal prudent commercial practices. Once having considered the outcome of those practices the Authority is satisfied the disposal is appropriate then it may dispose at an undervalue and in this case for nil consideration.

Options Considered

28. Option 1: To dispose of the site for best value

There is an option to dispose of the site to achieve best price. Although this may deliver a capital receipt for the council it would not result in the delivery of 22 new affordable homes to meet need in line with the council's corporate affordable housing targets. This site has been held for affordable housing delivery and has not been assumed to deliver a capital receipt beyond the receipt expected for the school building.

29. Option 2: To invite offers from a range of providers to deliver an affordable housing scheme on the site

Aster is a key partner for the council and has been working with the council over several years to deliver affordable housing through the PFI project. The delivery of this site with Aster, with whom we already have a close working relationship, will enable the units to be delivered more quickly and effectively. Inviting offers from a range of providers will delay the delivery of these homes and there is a risk that it will not result in any enhanced value. Aster also have access to Homes and Communities Agency (HCA) funding and their own reserves to support delivery on the site without any further subsidy requirement from the council.

30. Option 3: To invite offers from a range of providers to deliver a mixed tenure affordable housing scheme on the site.

An option to offer the site to providers to consider a mix of sale and affordable units may deliver a capital receipt for the land but would result in less affordable housing. In addition, the process would delay the development of the site.

31. Option 4: To explore the opportunity to deliver council housing on the site.

It may be an option for the council to consider the use of this site for the development of new council housing. However, the delivery mechanisms for this are still being explored. Aster will be able to commence pre-application work on the site immediately following approval and will be able to deliver completed units within a quicker timeframe.

Conclusions

32. The best option to deliver affordable homes on this site in the most effective and efficient way is to dispose of the site to Aster Homes for nil consideration.

James Cawley
Service Director – Strategy & Commissioning – Adult Care & Housing

Report Author:

Janet O'Brien
Head of New Housing

Tel. 01249 706550
Email. Janet.o'brien@wiltshire.gov.uk

Date of report: 29th November 2012

Background Papers

PFI Final Business Case

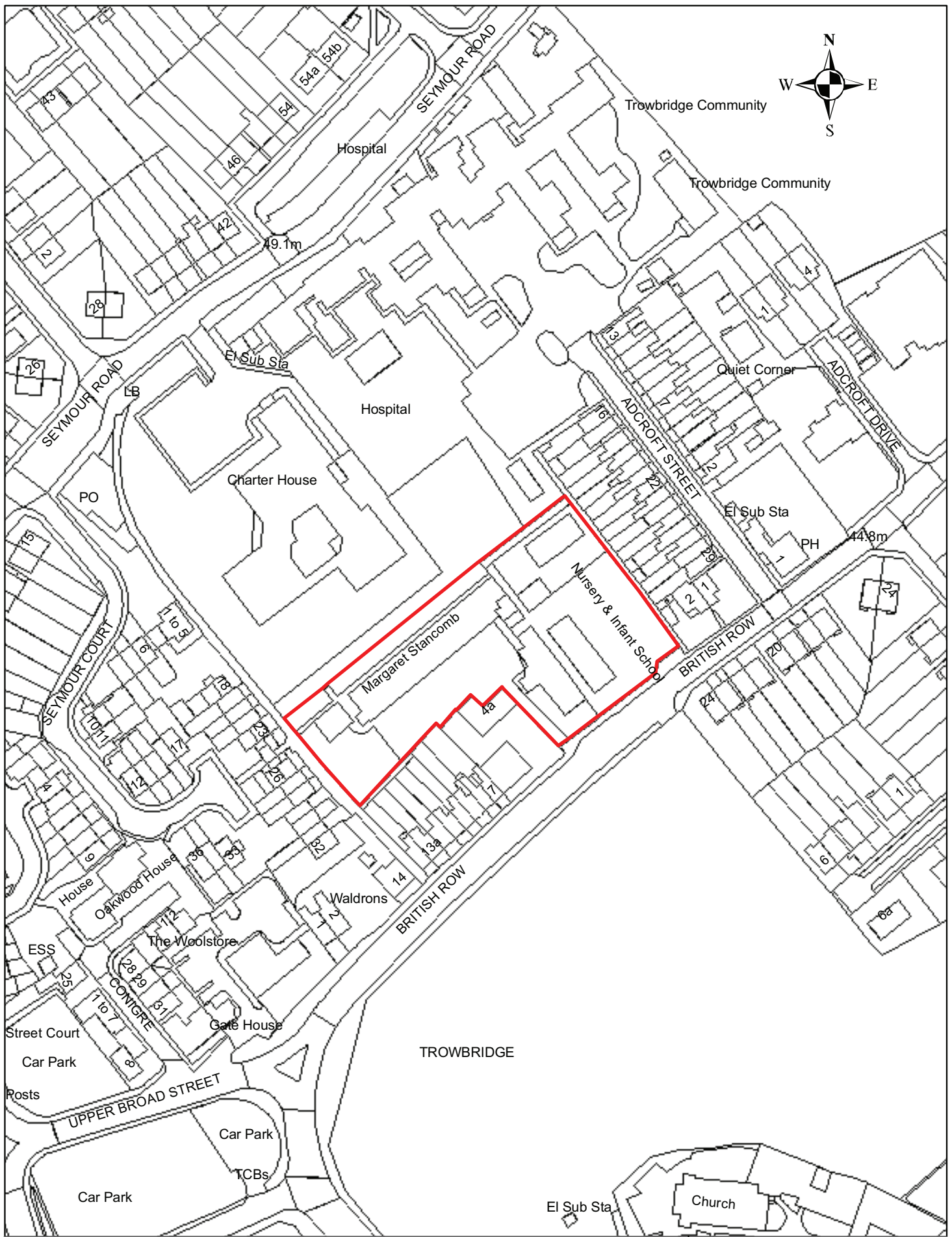
<http://www.wiltshire.gov.uk/council/corporateprocurementunit/housingprivatefinanceinitiative.htm>

CCAC Report 24.5.12 -

<http://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=980&MId=6443&Ver=4>

Appendices

Appendix A – Site plan



| | | | | | |
|-------------|---------------------|--|--|---|--|
| Title: | | Trowbridge former Magaret Stancomb Infant and Nursery School | | <small>This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Wiltshire Council 100049050 (2009).</small> | |
| Date: | 29th September 2009 | G. Batten BSc (Hons) C.Eng FICE FIHT Corporate Director Transport, Environment and Leisure Telephone: 0300 456 0100 | | | |
| Scale: | NTS | | | | |
| Drawing No: | . | | | | |

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Wiltshire Council

CABINET CAPITAL ASSETS COMMITTEE

DATE 19/3/13

Subject: Wiltshire Council land – former Depot Site, Coombe Bissett

Cabinet members: Councillors John Thomson and Toby Sturgis

Executive Summary

The Council owned redundant Depot Site at Blandford Road, Coombe Bissett has been vacant for a number of years, and has been earmarked through the Capital Programme for disposal on the open market.

Coombe Bissett and Homington Parish Council have expressed a desire to see the site developed for affordable housing, and have raised this through the Southern Wiltshire Area Board, with a request that the land be disposed of to a Registered Provider for affordable housing provision. Initial enquiries and feasibility studies were carried out over a period of time and consequently it was considered that it could be viable to develop a small number of affordable homes on the site.

In February 2011 a report was taken to Cabinet Capital Assets Committee regarding the disposal of a number of Council owned depot sites, including the site at Coombe Bissett. Approval was given for the site to be disposed of on the open market as part of the Capital Programme, with a value of approximately £150,000 to be achieved. However, the Parish Council and Area Board remain of the opinion that the site should be used for affordable housing, and have continued to express their views on this, including raising the issue through the local press.

Numerous options have been considered for the site, taking into account the Council's need to achieve a capital receipt, and the local community's desire to see affordable housing delivered on the site.

Proposal

To;

1. Consider all of the options proposed at Paragraph 7 and agree on a

final option, and;

2. Delegate authority to the Service Director for Business Services in consultation with the Cabinet Member for Waste, Property, the Environment and Development Control Services to progress the chosen option including carrying out any required procurement or legal activities.

Reason for Proposal

In December 2011 a rural housing needs survey was undertaken with the support of the Parish Council and identified 7 local households seeking an affordable home in Coombe Bissett. The Parish Council are keen to see more affordable housing developed for local people and have suggested that the Council should be making use of its own land to meet affordable housing needs, and should be looking to develop sites which are already within the Housing Policy Boundary rather than developing exception sites which would be the only other alternative.

James Cawley Service Director - Strategy & Commissioning

Former Depot Site, Coombe Bissett

Purpose of Report

1. The purpose of the report is to seek Members approval to reconsider the options for disposal of the former Depot Site at Blandford Road, Coombe Bissett. A site plan is attached as Appendix A.

Background

2. In May 2008 the former Wiltshire County Council submitted a planning application for change of use of the depot site, and the development of two residential dwellings with garages. At that stage the site had not been declared surplus, however the application was to determine whether or not the site had a reasonable open market value. The application was put on hold when the Area Board first expressed an interest in the site, and has therefore not been determined.
3. The potential site disposal came to the attention of the Coombe Bissett Parish Council and the Southern Wiltshire Area Board in 2009, at which point the New Housing Team were working with a Registered Provider to consider a possible exceptions site in the village which would accommodate an identified local housing need. It became evident that the Parish Council did not wish to support the development of the exceptions site, as they felt strongly that the Council owned Depot site should be used for that purpose. A formal request was subsequently made through the Southern Area Board that the Depot site be considered for disposal for affordable housing.
4. Initial feasibility studies indicated that an affordable housing scheme was not viable on the Depot site, and the Parish Council were notified accordingly. However, in October 2010, the Parish Council requested a second opinion on the feasibility, and one of the Council's partner Registered Providers subsequently confirmed that a scheme of 4 units could potentially be viable, subject to achieving the necessary planning consent, and subject to a degree of funding being made available.
5. In February 2011 the site was identified for disposal on the open market through the Capital Programme, with a value of approximately £150,000 to be achieved. However, due to the ongoing support by the Parish Council for the site to be used for the delivery of affordable housing, it has been agreed that the New Housing Team could investigate affordable housing opportunities for the site.

6. An in-principle view has been obtained from the Planning Department regarding the likelihood of planning consent being granted. The view is that a scheme of 3 dwellings, rather than 4, could be considered, subject to design and layout. A copy of the Planning Officer's response is attached as Appendix B and also incorporates confirmation from the Highways Team that they would have no objection in principle.

Main Considerations for the Council

7. The site has been earmarked for disposal to achieve a capital receipt of around £150,000. There are a number of options available for consideration, and these are set out below. The financial modelling which provides the residual land value figures for all options is attached as Appendix C. However, it must be noted that these figures are estimates only, and more detailed work would be required in order to fully appraise the different options, taking into account the results of more detailed site investigations.

| OPTIONS | ADVANTAGES | RISKS |
|--|---|--|
| <p>Disposal of site for Affordable Housing</p> <p><u>Option 1a</u></p> <p>Dispose of the depot site to enable the delivery of 2 x open market homes and 1 x affordable home.</p> | <ul style="list-style-type: none"> • 1 affordable home to be delivered for rent, supported by the Parish Council. • 2 open market homes for sale or rent to be developed on the site, with profits being used to cross subsidise the development of an affordable home without public subsidy. • This option has potential to achieve land value of approximately £135,000 which would provide a | <ul style="list-style-type: none"> • Some assumptions have been made around build costs, open market sales figures and open market rent figures to produce the approximate land value/capital receipt. This figure could reduce quite significantly if build costs are above average due to site constraints and contamination issues. The build costs are also only based on achieving Code for Sustainable Homes Level 3. |

| | | |
|--|--|---|
| <p><u>Option 1b</u></p> <p>Dispose of site to enable the delivery of 1 x open market home and 2 x affordable homes.</p> | <p>capital receipt to the Council.</p> <ul style="list-style-type: none"> • If developed by the Council, the affordable home would remain as a long term Council owned asset. <ul style="list-style-type: none"> • 2 affordable homes to be delivered for rent, supported by the Parish Council. • 1 open market home for sale or rent to be developed on the site, with profits being used to cross subsidise the development of the affordable homes | <ul style="list-style-type: none"> • This option would not sufficiently address the affordable housing needs of the parish. • It is impossible to guarantee that any scheme will be viable as this will largely depend on the outcome of contamination reports on the site. This detail will not be known until a Registered Provider carries out further investigations, which will not happen until an in-principle decision has been made on the site disposal. • If developed by a Registered Provider they may have concerns over taking on the sales risk with a mixed development. <ul style="list-style-type: none"> • Some assumptions have been made around build costs, open market sales figures and open market rent figures to produce the approximate land value/capital receipt. This figure could reduce quite significantly if build costs are above |
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| | <p>without public subsidy.</p> <ul style="list-style-type: none"> • This option has potential to achieve land value of approximately £76,000 which would provide a capital receipt to the Council. • If developed by the Council, the affordable homes would remain as a long term Council owned asset. | <p>average due to site constraints and contamination issues. The build costs are also only based on achieving Code for Sustainable Homes Level 3.</p> <ul style="list-style-type: none"> • Only addresses minimal housing needs in the parish. • Contamination issues could render scheme unviable (as per Option 1a above). • If developed by a Registered Provider they may have concerns over taking on the sales risk with a mixed development and may have some reservations about managing just one individual affordable unit in the locality. |
| <p><u>Option 2</u></p> <p>The site to be disposed of for the development of 3 affordable housing units, either to be retained, owned and managed by the council, or developed and managed by a Registered Provider.</p> | <ul style="list-style-type: none"> • 3 affordable homes to be provided to meet local housing needs. • If developed by the Council the asset value of the homes and land would be retained by the council | <ul style="list-style-type: none"> • This option would not generate any land value, therefore no capital receipt to be achieved. |

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| <p>Option 3 Dispose of the site on the open market – anticipated capital receipt £150,000.</p> | <ul style="list-style-type: none"> • Capital receipt of at least £150,000 achieved | <ul style="list-style-type: none"> • No affordable housing delivered to meet local needs and expectations of local community. • No guarantee of achieving planning consent for 2 large homes on the site as proposed. • Capital receipt may be less than anticipated, depending on the outcome of contamination reports on the site which could affect the cost of any development. |
|---|---|--|

8. The planning application submitted in May 2008 for two open market dwellings is currently on hold. If the application proceeds and is successful it could potentially increase the value of the site from anything between £150,000 - £300,000. However, a valuation has not yet been carried out, and the value will also be subject to any remedial works required to decontaminate the site. This could affect the valuation quite substantially. If the current application proceeds to determination, there will be no requirement for an affordable housing contribution to be paid as the application will be based on policies in place at the time of application. However, if any revised application is submitted, the new policies will apply and under Core Policy 3 of the South Wiltshire Core Strategy an affordable housing contribution will be payable, which will equate to £30,310 based on the proposals for 2 x 4 bed house. This policy requirement will therefore need to be taken into consideration when placing a final value on the site. If the site is sold without planning consent, this contribution is still likely to be taken into account by any prospective purchaser and the purchase price reduced accordingly.
9. Initial discussions with Planning and Highways colleagues have not indicated any particular planning issues with the proposals to develop 3 homes on the site. However, the proposals will need to be fully worked up and will be subject to planning and local consultation. There is no

- guarantee at this stage that either an application for open market dwellings or for a mix of open market and affordable dwellings would achieve the required consent.
10. The local community and Parish Council are highly supportive of the site being delivered for affordable housing, and are calling upon the Council to use its own land to meet local housing needs. The housing needs survey carried out in December 2011 highlighted an immediate need for a minimum of 7 local households who have a proven local connection to Coombe Bissett. There are a total of 13 applicants on the housing register who are in immediate need for affordable housing in Coombe Bissett, which will include the 7 applicants with a proven local connection.
 11. The council will have nomination rights to the affordable homes in line with Wiltshire Council's Homes4Wiltshire policy.

Environmental Impact of the Proposal

12. There are no known environmental impacts that will impact on this proposal at this time. Depending on which affordable housing option may be pursued, the affordable homes would be built to at least Code for Sustainable Homes Level 3, and possibly to Level 4. The Code aims to reduce our carbon emissions and create homes that are more sustainable. Further considerations around environmental impact would be dealt with at the point of a planning application when specific scheme details are provided.

Equalities Impact of the Proposal

13. Equality and diversity are inherent components of the Council's Housing Allocations Policy which will be applied to the completed dwellings. The provision of additional affordable housing adds to the diversity of our towns and villages by ensuring that the social demography is balanced and that our communities are sustainable and vibrant places to live and work.

Risk Assessment

14. Any approval to dispose of the site for affordable housing could result in a proposed scheme not achieving planning consent, and/or any subsequent surveys undertaken may affect the viability of an affordable housing development. However, this is a risk that would be borne by a Registered Provider who wishes to work up a scheme for the site. Therefore if a viable scheme could not be achieved there would be no financial loss to the Council. There would be no need for the site to change ownership until planning permission had been achieved. In the event that planning permission cannot be achieved for a viable affordable housing scheme within an agreed timescale, the site can be sold by the Council on the open market as per the previous decision.

15. If the site is disposed of on the open market, as per the current position, the opportunity to deliver affordable housing in Coombe Bissett may be lost, and therefore an identified housing need cannot be met.

Financial Implications

16. The report to Cabinet Capital Assets Committee on 7th February 2011 identified a proposed capital receipt of £150,000 for the Coombe Bissett depot site. Options 1a, and 1b potentially offer a reduced capital receipt, although the figures suggested are based on a range of assumptions. Actual development costs could be higher than anticipated depending on site constraints and contamination issues, which would result in a lower capital receipt being generated.
17. Under Option 2 there would be no capital receipt, although the Council would retain the homes as a long term asset. Under Option 3 there is potential to achieve full capital receipt, although the figure will still be dependent on the outcome of contamination reports.
18. Loss of the relatively small capital receipt in any of the options presented would have an approximate £15k impact on ongoing revenue budgets. This loss represent the cost of additional borrowing to make up the additional £150k not received as a capital receipt.
19. If any of the options which include affordable housing are found to be not financially viable, the site remains in Council ownership and is available for disposal as originally proposed.

Legal and Procurement Implications

20. Under the Local Government Act 1972 local authorities have a duty to obtain the best consideration reasonably obtainable when disposing of land, unless the Secretary of State consents to the disposal. Pursuant to the General Disposal Consent 2003, it is not necessary to seek specific consent for any disposal of land which the Authority considers will help it to secure the promotion or improvement of the economic social or well-being of its area where the difference between the unrestricted value of the interest to be disposed of and the consideration accepted is two million pounds or less. In order for the Council to avail itself of this general consent, it is necessary to be able to show that the benefits assessed match or exceed the undervalue by reference to professional valuation advice, the Community Strategy and Council Policy.
21. Depending on the Option selected, appropriate legal documentation will need to be entered into in relation to the disposal to ensure delivery of the Council's objectives

22. There will be a requirement placed by the Council on the Housing Association to develop housing as part of the transaction. As such this could preclude the transaction being deemed a 'land deal'. In this case the Council's procurement rules will apply. Given the value of the transaction, current EU thresholds for Public Contracts will not apply. An 'exemption' to the Council's procurement rules should be registered.

Options Considered

23. The options for this site are identified above in paragraph 7.

Conclusions

24. There is an opportunity to explore the use of council owned land with a view to delivering a small affordable housing scheme in partnership with a Registered Provider, or developed by the Council.

James Cawley
Service Director – Strategy and Commissioning (Adult Care and Housing)

Report Author:

Helen Taylor
Principal Development Officer (Housing)
Tel. 01722 434463
Email. helenc.taylor@wiltshire.gov.uk

18th January 2013

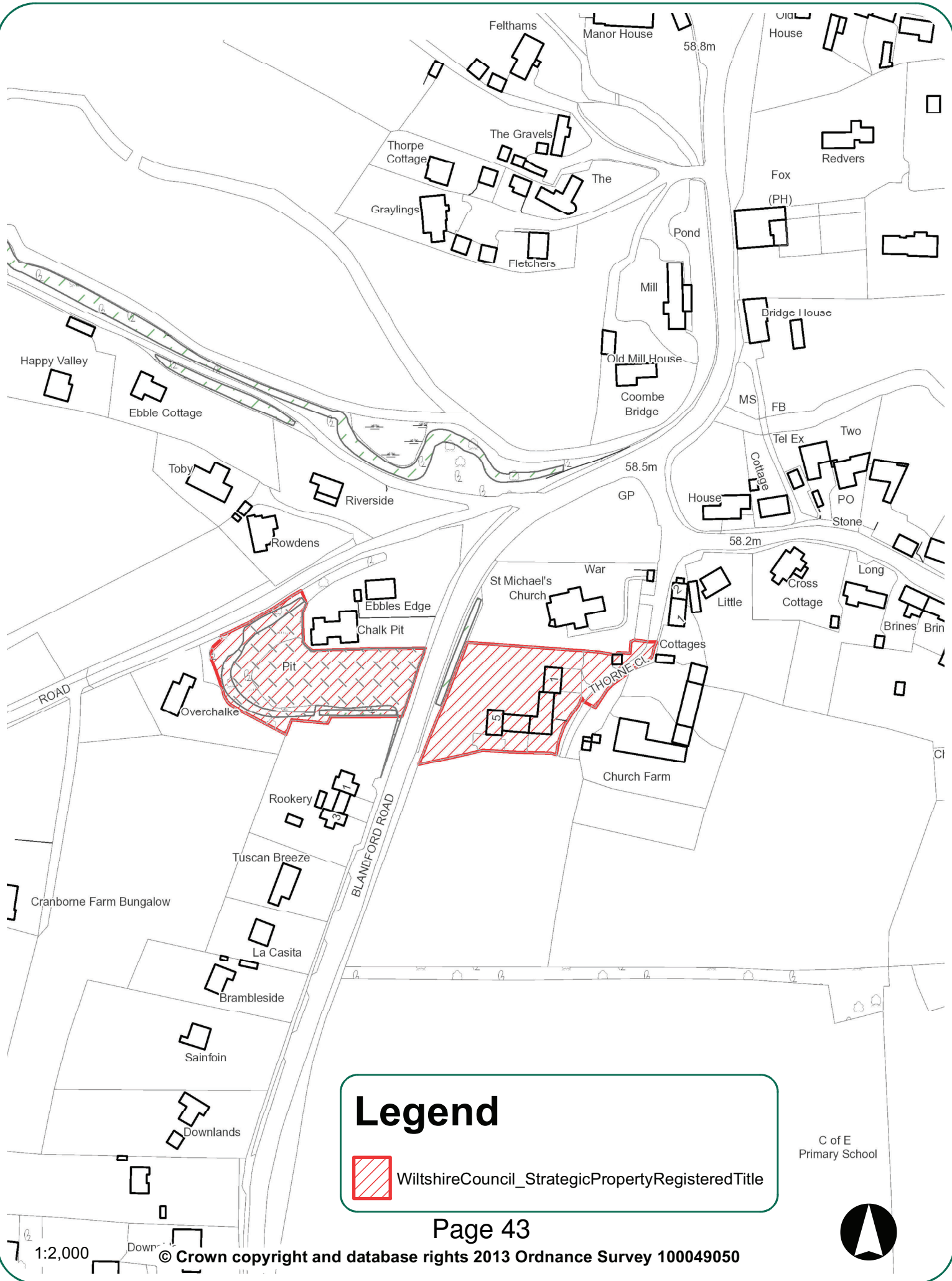
Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None

Appendices

Appendix A – Plan of proposed site.
Appendix B – Email from Planning Officer
Appendix C – Financial Modelling



Legend

 WiltshireCouncil_StrategicPropertyRegisteredTitle

C of E Primary School



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From: Llewellyn, Stephen
Sent: 20 February 2013 13:48
To: Taylor, Helen C
Subject: RE: Coombe Bissett Depot site

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Helen,

I refer to your email below and in response provide the following comments.

As you are aware, there is a current planning application relating to the site for the change of use of the site and erection of 2 dwellings on the lower part of the former depot that was submitted in June 2008 but which remains undetermined. I have not been directly involved in the handling of this application, but it is my understanding that this application has been in abeyance for some time whilst highway and contamination issues are resolved. In this regard, I understand that there has been a need to reduce the height of the church wall on the opposite side of the road to the application site to ensure the provision of adequate visibility and, secondly, that there has been a need for contamination investigation works to be undertaken and as a result there is the need for further investigation to qualify the risk posed by contamination on the site to the underlying Principal Aquifer and to the nearby River Ebble and to provide further risk assessment to human health.

Having spoken with Donal Casey I understand that the further investigative works concerning the contamination of the site have been carried out but as yet a report of the findings and any remedial works that may be necessary has not been submitted to the planning application. I have also taken the opportunity to speak with John Harding and as he had indicated in his email dated 21st January to Donal Casey (email was attached to your email) he has advised that further consideration has been given to the standard that is required for forward visibility of vehicles turning right into the site. In this respect, he has advised that when assessing the proposed development in the context of the Department of Transport's publication 'Manual for Streets' it is accepted that the standard required for the forward visibility of vehicles turning right into the site can be reduced and that there is no longer a need for the wall to the church on the opposite side of the road to be lowered in height.

In terms of the potential for the development of the site, I am aware that there have been some previous discussions and that alternative options have been considered. One of these options related to the entire depot site that includes both the lower level of the site but also the steep embankment towards the rear of the site. The submitted layout for this proposed development indicated two 2-storey 4-bed detached dwellings on the lower level of the site with detached double garages to the front of the dwellings and two large, detached 4-bed dwellings stepping down the embankment with accommodation over three storeys. The dwellings on the lower level were to be accessed from Blandford Road with the rearward dwellings accessed via the steep, single track of Old Blandford Road. However, I am aware that there were a number of concerns relating to this proposal that included:

- The proposed rearward dwellings, by virtue of their scale and massing (full three storey gabled elevation) and location stepping down the embankment at the rear of the site, would appear overly dominant in the landscape. Whilst there are other properties located on this ridge line,

none of these existing properties are of a comparable scale and massing. As such, the proposed dwellings would appear unduly prominent and alien to the existing built form in the surrounding area.

- The proposed rearward dwellings would stand at least a storey higher than the dwellings on the front portion of the site and as such would appear overbearing to those dwellings and would result in unacceptable overlooking.
- It is unclear how the proposed development would fit into the existing pattern of development and the village's unique identity.
- The proposed detached double garages to the front of the forward dwellings would appear dominant in the street scene of Blandford Road and would require a significant area of hardstand to the front of the dwellings.
- There was concern about the practicalities of constructing dwellings on the steep embankment at the rear of the site.

I am also aware that there was a second scheme for a terrace of 3 no 3-bed, 2-storey dwellings that were indicated to be located on the lower, front portion of the site. However, having spoken to the planning agent (Paul Stevens) that was involved in drawing up that scheme he has advised that it was discounted on highway grounds due to the need for vehicles to be able to enter and exit the site in a forward gear/direction.

Turning now to offer an in-principle view on the possibility of delivering dwellings on this site, firstly I can advise that the site is located within the Housing Policy Boundary for Coombe Bissett where the principle of new residential development is accepted. In the absence of any indicative site layout plans, but having visited the site this morning and having regard to the width of the terraced dwellings on the adjacent site to the south of the site, it is my informal opinion that the development of a terrace of 3 no terraced dwellings on the lower portion of the site fronting Blandford Road may be feasible. However, there are a number of factors and constraints that will need to be taken into consideration in the design of the site layout that will determine whether this number of dwellings can be accommodated on the site in a satisfactory form. In this respect, the following will need to be taken into consideration:

- There are a number of trees located adjacent to the southern boundary of the site and any development will be required to have regard to the root protection system of these trees. There is also a vegetated bank to the southern boundary of the site which restricts the developable width of the site unless this bank is cut back. However, this will require the existing trees to be removed, which is likely to be unacceptable, and will create the need for a retaining structure to be constructed to this boundary that may be visually unacceptable dependent upon its design.
- The layout of any proposed development on this site will need to have regard to the relationship of the neighbouring properties, particularly "Chalk Pit Cottage" to the north of the site that contains a number of windows in both its eastern and southern elevations. In this respect, it is important that careful consideration is given to the siting of any dwellings so that they do not appear to be overly dominant in relation to that dwelling, result in a loss of light/overshadowing or overlooking. There is not an easy solution to these constraints as any dwellings located towards the front of the site may appear overly dominant and result in overshadowing of the only private garden area of Chalk Pit Cottage that is located to the front of the dwelling, while siting the proposed dwellings further back into the site could result in a loss of light/overshadowing of the windows in the southern elevation of this neighbouring dwelling whilst also appearing dominant.

- In highway terms, there is a fundamental requirement that vehicles are able to enter and exit the site in a forward gear/direction and therefore it is essential that on-site turning provision is provided, whilst they also require that 2 on-site parking spaces are provided per 2/3 bed dwelling. This could result in a significant level of hardstand to the front of any dwellings which may be visually unacceptable and therefore careful consideration will need to be given as to how these requirements can be met whilst minimising the amount of hard surfacing that is created. One solution may be to consider whether the parking and on-site turning can be provided towards the rear of the site but this will of course require an access road leading into the depth of the site and whether there is sufficient width within the site to accommodate this and three dwellings whilst having regard to the above constraints is questioned. The feasibility of such a solution would need to be demonstrated on a site layout plan. In addition, it has been indicated that Highways will also require a 2m wide visibility splay is provided across the width of the site measured from the back edge of the carriageway.

Given the above constraints, it is my informal opinion that it is unlikely that 4no dwellings could be accommodated on the lower portion of the site fronting onto Blandford Road. Whether it would be feasible to achieve a terrace of four dwellings turned at 90 degrees to Blandford Road is difficult to ascertain without the benefit of a site layout to demonstrate whether this is a viable option. However, again there are a number of constraints to such a solution, most notably whether the site is of sufficient width to accommodate vehicular access and parking, the depth of the dwelling and private amenity space with the dwellings orientated in this manner.

Finally, having visited the site this morning, it is evident that the embankment to the rear of the site is very steep and any plateau/level area of land at the top of this embankment within the site is very limited. It is my opinion that any proposal to construct any dwelling(s) against and stepping down this embankment is likely to be unacceptable due to the likely resultant scale and massing of the dwelling(s) and their visual impact in the wider landscape. Furthermore, any such proposal will also require the removal of a substantial number of trees with the potential consequential loss of ecological habitat and potential destabilisation of the bank itself. Whilst it did appear that there is a small plateau area at the top of the embankment where the ground level is a little more flat (area that wraps around the rear of Chalk Pit Cottage) it is my opinion that it is highly unlikely that this area is of a sufficient size to accommodate the footprint of a dwelling and any usable amenity space. Again, it would require the removal of a large number of trees with the consequences outlined above. Whether it would be feasible to construct a dwelling in such a location is also debatable, in my opinion, and would require the expert advice of a structural engineer. Furthermore, there would be concerns about the relationship of a dwelling sited in this location with any proposed dwellings on the lower level of the site and adjacent dwellings in terms of overlooking and its' potentially over-dominant presence. If it were feasible to locate a dwelling in this location, it is my opinion that it is likely that it would have to be single storey to ensure that it would not appear over-dominant in the surrounding wider landscape and would be in keeping with the scale and massing of the surrounding properties that occupy this ridge line.

I trust that the above comments are of assistance. Please note, however, that the above is my informal opinion and is given without prejudice to any decision the Council may make in respect of any subsequent formal planning application for the development of the above site.

Regards
Steve

Steve Llewellyn
Senior Planning Officer (South)
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From: Taylor, Helen C
Sent: 13 February 2013 10:24
To: Llewellyn, Stephen
Subject: Coombe Bissett Depot site

Hi Steve

There is a report going to Cabinet Capital Assets Committee on 19/3/13 for a final decision on whether or not the depot site can be disposed of for affordable housing, or if it will be sold on the open market as originally planned.

Members have asked for some further information to be attached to the report in the form of an email giving an in-principle view on the possibility of delivering 4 small homes on the site from a planning perspective.

I had some discussions with Janet Wallace back in September 2012 about the potential for 4 small dwellings on this site. She was of the view that the main issues were with Highways, and that provided there was enough space on the site for parking and turning, it was likely to be acceptable. The Registered Provider looking at the site has confirmed that would be possible. There was also mention of the visibility splay and the part that the church wall plays in that issue, although Highways have subsequently provided updated feedback confirming that they would no longer have any objections in principle (see email attached).

Are you now dealing with this one again? Would you be able to let me have an email with your in-principle views on the provision of 4 small dwellings on the site? Members are not prepared to consider the disposal of the site for affordable housing without something from planning and highways that indicates the provision of 4 small dwellings would be a possibility. The amended report needs to be finalised by 25/2/13. However, I also need to have received sketch plans from Registered Providers by that date, so some in-principle planning advice is fairly urgent so that I know whether or not it is worthwhile asking them to do some work on sketch plans. Sorry for the short notice – I was only asked for this information yesterday following informal CCAC meeting.

Many thanks
Helen

Helen Taylor
Principal Development Officer
New Housing Team
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Coombe Bissett options

Total site 3 units

Mix 1 x 3bed, 2 x 2bed

Estimated costs

| | | |
|---------------|----------------|--|
| Construction | 261,800 | Based on £1,100 per m2 |
| Contingency | 13,090 | 5% of build costs |
| On costs | 60,388 | Including architects, QS, Clerk of works, legal fees, surveys e.t.c. |
| Dev. Interest | 11,129 | |
| TOTAL | 346,407 | |

OPTION 1 - 3 affordable council homes

| | | |
|------------|----------|---|
| AH values | 346407 | Borrowing that could be repaid with 5% interest over 25 years through rental income at affordable rei |
| AH cost | 346407 | |
| RLV | 0 | |

OPTION 2a - 2 affordable, one open market

Mix 1 x 3 bed open market, 2 x 2 bed for affordable rent

| | | |
|---------------------|---------------|---|
| OM values | 260000 | Est value of 3 bed house £260K |
| AH values | 210000 | Borrowing that could be repaid with 5% interest over 25 years through rental income at affordable rei |
| Total values | 470000 | |

| | |
|---------------------------------|---------------|
| Profit at 18% sales values | 46800 |
| Total costs(excl profit) | 346407 |
| RLV | 76793 |

OPTION 2b - 1 affordable, two open market

Mix 1 x 3bed open market, 1 x 2 bed open market, 1 x 2 bed affordable

| | | |
|---------------------|----------------|---|
| OM values | 460,000 | Est value of 3bed house £260K & 2bed house £200K |
| AH values | 105,000 | Borrowing that could be repaid with 5% interest over 25 years through rental income at affordable rei |
| Total values | 565,000 | |

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| | |
|----------------------------------|----------------|
| Profit at 18% sales values | 82,800 |
| Total costs (excl profit) | 346,407 |
| RLV | 135,793 |

OPEN MARKET HOUSING

Mix 1 x 3bed open market, 2 x 2bed open market

| | |
|----------------------------|----------------|
| OM values | 660000 |
| Profit at 18% sales values | 118,800 |
| Total costs (excl profit) | 346,407 |
| RLV | 194,793 |

Wiltshire Council

Cabinet Capital Assets Committee

Date of meeting 19th March 2013

Subject: Land at Hilmarton

Cabinet member: Councillor John Thomson, Deputy Leader and Cabinet Member for Adult Care, Communities and Housing

Key Decision: No

Executive Summary

An opportunity has arisen to develop some much needed affordable housing in Hilmarton in the Calne Community Area. The council owns a tenanted farm (Appendix A) the land is valued at £7,000 per acre, which is based on commercial agricultural values.

Only 0.15hectares/0.38 acres at the northern end of the farm would be required of the 0.84 hectares of bare land for new housing to meet the local housing need identified through the Rural Housing Need Survey 2012. This is the favoured site for development by Hilmarton Parish Council.

Guinness Hermitage has an allocation of £560,000 affordable housing grant from the Homes and Communities Agency for delivery of rural affordable housing in Wiltshire. This grant needs to be spent by March 2015. This site provides an opportunity to enable the grant to be invested in Wiltshire rather than being returned to the HCA or allocated within another local authority.

In early February 2012 a rural housing need survey was undertaken with the support of the Parish Council. The report identified four households seeking an affordable home in Hilmarton. The Parish Council are keen to see more affordable housing for local people. The proposal makes good use of Wiltshire Council land.

Proposal(s)

To delegate authority to Jacqui White, Service Director Business Services in consultation with Councillor Toby Sturgis, Cabinet Member for Waste, Property, Environment and Development Control Services to dispose of land at Hilmarton to Guinness Hermitage Housing Association to provide 5 new affordable homes.

Name of Director - James Cawley
Designation – Director, Strategy and Commissioning

Wiltshire Council

Cabinet

Date of meeting 19th March 2013

Subject: Land at Hilmarton

Cabinet member: Councillor John Thomson - Deputy Leader and Cabinet Member for Adult Care, Communities and Housing

Key Decision: No

Purpose of Report

1. The purpose of this report is to seek Members approval to use a proportion 0.15 hectares/0.38 acres of council owned land in Hilmarton to provide some much needed new housing in Hilmarton in partnership with Guinness Hermitage.

Background

2. There has been substantial work undertaken with the parish to identify suitable sites for affordable housing over the last few months. The parish feel strongly that the most suitable site and preferred site is Land at Hilmarton.
3. The rural needs survey was undertaken in April 2012 and identified a housing need for four new affordable homes, with a mix of 2 and 3 bed properties for rent and shared ownership. This is a real opportunity to use the land for more housing in Hilmarton.

Main Considerations for the Council

4. The proposal would be to use 0.15hectares/0.38 acre parcel of land at the top of the field for five new homes. Guinness have carried out research into the local housing market and are comfortable that shared ownership will sell well in the locality, given the strong housing need for shared ownership products. A draft sketch plan proposes three rented homes and two shared ownership homes. A recent assessment of Hilmarton's demographics show that 52 households aged 45+ are living in homes with more than 2 bedrooms. There could be an opportunity to provide some open market housing to enable older people to move into more suitable accommodation, given the high number of older people living in Hilmarton who may like to downsize into bungalows. Further discussions will need to be held with the parish. A sketch plan of the proposal is attached at Appendix B.

5. Any revenues from open market housing would be re-invested to support the delivery of affordable housing.
6. Initial discussions with development services have not indicated any planning issues with the proposals. However, the proposals will need to be fully worked up and will be subject to planning and local consultation.
7. The Council will need to serve notice to the tenant farmer by April 2013 to expire at the end of April 2014. Therefore the earliest Guinness could get on site would be April 2014 unless the council is able to negotiate an earlier end to the tenancy.
8. Wiltshire Council is committed to working with registered providers to meet the objectives of the Homes and Communities Agency Affordable Housing Programme, which provides grant funding to deliver affordable housing. There is an opportunity to use £165,000 of Guinness' allocation of £560,000 to enable delivery of new homes in Hilmarton.
9. Any schemes requiring funding need to reach practical completion by March 2015, therefore gaining access to the site as soon as possible is imperative.
10. Procurement and Legal advice has been sought. The view is because it is a land transfer, it is outside of both the Council's procurement rules and the European procurement regime.
11. It can be demonstrated that the land will be used for social housing aimed at local people and so this will not be state aid.
12. This land is designated in the Rural Estate Strategic Asset Management Plan as part of the Core Estate which is to be used for alternative uses as and when opportunities arise. Using it for affordable homes fits in with this policy.
13. Guinness have stock in neighbouring Calne and Wootton Bassett areas, with the scheme to be managed from Guinness' Marlborough office.
14. A rural housing need survey was undertaken in April 2012 and identified four households seeking an affordable home in Hilmarton.
15. The council will have nomination rights to the new affordable homes in line with Wiltshire Council's Allocations policy.

Environmental and climate change considerations

16. There are no known environmental impacts that will impact on this proposal at this time. Depending on which affordable housing option may be pursued, the affordable homes would be built to at least Code for Sustainable Homes Level 3, and possibly to Level 4. The Code aims to reduce our carbon emissions and create homes that are more sustainable. Further considerations around environmental impact would be dealt with at

the point of a planning application when specific scheme details are provided.

Equalities Impact of the Proposal

17. There are no such impacts on this proposal. Equality and diversity are inherent components of the Council's Housing Allocations Policy which will be applied to the completed dwellings. The provision of additional affordable housing adds to the diversity of our towns and villages by ensuring that the social demography is balanced and that our communities are sustainable and vibrant places to live and work.

Risk Assessment

18. The scheme may not achieve planning. However, Guinness Hermitage are fully funding the planning application costs. Therefore if the scheme does not proceed there is no financial loss to the Council. In addition, the site will not be transferred to Guinness Hermitage until planning permission has been achieved.
19. The timescales may make it difficult to deliver the new homes within the timeframe for spending the HCA grant funding. However, Guinness Hermitage will carry out all work required prior to start on site before gaining vacant possession of the site in April 2014 to ensure a start on site on that date is achievable.
20. There is a risk that the existing tenant may not wish to continue to farm the remaining land and the council will have to try and re-let the property.

Financial Implications

21. The council owned land required for this scheme has been valued at £7000 per acre. This potential capital receipt will not be received if the land is used to deliver affordable housing.
22. The loss of the £7000 per acre means the council loses out on the option to reduce the revenue cost of borrowing but this is a very minor effect due to the size of the receipt. This capital receipt has not been assumed in the capital programme.
23. There are no long term budgetary implications surrounding using the Wiltshire Council owned parcel of land. This proposal generates additional affordable housing for local people in Hilmarton.

Legal Implications

24. Under the Local Government Act 1972 local authorities have a duty to obtain the best consideration reasonably obtainable when disposing of land, unless the Secretary of State consents to the disposal. Pursuant to the General Disposal Consent 2003, it is not necessary to seek specific consent for any disposal of land which the Authority considers will help it to

secure the promotion or improvement of the economic social or well-being of its area where the difference between the unrestricted value of the interest to be disposed of and the consideration accepted is two million pounds or less. In order for the Council to avail itself of this general consent, it is necessary to be able to show that the benefits assessed match or exceed the undervalue by reference to professional valuation advice, the Community Strategy and Council Policy.

25. There will be a requirement placed by the Council on the Housing Association to develop housing as part of the transaction. As such this could preclude the transaction being deemed a 'land deal'. In this case the Council's procurement rules will apply. Given the value of the transaction, current EU thresholds for Public Contracts will not apply. An 'exemption' to the Council's procurement rules should be registered.

Options Considered

26. There is an option not to proceed with this proposal and retain the land as part of the farm. However, this will lose the opportunity to provide 5 new affordable homes in the village of Hilmarton.
27. Option for the council to develop for council housing but loses opportunity to make use of HCA funding.
28. Option to invite competition from a range of providers but Guinness need some certainty around delivery or they will either lose their allocation or switch funding to another local authority area.

Conclusions

29. There is an opportunity to use council owned land to deliver new housing in partnership with a Guinness Hermitage, to increase the supply of new housing in Hilmarton.

Name of Director – James Cawley

Designation – Service Director, Strategy and Commissioning (Adult Care and Housing)

Report Author:
Victoria Smith
Principal Development Officer (New Housing)
Tel. 01249 706556
Email. Victoria.Smith@wiltshire.gov.uk

Date of report: 10.01.2013

Background Papers

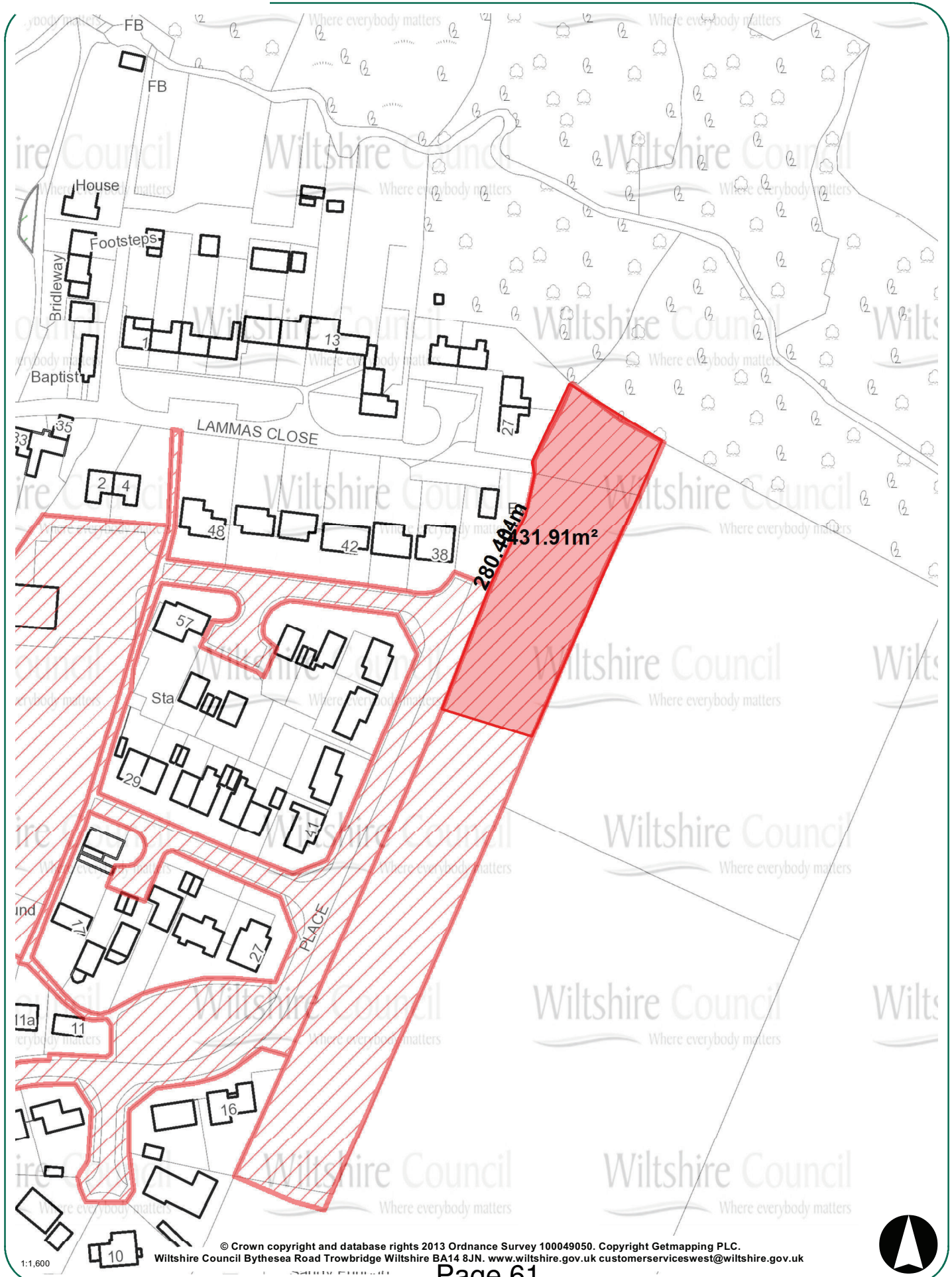
None

Appendices

Appendix A – site plan

Appendix B – sketch proposal

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Hilmarton

- NOTES:
1. This drawing is copyright and its use or reproduction without the written permission of Evans Jones LLP is prohibited.
 2. Due to unavoidable inaccuracies during the reproduction process these drawings should not be scaled. Where dimensions are critical Evans Jones LLP should be requested to confirm dimensions based on survey information. Scales appearing at the base of this plan are for indicative purposes only.
 3. This plan has been prepared in accordance with B.S.1192, Part 1 in relation to scale and dimension. Tolerances permitted within the British Standard should be observed.
 4. All dimensions and particulars to be checked on site. Any discrepancy to be reported to Evans Jones LLP before work commences.
 5. No responsibility will be accepted for any work of construction undertaken prior to the receipt of statutory approvals, or subsequently when work is not in strict accordance with the drawings.

| REV | DATE | DESCRIPTION | DRAWN |
|-----|------|-------------|-------|
| | | | |



KEY

| Unit | Size | GIA | GEA |
|------|-------|------------------|-------------------|
| 1 | 3 bed | 85m ² | 102m ² |
| 2 | 2 bed | 67m ² | 82m ² |
| 3 | 2 bed | 75m ² | 90m ² |
| 4 | 2 bed | 75m ² | 90m ² |
| 5 | 2 bed | 75m ² | 90m ² |

| | | | | |
|---|----------|-------|--------------|------------|
| CLIENT Guinness Trust | | | | |
| PROJECT Land adjacent to Poynder Place, Hilmarton, near Calne | | | | |
| TITLE Option 7 | | | | |
| EVANS JONES LLP | | | | |
| <small>CHARTERED SURVEYORS PLANNING CONSULTANTS Royal Mews St Georges Place Cheltenham Gloucestershire GL50 3PQ</small> | | | | |
| <small>Telephone: (01242) 522822 enquiries@evansjones.co.uk Facsimile: (01242) 226009</small> | | | | |
| DRN/CHKD | cdfb | SCALE | PROJECT CODE | DRG NUMBER |
| DATE | 10-01-13 | 1:500 | 12023 | HM 3-3 |

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Agenda Item 9

Wiltshire Council

Cabinet Capital Assets Committee

Date of meeting

Subject: Chippenham – Purchase of Bungalow for St. Nicholas' Special School

Cabinet member: Councillor Toby Sturgis – Waste, Property, Environment & Development Control Services

Key Decision: No

Proposal

That a bungalow in the vicinity of St Nicholas' Special School, Chippenham be purchased and, if necessary, adapted for disabled use, to provide a suitable property for teaching life skills for the older students at the school.

Reason for Proposal

To replace a rented property which is not fit for purpose with a suitable freehold property.

Stephanie Denovan
Service Director Schools and Learning

Wiltshire Council

Cabinet Capital Assets Committee

Date of meeting

Subject: Chippenham – Purchase of Bungalow for St. Nicholas' Special School

Cabinet member: Councillor Toby Sturgis – Waste, Property, Environment & Development Control Services

Key Decision: No

Purpose of Report

1. To approve the purchase and, if necessary, adaptation for use by disabled students, of a bungalow to be used for life skills training by St. Nicholas' Special School, Chippenham.

Background

2. St. Nicholas' Special School caters for children and young people with both physical and learning disabilities up to the age of 18. It currently rents a house near to the school for teaching life skills to the older students in order to prepare them for adult life on their own. As this is a two storey dwelling it is not suitable for use by all students. An opportunity has arisen to buy a bungalow near the school to replace the existing provision.

Main Considerations for the Council

3. The existing provision is in rented accommodation, whereas the proposed replacement will be owned by Wiltshire Council. This will result in both the removal of the need to pay rent and increased flexibility of use as (subject to necessary consents) it can be altered to suit.
4. As the existing provision is in a house, students with disabilities which prevent them from climbing stairs are unable to use it. The proposed replacement is a bungalow, which will be accessible to all students.
5. Planning permission for a change of use will be required. If a property which needs to be adapted is bought Building Regulations approval may be required for any works which are carried out.

Environmental and climate change considerations

6. The new property is to be of similar size to the existing one and, like the existing house, will be near the school. Energy consumption is likely to be similar to current levels with any variation likely to be due to the relative levels of energy efficiency of the two properties.
7. As Wiltshire Council will own the new property it will be possible to carry out works to reduce carbon emissions if this should be necessary.
8. The proposal is to replace a house with a bungalow to be used for the same use. Day to day environmental risks and the manner in which they are mitigated will remain the same.
9. Appropriate checks will be made to ensure that risks associated with the long term consequences of climate change are minimised.

Equalities Impact of the Proposal

10. Students who are unable to take advantage of the existing facility will be able to use the new property.

Risk Assessment

Risks that may arise if the proposed decision and related work is not taken

11. The following risks will arise if the decision to buy a new property is not taken.
 1. The existing building is not accessible to all students at the school.
 2. The existing building is held on a tenancy agreement. This means that there is a risk that the landlord may decide to take it back at some time in the future.
 3. Funding for a replacement building may not be available in the future.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

12. The following risk has been identified if the decision to buy a new property is taken.

| Risk | Action to mitigate the risk |
|--|---|
| 1. Planning permission for the change of use from residential to school use may be refused | The contract to buy the property will be made subject to planning |

Financial Implications

13. There will be a small revenue cost saving as the tenancy of the existing facility can be relinquished.
14. Adequate funding for the proposal has been identified and earmarked from New Deal for Schools (NDS) Capital funds. This is received as grant from the Department for Education so Wiltshire Council will not require any borrowing to undertake this scheme.

Legal Implications

15. None

Options Considered

16. Two options have been considered in this case. These are to continue to rent the existing property (do nothing) or to buy a property to enable the life skills training to continue in a building which is accessible to all students at the school.
17. If the do nothing option is adopted the students with the greatest need will continue to be unable to obtain full access to the building from which life skills training is delivered. In addition, the property is rented, which does not allow the flexibility to carry out works in the future that owning the facility would give.
18. Buying a bungalow will enable the whole building to be accessible to all students, partly because it will be on one level and because if any adaptation works are required the Council will be able to do them without having to obtain the landlord's permission.

Conclusions

19. Although the existing house provides a useful facility for the school it has limitations which would be addressed by the purchase of a bungalow from which to provide the training. Buying a property would also provide security for the future provision of this training. We have a window of opportunity to fund the purchase, from which the students would benefit greatly.

Proposal

20. That a bungalow in the vicinity of St Nicholas' Special School, Chippenham be purchased and, if necessary, adapted for disabled use, to provide a suitable property for teaching life skills for the older students at the school.

Reason for Proposal

21. To replace a rented property which is not fit for purpose with a suitable freehold property.

Stephanie Denovan
Service Director Schools and Learning

Report Author:

John Price, Senior Estates Officer, Tel. 01225 713231

Date of report:

Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None

Appendices

None

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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