

CABINET CAPITAL ASSETS COMMITTEE

MINUTES of a MEETING held in COMMITTEE ROOM C - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM on Wednesday, 14 September 2011.

Cllr John Noeken	Cabinet Member for Resources
Cllr Fleur de Rhe-Philippe	Cabinet Member for Strategic Planning, Economic Development and Tourism
Cllr Jane Scott OBE	Leader of the Council
Cllr Toby Sturgis	Cabinet Member for Waste, Property and Development Control Services
Cllr John Thomson	Deputy Leader and Cabinet Member for Adult Care, Communities and Housing

Also in Attendance:	Cllr John Brady
	Cllr Christopher Cochrane
	Cllr Lionel Grundy OBE
	Cllr Jeff Osborn
	Cllr Stuart Wheeler

51. Apologies

Apologies were received from Cllr Alan Macrae.

52. Minutes of the previous meeting

The Leader noted that two changes were recommended to the minutes of the meeting held on 26 July:

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 26 July 2011, subject to the following changes:

- **Minute no. 49 to be amended to reflect Mrs Browning's point that the Council should propose terms and conditions to Hadston and not vice-versa, and the Strategic Projects and Development Manager's confirmation that the Council had already done so.**
- **Minute no. 47, part 2 of resolution be amended to clarify the Committee's decision that Category 2 and 3 applications are to be delegated to Area Boards for determination (as per paragraph 20 of the report).**

53. Leader's Announcements

The Leader noted that she had agreed to accept the following item as urgent business as the matter could not wait until the next scheduled meeting, minute no. 62 refers.

- Middlefields / 357 Hungerdown Lane Site, Chippenham

No other announcements were made.

54. Declarations of interest

There were no declarations of interest.

55. Capital Monitoring - month 4

Cllr John Brady, Cabinet member for Finance, Performance and Risk, presented a report which informed the Committee on the position on the 2011/12 Capital Programme as at 31 July 2011 and sought approval to recommend to Council, via Cabinet, a change to the Transformation programme.

It was noted that the proposed change, set out at paragraph 5 of the report, had been approved by the Committee at the 7 February 2011 meeting, but due to the timing of the decision had not been included as part of the capital budget setting report which went to Council on 22 February.

Resolved:

- a. Note the budget changes in Appendix A and in section 1 of Appendix B.**
- b. To recommend that Council, via Cabinet, approve the allocation of the £8.295 million to the Transformation Programme.**
- c. Note the current position of the capital programme as at month 4 in Appendix C.**

Reason for Decision

To inform the Committee of the current position of the 2011/2012 capital programme and to highlight changes in the capital programme.

56. **Nomination to Wiltshire Community Land Trust Board**

Cllr John Thomson, Cabinet member for Adult Care, Communities and Housing, presented a report which informed the Committee of the Wiltshire Community Land Trust, and recommended that the Committee nominate a Council representative to sit on the Trust's board.

Cllr Thomson considered that the work of this organisation could relate to some of the Council's strategic projects, such as the Campus initiative. As such, it was important that the Council had an awareness of the work of the organisation and had a senior level link to the organisation.

It was suggested that a lead officer also be appointed in due course, and that the role of Board and status of the Council representative be clarified.

Resolved:

- a. That Councillor John Thomson be appointed as the Council's representative on the Wiltshire Community Land Trust Board.**
- b. That an officer appointment also be made, following the outcome of the on-going restructure of the Corporate Leadership Team.**
- c. That further information be sought from the organisation, in relation to the legal relationship between Wiltshire Community Land Trust and Wiltshire Community Land Trust Board, and the legal status of the Council's representative.**

Reasons for Decision

To respond to the request from Wiltshire Community Land Trust for the co-option of a Member of the Council to serve as a Member of their Board, and to establish an active link at Member level to ensure close partnership working to help achieve the aims and objectives of both the Council and local communities.

57. **Quarterly Progress Update - Transformation Programme**

Cllr Stuart Wheeler, Cabinet member for Campus Development and Culture (including Leisure, Sport and Libraries), presented a verbal update on the progress of the Transformation Programme, raising following points:

- The Transformation Programme was currently within budget and within planned timescales; this was confirmed by regular monitoring and reporting on both aspects. In addition, the Corporate Programme Office was in the process of rolling out Sharepoint 2010 across the programme. This tool would allow consistent reporting on all corporate programmes.
- Nine Shadow Community Operations Boards were now in place, working under the auspices of the Area Boards to consult with local communities

and develop campus proposals. In addition, work was on-going to establish a Shadow Community Operations Board for a Campus proposal in Tidworth.

- The programme was actively seeking and developing opportunities for partnership working across a range of sectors, including strategic partners, private and voluntary sectors.
- A series of staff events was being planned for November and December 2011 to support all staff across the organisation to engage with the Transformation Programme. These sessions would focus on talking with staff about why changes to working environments were taking place and to paint a picture of the future.
- Proposals for the three “pathfinder” campuses (Corsham, Melksham and Salisbury) were in the process of being approved by their respective Area Boards and were expected to be presented to Cabinet in November.

It was confirmed that proposals would be subject to scrutiny by the Campus and Operational Delivery Programme Scrutiny Task Group prior to being submitted to Cabinet.

Resolved: To note the verbal update.

58. Aiming High for Disabled Children (AHDC) Capital Grant 2011-12

Cllr Lionel Grundy, Cabinet member for Children’s Services, presented a report which sought approval for a capital programme for 2011-12 to benefit disabled young people and their families.

Details of the proposed spend were set out on pages 32-33 of the agenda. It was noted that the government grant (£248,487) for this programme was not ringfenced to spending on disabled children, but that the grant-giving body had recommended that it be spent on Aiming High for Disabled Children (AHDC) schemes. The proposed projects were in line with these recommendations. It was also noted that the proposed projects supported the Council’s commitment to supporting disabled and vulnerable young people.

Resolved:

That the Cabinet Capital Assets Committee approve the Capital Programme as detailed in the report.

Reason for decision

The proposals sought to match the funding available through the Aiming High for Disabled Children (AHDC) Capital Grant 2011-12 to projects which will meet the commissioners priorities for short breaks for disabled children and young people in Wiltshire.

59. **Sarum Academy, Salisbury**

Cllr Lionel Grundy, Cabinet member for Children's Services, introduced the report, and invited the Strategic Projects and Development Manager to present the background.

In order to maintain the safety of children during the redevelopment of Sarum Academy, the Council had investigated using 2.5 hectares of land to the north of the site as a builders' compound and car park. The proposed agreement with the existing landowner also included an option for the Council to purchase the site for future educational purposes. In return, the Council would permit the existing access to the Academy to be used as a pedestrian and bus link between the Bemerton Heath residential estate and the proposed Fugglestone Red development, subject to planning permission. It was confirmed that the agreement was without prejudice to the Council's role as Local Planning Authority.

Cllr Chris Cochrane, a Governor at Sarum Academy, commented that the redevelopment works were currently on schedule and the new buildings were forecast to be occupied in September 2013. He also drew the Cabinet's attention to the excellent work which is being done by Richard Pearce as Project Manager.

Resolved:

That the Council acquires an Option to purchase the 2.5 hectares (6.2 Acres) of land adjoining Sarum Academy, Salisbury on terms to be agreed by the Director of Transformation and Resources and the Solicitor to the Council.

Reasons for Decision

The Option Agreement will safeguard the need for land to provide further secondary school places, together with the benefit of providing flexibility and mitigating health and safety risks during the proposed construction at Sarum Academy.

60. **Corsham Mansion House and Library**

Public participation

Mr Ian Storey addressed the committee on this issue.

Cllr Toby Sturgis, Cabinet member for Waste, Property and Development Control Services, presented a report which updated the Committee on the disposal of Corsham Mansion House.

At the meeting on 26 July, the Committee had approved a proposal to sell the site to Hadston at open market value. Since then, a further bid for the site had

been received from another company, and a further expression of interest received from a third party. In order to ensure the process was fair and to avoid any legal challenge, in addition to securing the best price possible, the Committee's approval was now sought to offering the sale on the open market.

Cllr Stuart Wheeler, Cabinet member for Campus Development and Culture (including Leisure, Sport and Libraries), emphasised that any sale would only be finalised once planning consent and an acceptable construction tender had been obtained for the proposed Campus. The Library and Youth Services would continue to operate from the existing site, until the new premises were ready for occupation.

It was also confirmed that the Council could not demonstrate a transparent and equitable open market disposal by insisting that all offers must include community benefits. However this could be part of the assessment criteria. Officers undertook to make this clear to the public through the Corsham Area Board.

Resolved:

To offer the Mansion House and Library at Pickwick Road, Corsham, for sale on the open market.

Reasons for Decision

To demonstrate that the Council has obtained the best price possible in the disposal of these assets.

61. Preferred Development Framework / Burnham House, Malmesbury

Cllr John Thomson, Cabinet member for Adult Care, Communities and Housing, presented a report which provided information on the outcome of the joint extra care Preferred Developer Framework tender with Devon County Council, and requested approval to progress with the use of the vacant Burnham House site in Malmesbury for the development of a 50 unit extra care scheme as identified through the Older People's Accommodation Strategy.

Extra Care provision had been identified as the preferred use for the site by a working group formed under the Malmesbury Area Board. Once the framework was in place, a mini-competition process would be undertaken with the developers to ensure best value and quality for each scheme.

It was noted that there may be a capital receipt from the site, in addition to the delivery of new facilities. However, this would not be known until after the bidding exercise. Any resulting capital receipt or other substantive change to what was set out in the report would be brought back to the Committee for approval.

Resolved:

- 1. That the Cabinet (Capital Assets) Committee:**
 - a. note the outcome of the extra care joint preferred developer framework tender with Devon County Council;**
 - b. approve the use of the vacant Burnham House site for the development of a 50 unit extra care scheme predominantly for older people;**
 - c. authorise officers to undertake any associated procurement activities required to select a developer for these facilities; and**
 - d. delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Community Services, to authorise the transference of the Burnham House site to the developer at a negotiated value.**
- 2. Any capital receipt resulting from the process, or other substantive change to that set out in the report, should come back to the Cabinet (Capital Assets) Committee for approval.**

Reasons for Decision

The Burnham House site will provide the necessary land for delivery of the extra care facilities outlined in the Older People's Accommodation Strategy.

Through the development of the site, the Council would benefit from the provision of a new extra care housing to meet the needs of the growing elderly population in Malmesbury. Additionally, this development would improve choice and control for older people and provide a vital community resource.

Note: The Leader agreed to vary the order of the agenda and take the report on Middlefields, Chippenham next, in view of the impact on the report's proposals on items 12 and 13 (respectively, The Paddocks, Trowbridge, and Coombe End Court, Marlborough).

62. Urgent item - Middlefields / 357 Hungerdown Lane, Chippenham

Cllr John Thomson, Cabinet member for Adult Care, Communities and Housing, presented a report which sought approval to utilise the Middlefields / 357 Hungerdown Lane site in Chippenham for the provision of a new care home and extra care housing development as identified in the Older People's Accommodation Strategy.

The buildings on this site were coming to the end of their usable life and this proposal offered an opportunity to develop new facilities and meet the needs identified in the Older People's Accommodation Strategy.

It was recommended that committee exclude the press and public before discussing the financial information set out in the appendix to the report.

Resolved:

That in accordance with Section 100A(4) of the Local Government Act 1972, to exclude the public from the meeting for the consideration of the appendix to the report as 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.

Noted and discussed the financial information as set out in the appendix to the report, following which the meeting moved back into public session.

Resolved:

That the public be readmitted to the meeting

In response to a question, the Interim Chief Finance Officer confirmed that, should Members be minded to approve this report and the following two reports, the capital programme would remain balanced. However, as this was an amendment to the Capital Programme, the Committee would recommend the changes to Council, via Cabinet. It was also suggested that, should Members be minded to support the proposals, and those of the following two reports (The Paddocks, Trowbridge, and Coombe End Court, Marlborough) the three reports should be combined into one report, presenting a broadly neutral capital cost overall.

Resolved:

That the Cabinet (Capital Assets) Committee:

- a. approve the use of the Middlefields / 357 Hungerdown Lane site for the provision of a new care home and extra care units for older people, pending consultation with the Chippenham Area board;**
- b. authorise officers to progress investigations into this site to deliver these facilities and to undertake any associated procurement activities required to appoint developers / operators;**
- c. delegate authority to the Corporate Director for Community Services to agree the basis on which the land would be transferred to the**

developer, for example, leased on an open market or peppercorn rent basis, sold for residential or care development, or provided at reduced value to facilitate the development of extra care without external public subsidy;

- d. following the relocation of the existing residents of Seymour House to the new purpose built modern care home and extra care units; approve the sale of the site on the open market to generate a capital receipt; and**
- e. delegate authority to the Corporate Director for Community Services to progress plans for any surplus land on the site to generate additional capital receipt to repay the capital programme where appropriate.**
- f. recommend to Council, via cabinet, that the necessary changes be approved to the capital programme to enable implementation of the above decisions.**

Reasons for Decision

The Middlefields / Hungerdown Lane site will provide the necessary substitute for delivery of the required facilities outlined in the Older People's Accommodation Strategy and will enable to the residents from Seymour House to relocate to a modern, fit for purpose environment.

Through the development of this site, the Council would benefit from the provision of a new specialist care home for older people with dementia and units of extra care housing to meet the needs of the growing elderly population in Chippenham. Additionally, this development would improve choice and control for older people.

63. The Paddocks Care Home Site, Trowbridge

Cllr John Thomson, Cabinet member for Adult Care, Communities and Housing, presented a report which sought approval to progress with the freehold sale of The Paddocks care home site to The Orders of St John Care Trust (OSJCT), to facilitate the development of a care home.

As noted under the previous item, as the proposals represented an amendment to the Council's capital programme, the Committee would recommend the changes to Council, via Cabinet, as part of one combined report.

Resolved:

- a. That the Council facilitate the redevelopment of the site to deliver a new 66 bed specialist care home for people with dementia by approving the freehold sale of The Paddocks care home site to OSJCT.**

- b. That the Cabinet (Capital Assets) Committee recommend to Council, via Cabinet, that the necessary changes be approved to the capital programme to enable implementation of the above decisions.**

Reasons for Decision

Demographic projections indicate there will be significant growth in the 65+ age group in Trowbridge from 7,210 in 2007 to 12,580 in 2026 (74.5% increase). Additionally, the number of people aged 50+ with dementia in Trowbridge will increase by 85% by 2026. It was identified in the Accommodation Strategy for Older People that there is an adequate supply of residential care but an identified shortage of dementia and nursing home provision in Wiltshire.

This proposal will allow the site to be redeveloped to provide much needed high quality facilities for the care of older people within Trowbridge.

64. Coombe End Court, Marlborough

Cllr John Thomson, Cabinet member for Adult Care, Communities and Housing, presented a report which sought approval to sell the Coombe End Court site and associated land at the front of the property to The Orders of St John Care Trust (OSJCT) to enable them to build a 16 bed nursing extension for people with dementia.

As noted under the previous two items, as the proposals represented an amendment to the Council's capital programme, the Committee would recommend the changes to Council, via Cabinet, as part of one combined report.

Resolved:

That the Cabinet (Capital Assets) Committee:

- a. approve the sale of the Coombe End Court site and associated land at the front of the property to The Orders of St John Care Trust (OSJCT) for the provision of a nursing wing extension for people with dementia; and**
- b. delegate authority to the Corporate Director for Community Services, in consultation with the Cabinet Member for Adult Care, Communities and Housing to agree a price for the site following independent valuation.**
- c. recommend to Council, via Cabinet, that the necessary changes be approved to the capital programme to enable implementation of the above decisions.**

Reasons for Decision

The land at the front of the Coombe End Court site will provide the necessary land for delivery of the additional facilities outlined in the Older People's Accommodation Strategy and the sale of the site to OSJCT would enable this development to be progressed given the funding constraints.

Through the development of the site, the residents of Marlborough would benefit from the provision of a new 16 bed nursing extension for people suffering from dementia, which has been identified as a growing requirement due to the demographic projections. Additionally, this development would improve choice and control for older people.

65. **Exclusion of the Press and Public**

Resolved:

That in accordance with Section 100A(4) of the Local Government Act 1972, to exclude the public from the meeting for the business specified in minutes number 66 and 67 below as 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.

66. **The Paddocks Care Home site, Trowbridge**

Noted the confidential financial information as set out in the appendix to the report.

67. **Coombe End Court, Marlborough**

Noted the confidential financial information as set out in the appendix to the report.

(Duration of meeting: 3.00 - 4.33 pm)

These decisions were published on 22 September 2011 and will come into force on 30 September 2022

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
Press enquiries to Communications, direct line (01225) 713114/713115