

# MINUTES

**Meeting:** WESTBURY AREA BOARD  
**Place:** Bratton Jubilee Hall, Melbourne Street, Bratton BA13 4RW  
**Date:** 18 October 2012  
**Start Time:** 7.00 pm  
**Finish Time:** 9.30 pm

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Please direct any enquiries on these minutes to:

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## **In Attendance:**

### **Wiltshire Councillors**

Cllr David Jenkins, Cllr Julie Swabey, Cllr Russell Hawker and Cllr Michael Cuthbert-Murray (Chairman)

Cllr Richard Gamble (Portfolio Holder for Public Transport) and Cllr Jane Scott OBE (Leader of the Council)

### **Wiltshire Council Officers**

Sally Hendry, Westbury Community Area Manager  
Julia Cramp, Service Director for Commissioning and Performance  
Roger Bishton, Democratic Services Officer

### **Town and Parish Councillors**

Westbury Town Council – Cllr David Bradshaw, Cllr Ian Cunningham, Cllr Sue Ezra, Cllr Gordon King, Cllr Christine Mitchell, Cllr David Tout  
Bratton Parish Council – Cllr Stephen Lloyd, Cllr Anita Whittle  
Edington Parish Council – Cllr Michael Jones  
Heywood Parish Council – Cllr K Young

### **Partners**

Wiltshire Police – Inspector Lindsey Winter  
Wiltshire Fire and Rescue Service – Mr Michael Franklin  
Wiltshire NHS  
BA13+ Community Area Partnership – Revd. Jonathan Burke, Ms Shona Holt, Mrs Carole King

**Total in attendance: 52**

<u>Agenda Item No.</u>	<u>Summary of Issues Discussed and Decision</u>
1.	<p><u>Chairman's Welcome and Introductions</u></p> <p>The Chairman welcomed everyone to the meeting of the Westbury Area Board and introduced;</p> <ul style="list-style-type: none"> <li>• Cllr Jane Scott, Leader of Wiltshire Council, who would be making a presentation later in the meeting on the legacy of 2012, and</li> <li>• Cllr Richard Gamble, Portfolio Holder for Public Transport, who would speak about the proposed changes to rail services in the Westbury area.</li> </ul>
2.	<p><u>Apologies for Absence</u></p> <p>Apologies for absence were received from Cllr KG Drewett, Mr Keith Harvey and Cllr Francis Morland.</p>
3.	<p><u>Minutes</u></p> <p><b><u>Decision</u></b>  <b>The minutes of the previous meeting were agreed as a correct record and signed by the Chairman.</b></p>
4.	<p><u>Declarations of Interest</u></p> <p>Cllr David Jenkins declared a non-pecuniary interest as he was a member of Westbury Town Council.</p> <p>Cllr Russell Hawker declared a non-pecuniary interest as he was a member of Westbury Town Council and also a member of the Leigh Park Community Centre Committee.</p> <p>The Chairman declared a non-pecuniary interest as he was a member of Westbury Town Council and also the Leigh Park Community Association.</p>
5.	<p><u>Chairman's Announcements</u></p> <p>The Chairman made the following announcements:</p> <p>(a) <b>Wiltshire &amp; Swindon Local Nature Partnership</b></p> <p>A Steering Group formed in January 2012 with representation from Wiltshire Council, Swindon Borough Council, Wiltshire Wildlife Trust and the AONBs to guide the development of a Local Nature Partnership (LNP)</p>

in Wiltshire & Swindon. As of July 2012 the Wiltshire & Swindon LNP had been officially recognised as a LNP by Government.

**(b) Barrier Busting Proposals**

The Chairman reported that volunteers, community groups and social enterprises of many kinds had great ideas about how they could make their neighbourhood a better place to live and would like to play a bigger role in local life but sometimes barriers got in the way. Red tape, rules and regulations stopped people putting good ideas into action. Not only was this frustrating – it meant that local people missed out. However, the Government had a ‘Barrier Busting Team’ to help with this problem.

**(c) Minerals Sites in Wiltshire and Swindon**

Wiltshire Council and Swindon Borough Council had jointly submitted the Proposed Submission draft Aggregate Minerals Site Allocations Local Plan to the Secretary of State for Communities and Local Government on 20 July 2012 along with supporting evidence reports and proposed minor modifications to the Plan stemming from the final, pre-submission round of consultation held earlier this year.

Copies of all submission documents including copies of representations made and other supporting documents which, in the opinion of the councils, are relevant to the preparation of the Site Allocations Plan were available to view on the Councils’ website and at Council Offices.

**(d) Informal Adult Education In Wiltshire – update**

At its meeting held on 10 September 2012, Cabinet received a report on the outcome of the consultation on adult education in Wiltshire which had been undertaken and invited Cabinet to determine the future role of Wiltshire Council in respect of the provision of informal adult education. The full report could be found at <http://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=6122&Ver=4>

Dr Peter Biggs enquired how this would be provided in Wiltshire. Ms Julia Cramp, Service Director for Commissioning & Performance reminded the Board that all Area Boards were consulted on this during the Summer and this Board had considered the matter at its meeting on 14 June 2012 when it recommended the adoption of:

Option 3 – Wiltshire Council to facilitate the provision of informal adult education at a local level, and

Option 4 – Wiltshire Council to coordinate and promote informal adult learning opportunities offered across the county.

Cabinet had agreed at its September meeting:

- a) that the Council adopt the role to facilitate the provision of informal adult education at a local level;
- b) to approve the appointment of a 0.6 full-time equivalent part-time adult education officer to work with local community networks to develop a sustainable locally-based adult education provision including information on, and promotion of, opportunities and
- c) to allocate budget of £32,000 from the revenue savings accrued from the closure of Urchfont Manor College to meet the costs associated with the appointment.

**(e) Community Infrastructure Levy (CIL) for Wiltshire – Consultation**

The Chairman announced that Wiltshire Council was in the process of preparing a Community Infrastructure Levy (CIL) charging schedule. CIL was a new charge that local authorities in England could place on new development in their area. The money generated through the levy would contribute to the funding of infrastructure to support growth.

Dr Peter Biggs enquired as to whether the charging schedule had been set by Central Government or locally and, if the latter, how the schedule compared with other comparator local authorities. The Chairman stated that this would be looked into and reported back to the Board.

**(f) Crosspoint and the Voluntary and Community Services awards**

The Chairman introduced a short film outlining the work carried out at Crosspoint and then presented a cheque for £250.00 to Mr Gordon King and Revd. Jonathan Burke to assist with the work undertaken.

**(g) Westbury and the proposed changes to rail services – Councillor Richard Gamble**

Cllr Richard Gamble explained the importance of Westbury as a rail centre providing services on the lines between:

- London, Exeter, Plymouth & Cornwall
- Cardiff, Bristol, Salisbury, Southampton & Portsmouth
- Bristol & Weymouth

- Westbury & Swindon

He reported that about 100 trains stopped at Westbury every day and about 3400 passengers used these trains at Westbury. Of these passengers using the station between one third and a half changed trains, thus they were starting and finishing their journeys somewhere other than Westbury.

Cllr Gamble went on to explain that there would be a change of franchise shortly and the franchise replacement invitation to tender dated 27 July 2012 no longer required a direct service between Westbury and Paddington. This meant that, although this service was part of the current franchise, a new operator would not have to provide this service. It was vital to preserve this direct fast service between Westbury and Paddington for the use of commuters, businesses, residents and the economy of the area.

He also reported that there could well be a threat to rail services at Westbury following the electrification of certain routes out of Paddington. There were plans to electrify the main line between Paddington and Swansea sometime between 2016 and 2019 and also the route from Paddington as far as Newbury. This could easily result in a diminished service from Westbury and certainly no direct service to Paddington. Representations were being made to the Department for Transport (DfT) requesting that electrification be extended from Newbury to Westbury and beyond.

Cllr Gamble urged everyone to make representations to the DfT requesting that the rail services between Westbury and Paddington be safeguarded and that they sign the e-petition on Westbury Trainwatch's website at [www.westburytrainwatch.org.uk](http://www.westburytrainwatch.org.uk).

#### **(h) Campaign for a Westbury Bypass**

Cllr Julie Sawbey reported that at the Area Board held in April, during the debate about Westbury A350 Bypass, a statement from Campaign for a Better Trowbridge was read out by Mr Ken McCall. Mr McCall has asked for clarification on 2 points these being:

- *Their request that the resolution needs to mention both the A350 and the A361 roads need to be examined by Wiltshire Council in the context of a Westbury Bypass*
- *Their claim that it is fact that an eastern route has been abandoned and this needs clear mention in the text of the resolution.*

It was explained by Cllr Hawker at the meeting that he was not prepared to

	<p>change his motion because he was asking Westbury Area Board to focus on Westbury Area issues and because the whole point of asking for a suitable route to be found was to allow all options to be looked at. Clearly, the fact that an eastern route had been rejected for planning permission would speak for itself in any future analysis, though this would not necessarily mean that an eastern route is out of the question for ever.</p> <p>Since the Area Board meeting in April, this board has decided to await the outcome of the shortlist of major schemes to be considered by the Local Transport Board covering Wiltshire and Swindon and any funding which may or may not be available. Those schemes shortlisted will be notified in April 2013 for delivery after 2015. It is agreed that this is the most sensible way forward. Should the Westbury area traffic issues be selected as a priority then Wiltshire Council, working with the Local Enterprise Partnership would be expected to look very closely at every option for a suitable road improvement scheme. The Core Strategy consultation documents since last year have included the Westbury Eastern Bypass route that was in the district plan as a saved policy for the core strategy, though this was in a written list in the appendices rather than on a map because a map of old policies was not previously produced. Now that the map has been produced, the old policies are shown on it. So although the Secretary of State for Transport rejected the Eastern Bypass, it is still held as a “saved route” on council policy until the council decides whether to use it, amend it or proceed with another route altogether. Until the shortlist of priority road improvement schemes in Wiltshire is announced in April 2013, it is futile for Westbury Area Board to press for any further work to be carried out. In other words, no-one seriously expects any further work to be carried out on establishing a suitable route for a Westbury A350 Bypass until it is clear that money is allocated to actually proceed with such a large project.</p>
6.	<p><u>Community Area Grants</u></p> <p>The Community Area Manager reported that over the past three years this Area Board had awarded more than £11,000 for projects in Bratton and gave a brief resume of each project as follows:</p> <ul style="list-style-type: none"> <li>• Bratton Allotments - £1000 for fencing and water connection</li> <li>• Bratton Recreation Ground - £1,250 for a mower, £1,000 for fencing, £2,140 to upgrade kitchen facilities, £850 to improve access</li> <li>• Bratton Jubilee Hall and the Pavilion - £1000 for Jubilee celebrations, £535 for Jubilee Players, £1,000 for new tables, £525 to improve toilet facilities in the Pavilion</li> <li>• Bratton Village Green - £1000 for replacing play matting</li> </ul>

- Bratton Community Orchard - £589 for tools

She then introduced the report and explained each application in turn.

- (a) **Westbury Town Council – to replace and improve CCTV system - £5,000 requested.**

**Decision**

To approve a grant of £5,000 to replace and improve CCTV system.

**Reason**

To replace out of date cameras with modern responsive equipment and to add two new devices.

This project reinforces the commitment to community safety.

- (b) **Bratton Recreation Ground Skate Ramp – to install a skate ramp at the village recreation ground - £1,233 requested.**

**Decision**

To approve a grant of £1,233 to install a skate ramp at the village recreation ground.

**Reason**

A group of young people in the village approached the Recreation Ground Committee to ask permission to raise funds to purchase a skateboard ramp; this project supports their efforts to help themselves. By placing a half pipe skate board ramp on the Recreation Ground in Bratton we will be providing a safe place for children aged 10+ to play on their scooters, skateboards and BMX bikes. It will also encourage young adults and children to access the other amenities available in the field e.g. All weather gym equipment, football and basketball.

- (c) **Healthy Eating Project – area board councillor led grant application - £1,870 requested.**

**Decision**

To approve a grant of £1,870 to promote healthy eating for Year 6 pupils in schools.

**Reason**

To raise early awareness of the importance of healthy eating good dental health care at the earliest opportunity. It will also raise awareness of health related issues and healthy eating. Its message would reach both parents and children and hopefully have positive knock on effect through publicity and awareness raising.

- (d) Trowbridge Sea Cadet Unit – To purchase a minibus - £5,000 requested.

Decision

To approve a grant of £250 towards the purchase of a minibus for the Trowbridge Sea Cadet Unit, bearing in mind that only four young people from Westbury are members of this Unit.

Reason

A replacement minibus is vital for the Sea Cadets to be transported safely to outdoor recreational pursuits of sailing, boat pulling and canoeing, as well as to aid participation in training and development sessions, competitions and events. These activities encourage self confidence and team spirit. They lead young people towards responsible adulthood by encouraging high standards of conduct.

- (e) Youth Funding – To part fund keep fit/activity equipment - £4,040 requested.

Decision

To approve £4,040 youth funding for the purchase of keep fit/activity equipment for teenagers, to be transferred to Westbury Town Council to help fund this project, and to request regular updates on the progress of this project.

Reason

After consultation with the Westbury Town Council, which is responsible for local play areas, it was suggested that this year's youth funding could be best used to help pay for activity equipment which would appeal to teenagers as well as younger children.

The aim is to install the equipment in Grassacres Park. The project will be led by and part funded by Westbury Town Council.

Similar equipment has proved popular in other areas and appears to fill the gap in such provision for older children.



7.	<p><u>Legacy of 2012</u></p> <p>The Chairman welcomed Cllr Jane Scott, Leader of the Council, who was attending to make a presentation on the celebratory events held in Wiltshire during the past Summer, including the showing of a DVD recording, and was assisted by Ms Laurie Bell, Service Director, Communications.</p> <p>It was noted that over 225,000 people - half the population of Wiltshire - turned out to welcome The Queen when she visited Salisbury in May and to see the Olympic Torch when it was carried through sixteen towns, villages and Salisbury in May and July. It was also noted that Wiltshire was the only County to have the Torch visit on two separate occasions, and that combined with the Queen's Diamond Jubilee, 2012 had presented an opportunity to bring communities together, to showcase what the County had to offer in front of the national and worldwide media, and to provide a boost to the local economy.</p> <p>A DVD was presented which showed highlights of these events and how well received they had been which was being made available to all Area Boards.</p> <p>Whilst the economic impact on the County as a result of the celebrations had yet to be fully assessed and realised, it was anticipated that the £290,000 spent by the Council had been more than justified. The boost to the local economy on the five event days was estimated to at nearly £3.8 million, which was far more than anticipated. The film footage of Wiltshire towns and villages and also of former Olympic Gold medal sprinter Michael Johnson at Stonehenge were broadcast across the world with more than 350 million people viewing Wiltshire. The impact on the number of visitors and the increase in tourism was still being evaluated but it was expected to be substantial and a significant boost to the tourist industry in Wiltshire.</p> <p>Cllr Scott explained that the emphasis now was to keep the momentum and legacy going in Wiltshire's communities, the Council and the economy. In this regard, a small Legacy Steering Board had been established which she would chair and the membership would include relevant Cabinet members and officers and representatives from appropriate partner organisations. The Board would be supported by a delivery group, chaired by Laurie Bell to ensure delivery and evaluation of the ongoing legacy work. In particular it was intended to provide support and encouragement to prospective Olympic contenders and it was planned to organise a series of business events and promotions.</p> <p>Cllr Scott paid tribute to all those members of partner organisations and staff who assisted at the events to ensure they were a success.</p>

	<p>At the conclusion of her presentation, the Chairman warmly thanked Cllr Scott for attending this Area Board meeting and for her presentation.</p>
<p>8.</p>	<p><u>Westbury Community Area Community Plan</u></p> <p>Mrs Carole King, Chairman of the BA13+ Community Area Partnership, presented the Westbury Area Community Plan for the period 2012 – 2017, copies of which were distributed at the meeting.</p> <p>She explained that the Plan was a living document and had been compiled following consultation and research in the Westbury area, as well as meetings with relevant groups and individuals to identify priorities, and with reference to the Joint Strategic Assessment (JSA) 2011 findings. Westbury Forward, a major event held jointly with the Area Board in January 2012, identified the top priorities for action, which were outlined in the Plan and divided by theme. The Plan would very shortly be available to view on line on the BA13+ website at <a href="mailto:ba13.partnership@live.co.uk">ba13.partnership@live.co.uk</a>.</p> <p>It was noted that the purpose of the Plan was to help groups, service providers, this Area Board and Wiltshire Council to tailor their services more specifically to Westbury and the surrounding villages' needs, as well as to provide a guide for community groups and individuals who wished to contribute to the community. In addition to statutory bodies, volunteers were able to take on projects where possible and theme groups, which examined specific issues, were open to anyone in the community. The BA13+ Partnership would support any initiatives in line with the priorities of the Plan. The Plan would be updated online as projects progressed and new priorities were identified. Quarterly partnership meetings would be taking place to consider new initiatives and update the Plan and all members of the community were being encouraged to participate in the process by submitting fresh ideas on community needs.</p> <p>During the ensuing discussion, the following themes for improvement were made:</p> <ul style="list-style-type: none"> <li>• Improvements to public transport facilities and, in particular, rail services.</li> <li>• Provision of a bypass for Westbury.</li> <li>• Construction of a skate park.</li> </ul> <p><b><u>AGREED</u></b></p> <p><b>To accept the contents of the Westbury Community Area Plan 2012-2017.</b></p>

9.	<p><u>Westbury Campus</u></p> <p>The Revd. Jonathan Burke, Chairman of the Shadow Community Operations Board (SCOB), presented a verbal update on the provision of a Westbury Campus.</p> <p>He explained that SCOB were researching the level of services most needed by the community from a Campus and were carrying out an initial consultation between the end of November and January 2013. The outcomes of this consultation would be presented to a future meeting of the Area Board for decisions to be made.</p>
10.	<p><u>Community Asset Transfer</u></p> <p>Consideration was given to a report by the Area Development Manager in which the Area Board was requested to consider the transfer of Leigh Park Community Centre, Westbury to Leigh Park Community Association.</p> <p>On hearing from Cllr Russell Hawker, member of the Leigh Park Community Association Committee in support of the application,</p> <p><b><u>AGREED</u></b></p> <p><b>To approve the transfer of Leigh Park Community Centre, Westbury from Wiltshire Council to the Leigh Park Community Association on a long leasehold, subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>(1) The lease cannot be completed until ownership of the land has passed from the current owners, Persimmon Homes, to Wiltshire Council.</b></li> <li><b>(2) As the hall has not yet been built, this is a new venture. It is, therefore, considered that the transfer should be on a long leasehold basis rather than a freehold as is normally the case.</b></li> <li><b>(3) There will be a covenant restricting use of the property to community purposes.</b></li> <li><b>(4) The property has been designed as a community hall. All running costs will be met by Leigh Park Community Association. Therefore, there are no financial implications.</b></li> </ol> <p><b><u>REASONS</u></b></p> <p><b>This proposal supports and implements Wiltshire Council's Community Asset Transfer Policy.</b></p>

11.

Housing Need and Review of Wiltshire's Housing Allocations System

The Chairman introduced Ms Nicole Smith, Head of Strategic Housing and Mr Barry Hughes, Chief Executive of Selwood Housing and also of Wiltshire Housing Partnership, who would provide information on the review of Wiltshire's Housing Allocations System.

It was explained that due to policy changes introduced by the Government, a review was currently taking place on all housing priorities in Wiltshire. During the next few months a new Housing Strategy would be developed that would set out the Council's housing-related agenda for the next five years. The three overarching objectives that would drive the housing agenda were:

- To improve the quality and make best use of existing stock across Wiltshire
- To utilise all opportunities to meet existing and future housing need
- To help people to achieve independence and choice and to support local communities across Wiltshire

To assist with formulating this new Strategy all area boards were being consulted and their comments would be taken into account. Once the Strategy had been formulated and agreed it would be brought back to area boards for information.

Some statistical information regarding housing in the Westbury area was shown and explained (Copies of which are appended to these minutes).

Mr Barry Hughes explained the changes in benefit arrangements and the consequent problems that would arise regarding rent collections. A new bedroom tax would be introduced in certain cases as part of the Government's changes and those tenants who would be affected would be informed of these changes as soon as possible.

Ms Nicole Smith led a discussion on the allocation of social housing and explained different options available, such as mutual property exchanges or the taking in of lodgers.

During the ensuing discussion there was general concern about how these new arrangements would affect in particular the elderly and more vulnerable members of society. It was considered most important that those who had experienced a recent bereavement were not subjected to the additional pressure and problem of having to move to a smaller property; additionally it was felt that such people, particularly the elderly needed a spare room in which to accommodate family members when paying a visit.

Members were then invited to participate in a question and answer session in which they would be asked for their views on a review of housing allocations by amending Part 6 of the Housing Act, as required by the Localism Act 2011, as follows:

	<p><i>How should Wiltshire Council consider the Local Connection?</i></p> <ol style="list-style-type: none"> <li>1. Maintain an open housing register for all – 5 in favour</li> <li>2. A Local Connection to Wiltshire is required to join – 6 in favour</li> <li>3. Priority to those with a local connection to an area – 7 in favour</li> </ol> <p><i>What is a Local Connection to an area?</i></p> <ol style="list-style-type: none"> <li>1. Employed in the area – 13 in favour</li> <li>2. Lives or previously lived in area – 14 in favour</li> <li>3. Family currently reside in the area – 11 in favour</li> </ol> <p><i>Should additional priorities be given to the following?</i></p> <ol style="list-style-type: none"> <li>1. Under occupation – 11 in favour</li> <li>2. Employment – 12 in favour</li> <li>3. Training – 6 in favour</li> <li>4. Those who volunteer in the community – 6 in favour</li> </ol> <p><i>Should we include any exclusions within the policy?</i></p> <ol style="list-style-type: none"> <li>1. Those with no identified housing need – 7 in favour</li> <li>2. Those evicted or caused severe Anti Social Behaviour – 11 in favour</li> <li>3. Those with significant rent arrears – 8 in favour</li> </ol> <p>The Chairman thanked Ms Nicole Smith and Mr Barry Hughes for their presentations and confirmed that the finalised new Housing Strategy would be brought back to this Area Board in due course for information.</p>
12.	<p><u>Partner and Community Updates</u></p> <p>The Area Board received the following partner and community updates:-</p> <ul style="list-style-type: none"> <li>• Crime and Community Safety</li> <li>• Wiltshire Fire &amp; Rescue Service</li> </ul> <p>Cllr Sue Ezra referred to traffic problems in Eden Vale Road, Westbury and in particular the parking of cars on pavements. It was agreed that this problem should be investigated by the Police.</p>

13.	<p><u>Community Area Transport Group</u></p> <p>Consideration was given to an update report on the work of the Community Area Transport Group in which approval was sought to the funding of certain projects.</p> <p><b><u>AGREED:</u></b></p> <ol style="list-style-type: none"> <li>(1) To spend £800 on improving road markings at Gooselands roundabout.</li> <li>(2) To spend £600 on a pedestrian survey at the White Horse Health Centre.</li> <li>(3) To spend £3,000 towards the cost of improving the footpath between Avebury Close and Station Road.</li> <li>(4) To confirm commitment of £6,000 towards improvement of the junction at Edington – to be carried over to next financial year.</li> </ol>
14.	<p><u>Issues Update</u></p> <p><b>Fly Tipping</b> The Community Area Manager referred to flying tipping that had been taking place in various places including Slag Lane, Brook Lane and also within the White Horse viewing area and requested that any instances seen should be reported to Wiltshire Council at <a href="http://www.wiltshire.gov.uk/parkingtransportandstreets/streetcarecleaning/streetcarereportingform.htm?type=flyposting">http://www.wiltshire.gov.uk/parkingtransportandstreets/streetcarecleaning/streetcarereportingform.htm?type=flyposting</a> who would investigate and clear.</p> <p><b>Wiltshire Voices</b> Work was progressing on the Wiltshire Voices project which in Westbury had concentrated on the views and voices of older people. The Community Area Manager stated that filming had been completed and the film would be available shortly. Details of the film and the launch would be available as soon as possible.</p> <p><b>White Horse Health Centre</b> It was noted that, although there had been some initial teething problems regarding the bus service to the new Primary Care Centre, the service had now settled down and was working satisfactorily. It was also noted that the appointments system at the Care Centre could work flexibly if the patient was reliant on public transport.</p>
15.	<p><u>Preview of December Meeting</u></p> <p>It was noted that the next meeting of the Westbury Area Board would be held on Thursday 13 December 2012 at The Laverton, Westbury. It would be a special</p>

	<p>meeting devoted to subjects, projects and issues concerning children, young people and families. The meeting would start slightly earlier than usual with refreshments being available from 5.30pm and the meeting starting at 6.00pm. Everyone would be very welcome.</p>
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## Westbury Understanding your area

Total population : 18,070

Children 0 – 15	3,820	21.1%
Working Age	10,410	57.6%
Retirement over 65	3,850	21.3%

Median House price in Westbury **£159,950**

Nicole Smith

## Basic Stock Profile of Westbury



- 69.7% Owner Occupied
- 13.2% Social Housing
- 15.8% Private
- 1.3% Other

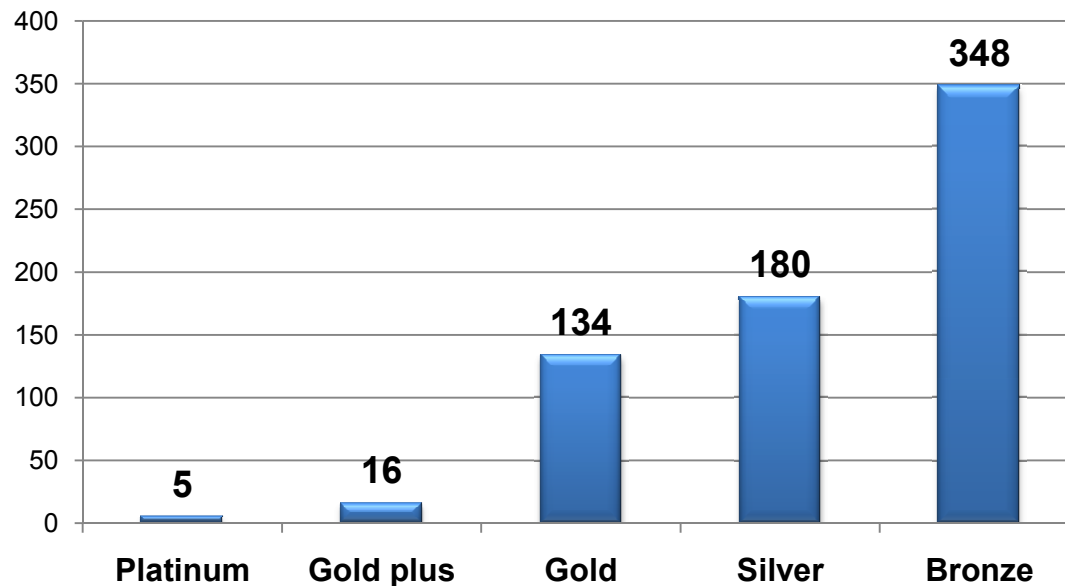
Proposed homes to be built 2006 – 2026 (Core Strategy) **1,390**

Delivered **13** new affordable homes during 2010 to 2012

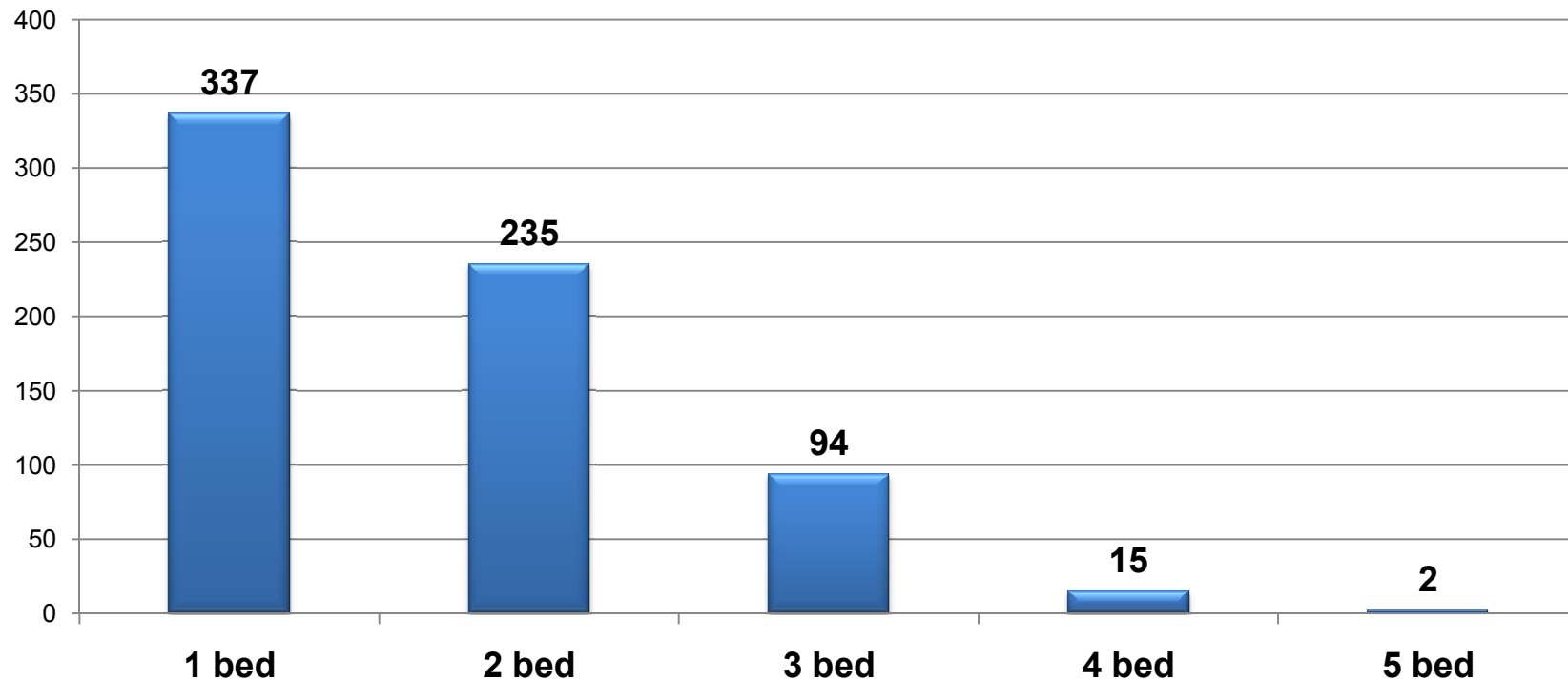
# Housing Register Breakdown

Total on the Housing Register **17,088**

**683** Households with a 1<sup>st</sup> preference for Westbury



# Housing Register Households by Bedsize



# Housing Register Breakdown Westbury

Of the 683 households:-

- 31 Have a high welfare or high medical need
- 62 Have a medium welfare or medium medical need
- 0 are disabled
- 20 Have stated they have no fixed address
- 4 Those in the armed forces
- 11 Have a confirmed need for adaptations



## Social Housing Lettings in Westbury



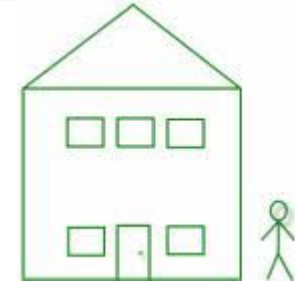
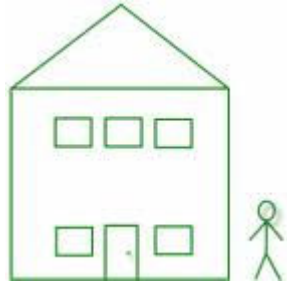
Total lettings across Wiltshire since April 2012 **611** households  
 Lettings in Westbury **37** with **33** Households with a local connection  
 Breakdown on reason for local connection

- 12** Households had family connections in Westbury
- 9** Employed in the Westbury area
- 12** Lives or previously lived in the Westbury area

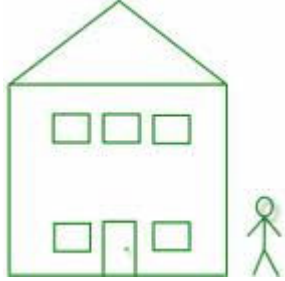
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# Under Occupation

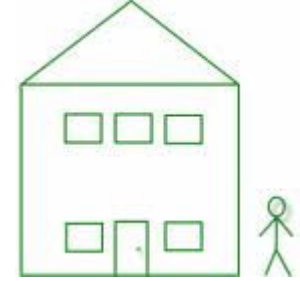
## 125 Households in Westbury



Landlord	Total number of households affected	Numbers of households losing £10-£20 pw	Numbers of households losing £20+ pw
Aster	3	3	0
Greensquare	1	1	0
Guinness	13	12	1
Raglan	9	7	2
Sanctuary	2	2	0
<b>Selwood</b>	<b>76</b>	<b>64</b>	<b>11</b>
Sovereign	20	14	6
Wiltshire Rural Housing Association	1	1	0
<b>TOTAL</b>	<b>125</b>	<b>104</b>	<b>20</b>



## Under Occupation



Currently living in a	<i>Needs a...</i>			<b>Total</b>
	<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	
2 bed	48			<b>48</b>
3 bed	16	52		<b>68</b>
4 bed	0	2	5	<b>7</b>
5 bed	1	0	0	<b>1</b>
6 bed	0	0	1	<b>1</b>
<b>Total</b>	<b>65</b>	<b>54</b>	<b>6</b>	<b>125</b>





## Slides from Selwood



# Review of Allocations

**The Localism Act 2011 introduces amendments to Part 6 of the Housing Act.**

It provides new freedoms to set the rules determining which categories of applicants qualify for social housing

- Local connection
- Exclusions or reduced preference
- Under-occupation / Foster carers
- Households in work or seeking work / training
- Identified housing need



## 1. How should Wiltshire Council consider Local Connection?

- 0 1. Maintain a open housing register for all
- 0 2. A Local Connection to Wiltshire is required to join
- 0 3. Priority to those with a local connection to an area

## 2. What is a Local Connection to an area?

- 0 1. Employed in the area
- 0 2. Lives or previously lived in the area
- 0 3. Family currently reside in the area

### **3. Should additional priorities be given to the following?**

0 1. Under Occupation

0 2. Employment

0 3. Training

0 4. Those who volunteer in the community

## 4. Should we include any exclusions within the policy?

- 0 1. Those with no identified housing need
- 0 2. Those evicted or caused severe Anti Social Behaviour
- 0 3. Those with significant rent arrears

# Chestnut Corner, Bratton



# Chestnut Corner, Bratton





# Chestnut Corner, Bratton



# Peter Blacks warehouse



# Frogmore development



# Railway Close, Westbury



# Hawkeridge Park



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