



EAST
CAMBRIDGESHIRE
DISTRICT COUNCIL

AGENDA ITEM NO. 4

Minutes of a meeting of the Asset Development Committee held in the Council Chamber, The Grange, Nutholt Lane, Ely on 8th October 2018 at 4:00pm.

P R E S E N T

Councillor Bill Hunt (Chairman)
Councillor Christine Ambrose Smith
Councillor David Ambrose Smith
Councillor Paul Cox
Councillor Mathew Shuter
Councillor Lisa Stubbs

I N A T T E N D A N C E

Maggie Camp – Legal Services Manager and Monitoring Officer
Spencer Clark – Open Spaces & Facilities Manager
John Hill – Chief Executive
Victor Le Grand – Senior Leisure Services Officer
Phil Rose – Strategic Land Advisor, East Cambs Trading Company
Adrian Scaites-Stokes – Democratic Services Officer

14. **PUBLIC QUESTION TIME**

There were no public questions.

15. **APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Councillor Lorna Dupré.

16. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

17. **MINUTES**

Councillor Lisa Stubbs wished it recorded that she had offered apologies for the 24th May meeting, and this was agreed.

It was resolved:

That the minutes of the Asset Development Committee meetings held on 24th May 2018, as amended, and 31st May 2018 be confirmed as correct records and be signed by the Chairman.

18. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made the following announcements:

- Three car parking spaces at Barton Road had just re-opened and the other spaces currently occupied by the builders would become available in around six weeks. This would result in an overall loss, after the building work, of only one space.
- Three extra parking spaces had been created in Broad Street.
- Four new disabled spaces had been created in Newnham Street, to compensate for the closing of the spaces by the old Paradise swimming pool site. The new spaces would be upgraded to provide for better facilities.
- The previous five coach parking spaces at Barton Road had been replaced with six new spaces on the new Downham Road site. This would offer better facilities for the coach drivers.
- The Dock car park had been very successful and was nearly always full. A request had been made to seek some extra facilities near that site. This was good news for commuters and the Council.

19. **MEPAL OUTDOOR CENTRE: PROGRESS REPORT**

The Committee considered a report, reference T116 previously circulated, on the progress in the reinstatement and re-opening of Mepal Outdoor Centre.

The Senior Leisure Services Officer advised the Committee that this was a work-in-progress, as not much work had been undertaken over the summer, due to seasonal pressure and the consequent lack of capacity of the partner company. Since August/September the company had become more involved and had started surveying the facilities. This included looking at the lake, surrounding vegetation, the land, the buildings and the high rope facilities. The company would then gauge what work needed to be done and news on this was expected shortly.

Councillor Matthew Shuter joined the meeting at this point, 4:10pm.

Work on the site was expected in the second half of the winter with an anticipated opening date of the Whitsun weekend. So the project was progressing, if a bit slowly. The Council had hired some legal expertise on leases to draft the Heads of Term before signing the facility over to the company. The proposals put forward suggested a rental basis with the company gaining the net profit. Safeguards for the Council would be needed and those details were being sorted out. The Council would be looking for a 25-year lease.

Councillor David Ambrose Smith queried whether the legal advisers were known to the Council. The Committee was informed that they were the same company that had been used for The Hive leisure centre.

Councillor Bill Hunt noted that the Council still had responsibility for insurance and security of the site and asked when this responsibility would be transferred to the company. The Senior Leisure Services Officer guessed that this would be when the site was handed over, probably around the end of the financial year.

It was resolved:

That the contents of the report be noted.

20. **ASSET MAINTENANCE PROGRAMME 2018/19**

The Committee considered a report, reference T117 previously circulated, updating Members on the Asset Management Planned Maintenance Programme for 2018/19.

The Open Spaces & Facilities Manager advised the Committee that the old Paradise swimming pool had now been demolished. The site had been tricky to work on, so the contractors had taken it down stage-by-stage. The project had been well managed by the Council and its partners, including Palace Green Homes, and had been delivered on budget and on time.

Congratulations were offered by Councillor Lisa Stubbs, endorsed by Councillor Bill Hunt, on the work done at the old pool site.

The Manor Court Road, Witchford footpath had been completed satisfactorily, by working in conjunction with the residents. A large stretch had been done but UK Power Networks had come along soon after and had dug up some of it after it had been finished.

Councillor Mathew Shuter noted that the work of UK Power Networks appeared unfinished, according to the pictures shown, so the Council needed to keep an eye on that. The Committee was informed that the company had already been spoken to and they would be returning to do more work. Councillor Bill Hunt suggested that all correspondence with that company be in writing, to provide an audit trail.

At The Hive new charging points for electric vehicles had been installed. These had been at no cost to the Council, as the installers would take all profits while the Council received rental income. Councillor David Ambrose Smith questioned whether there were any plans to install similar points in other parts of the district. The Open Spaces & Facilities Manager acknowledged that there could be plenty of opportunities to do so and the Council was always looking to make improvements.

It was resolved:

That the actual spend (at 30th August 2018) set out in Appendix 1 be noted.

21. **FORWARD AGENDA PLAN**

The Committee considered and noted its Forward Agenda Plan.

22. **EXCLUSION OF THE PUBLIC INCLUDING REPRESENTATIVES OF THE PRESS**

It was resolved:

That the press and public be excluded during the consideration of the items 10 and 11 because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Categories 1, 2 and 3 of Part I Schedule 12A to the Local Government Act 1972 (as amended).

23. **LAND DEVELOPMENT OPPORTUNITIES AND ASSET DEVELOPMENT PROGRAMME UPDATE 2017/18**

The Committee considered an Exempt report T118, previously circulated, that provided an update on land development opportunities and the asset development programme.

The Strategic Land Advisor advised the Committee that two important projects were nearing their conclusions. At Barton Road the two affordable flats had been transferred to the Community Land Trust. Six other dwellings had already been sold with just two remaining. This had been done without having to use a show home, so the budget had been achieved and the sales had exceeded expectations. The quality of the scheme, due to the high specifications being maintained across all the dwellings, the build and its location had proved very attractive. There had been some delays in the programme due to adverse weather conditions. There was still some minor works to complete, such as drop-kerbs and some re-surfacing.

The site in Soham had been a different prospect but, of the thirteen dwellings, six affordable houses had been transferred to the local Community Land Trust and four had been sold. This project had gone through very smoothly.

Councillor Mathew Shuter asked whether the dwellings were freehold or leasehold. It was disclosed that the townhouses at Barton Road were freehold whilst the flats were on a 125-year lease. All the houses at Soham were freehold except for three apartments which were leasehold.

Councillor Bill Hunt was pleased to see that the houses at Barton Road had achieved a higher value than expected and that two couples had secured the affordable flats allowing them to get on the housing ladder.

Councillor Mathew Shuter offered his compliments on the Barton Road scheme, as the houses looked magnificent and were top quality.

It was resolved:

That the progress in relation to the Land Development Opportunities and Asset Development Programme be noted.

24. **EXEMPT MINUTES**

It was resolved:

That the exempt minutes of the Asset Development Committee meeting held on 31st May 2018 be confirmed as a correct record and be signed by the Chairman.

The meeting concluded at 4:38pm.