

A SPECIAL MEETING OF THE  
COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

19 MAY 2010

PRESENT:-

P.M. Posnett (Chairman)  
P.M. Chandler, S. Dungworth, A. Freer  
M.C.R. Graham MBE, M.R. Sheldon  
D.R. Wright, J. Wyatt

Corporate Director (KA)  
Head of Social and Economic Development  
Head of Street Scene and Environment, Chief Accountant  
Senior Housing Allocations Officer  
Democratic Services Clerk

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C1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dean and Holt.

It was noted that that Councillor Wright was to come off the Housing Repairs Task Group and Councillor Chandler was to take his place.

C2. DECLARATIONS OF INTEREST

There were no declarations of interest.

C3. RECOMMENDATIONS FROM OTHER COMMITTEES

There were no recommendations from other committees.

C4. SUB-REGIONAL CHOICE BASED LETTINGS POLICY

The Head of Social and Economic Development submitted a report for Members (copies of which had previously been circulated to Members) to consider the proposal for Melton Borough Council to operate a Sub Regional Choice Based Lettings (CBL) Scheme which spanned Leicestershire involving local authorities in the area and all registered landlords who have properties in the Leicestershire area.

The Head of Social and Economic Development advised the committee that he had received an email from the Chair of the Tenants Forum Executive Committee clarifying their views, in that that they were not opposed to Choice Based Lettings and indeed they had always championed the cause. However, they felt that the contribution from Melton reflected that amount of stock Melton had and that contributions should reflect this and any future reduction in stock. Furthermore the issues about void times were irrelevant as the Council currently could achieve better turnaround times.

Councillor Graham noted that Rutland Council had considered the additional cost of Choice Based lettings but they had rejected the idea because they felt the benefit would be disproportionate to the cost. The Head of Social and Economic Development stated that Rutland was a smaller authority and their initial costs could have been more as they were late comers to the pilot programme.

Councillor Graham enquired if the policy would include individuals who were intentionally homeless. The Head of Social and Economic Development stated that there was national guidance about intentional homelessness and there were statutory provisions that had to be made even if the situation was intentional.

Councillor Graham further enquired how people in the same band were selected and if people from outside the district could be considered. The Senior Housing Allocations Officer stated that people in the same bands would be prioritised by their registration date and she confirmed that people from outside the district would not be considered.

Councillor Graham requested information on the safeguards available when re-homing ex-offenders. The Head of Social and Economic Development stated that everyone was treated equally in the policy but certain members of the community would be offered additional support in the form of outreach workers to ensure that tenancies would not fail.

Councillor Dungworth suggested having champions from the voluntary sector to assist vulnerable people. The Head of Social and Economic Development considered this to be a good idea and noted that this could be one of the first things that the steering group could investigate.

**RESOLVED** that

- (1) the introduction of a Choice Based Lettings Scheme in line with the recommendations from the Housing Options Task Group be approved;
- (2) the Project Mandate and Business Case for the introduction of the Choice Based lettings Scheme be approved.

*The Chairman, in exercising her statutory powers, agreed that the following item be considered as a matter of urgency due to the issue being raised following despatch of the agenda.*

## C5. URGENT BUSINESS – WILTON ROAD TOILETS

The Head of Street Scene and Environment submitted a report to update the Committee on progress following the resolution of the meeting of Council on the 24 April 2010, namely:

***RESOLVED*** that no action be taken on the decision made by the Community and Social Affairs Committee on 17 March 2010 to sell the toilets on Wilton Road and a report be brought forward on their refurbishment with the financial implications as soon as possible.

and for Members to make a decision on the way forward for the facilities.

The Chairman noted that the issue had been raised at the Town Councillors meeting and the Town Centre Managers had provided a presentation and informed the Town Councillors that they had undertaken a survey, with approximately 25 returns stating all provisions as good or excellent apart from public conveniences.

Councillor Graham stated that everyone wanted to see the toilets open but the Council's financial position and the maintenance of a balanced budget had to be seriously considered.

The Chairman stated that she had a meeting with West End Travel and they had stated that Melton was unusual in not charging for coaches to park. Councillor Sheldon stated that roving attendants would not be preferable as more vulnerable members of the community would need the attendant's assistance.

Councillor Freer stated that surveys which had been undertaken suggested that people did not want to use public house toilets. Councillor Graham requested that the library be approached again about using their facilities. The Head of Street Scene and Environment stated that they had already approached the County Council and this was not a viable option.

The Chairman stated that roving attendants could be a compromise to enable the toilets to open. Councillor Chandler suggested not opening the toilets on a Sunday. The Chairman also enquired if there could be a seasonal difference in opening hours. The Corporate Director (KA) stated that a range of options needed to be explored in more detail and presented with a full financial appraisal.

Councillor Graham suggested a report be brought forward to the next Policy, Finance and Administration Committee to look at coach charging and any other implications.

Councillor Freer noted that an idea had been brought up about using traffic wardens as roving toilet attendants. The Head of Street Scene and Environment stated that this would probably involve the wardens checking the appearance of the toilets but would not be a long term solution to the problem.

The Chairman stated that the Committee needed to look at the costs of (both full and roving), attendants, Sunday closure and a 2 stage repair process. Councillor Graham also suggested investigating St Mary's Way as a drop off point for coaches.

The Chairman suggested another special Committee to consider this item prior to the next Meeting of the Policy, Finance and Administration Committee.

**RESOLVED** that

- (1) the decision whether to reopen Wilton Road public conveniences and how to fund the resulting decision in terms of the associated capital and revenue implications be deferred to a Special Meeting of CSA on 9 June 2010.
- (2) the recommendation from the Special CSA Committee held on 9 June 2010 be carried forward to a Special meeting of the PFA Committee on 11 June 2010.

(Councillor Freer here left the meeting.)

### **EXCLUSION OF THE PUBLIC**

**RESOLVED** that the Public be excluded during the consideration of the following items of business in accordance with Part 1 of Schedule 12A of the Local Government Act 1972 (Access to Information : Exempt Information) under paragraph 3.

#### C6. WATERFIELD LEISURE POOLS - UPDATE

The Head of Social and Economic Development submitted a report (copies of which had previously been circulated to Members).

Members noted some concern about the quotations that had been received in relation to the leisure pool tiles. The Head of Social and Economic Development stated that further quotes could be obtained.

**RESOLVED** that

- (1) the undertaking of a competitive dialogue OJEU procurement process in partnership with Charnwood Borough Council and North West Leicestershire District Council be approved, to secure a long term management arrangement for the Waterfield Leisure Pools (WLP) facility, its likely term being 10 years with up to a 5 year extension period;
- (2) delegated authority be granted to the Corporate Director (CM) as the Melton Representative in the cross authority procurement process in consultation with the Chairman of this committee, the Head of Social and Economic Development, the Head of Financial Services, Head of Legal Services, and the Head of Street Scene and Environment to progress the procurement process with the view to presenting this committee with a report to enable members to make a decision on the final award of the management contract for the WLP facility;

- (3) the progress with the Free Swimming Modernisation Bid made to Sport England and the pool tank repairs be noted and further quotes for the leisure pool tile repairs be sought and then signed off by the Chairman of this Committee and the Head of Social and Economic Development;
- (4) the Policy, Finance and Administration Committee be requested to approve a supplementary estimate for the WLP professional fees revenue budget funded by a reduction in the overall financing of the capital programme from the corporate priorities reserve.

The meeting which commenced at 6.30 p.m., closed at 8.20 p.m.

Chairman