



## COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

22<sup>nd</sup> June 2016

### PRESENT:-

Councillor A. Pearson (Chairman), T Beaken, P Chandler, T Culley, M. Graham, S. Lumley (Vice Chairman), P. Posnett.

Observer  
Councillor L. Higgins

Strategic Director (KA), Head of Communities and Neighbourhoods, Central Services Manager, Corporate Property Officer, People Manager, Administrative Assistant for Communities and Neighbourhoods

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#### C1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Manderson and Councillor Greenow.

#### C2. MINUTES

The minutes from the previous meeting on the 22<sup>nd</sup> March 2016 were authorised to be signed by the chairman.

#### C3. DECLARATIONS OF INTEREST

Councillor Pearson and Councillor Posnett declared a personal and non-pecuniary interest in relation to any issues concerning the Leicestershire County Council by virtue of them being County Councillors.

Councillor Chandler asked for it to be recorded that she is the Chair of the planning committee in regards to the approval of the planning application for the Holwell Pasture Project mentioned in agenda item 8 and also in regards to Item 11 as the Public Convenience plans will also come to the planning committee .

Councillor Posnett also declared that she is a member of the planning committee and will leave for agenda item 11- public conveniences replacement proposal.

#### C4. RECOMMENDATIONS FROM OTHER COMMITTEES

There were no recommendations received from other committees.

#### C5. UPDATE ON DECISIONS

The Head of Communities and Neighbourhoods submitted an update on

decisions from the previous meeting of the committee which was noted by Members.

**RESOLVED** that:

- 1) C49- A full review will be presented to Members at the CSA meeting in September 2016
- 2) C56- The increase of the additional funds for the Melton Sports Village was approved at PFA on the 13<sup>th</sup> April 2016

C6 **RECONSTITUTE TASK GROUPS**

The Chairman asked for nominations for members of the Public Conveniences Task Group.

**RESOLVED** that the public convenience task group be made up of the following members; Councillor Pearson, Posnett, Lumley, Culley and Douglas.

C7. **HOUSING REVENUE ACCOUNT (HRA)- PROVISIONAL YEAR END POSITION 2015-16**

The Head of Central Services and the Head of Communities and Neighbourhoods submitted a joint report to provide Members with information on the provisional year end position for 2015-16, which is subject to external audit certification, and the implications for the working balance on the HRA.

The Central Services Manager brought Members attention to para 3.2 outlining the surplus of income and the actual figure on line 50 in Appendix A. The Central Services Manager stated that there has been a significant underspend in the the repairs and maintenance budget, however, the Head of Communities and Neighbourhoods explained that the money has already been committed to planned maintenance work and will be fully spent in 2016-17.

The recommendation was moved by Councillor Sheldon and seconded by Councillor Posnett.

**RESOLVED** that the variations to the 2015-16 original estimates and the latest approved estimates as well as the effect on the working balance be noted.

C8. **THE SCOUTS- HOLWELL PASTURES PROJECT- COMMUNITY FACILITY GRANT**

The Head of Communities and Neighbourhoods submitted a report to seek Members approval to award a community facility Grant of £25,000 to the Melton Mowbray and District Scouts, to support their Holwell Pastures Project.

The Head of Communities and Neighbourhoods stated the project was well governed and has many community benefits and the report therefore recommends that a business facilities grant of £25,000 be awarded to the Melton Mowbray and District Scouts in supports of their Holwell pastures project.

A member stated that she had visited the Holwell Pasture project and had been very impressed with the work that the Scouts do and showed full support of the recommendation.

A member stated that he felt it appropriate that a plaque be put up once the building is completed showing the list of benefactors.

The recommendation was moved by Councillor Chandler and seconded by Councillor Graham.

A member thanked Councillor Culley and other Scout leaders for their commitment to the Scouts and for all the work that they do.

**RESOLVED** that the business case outlining a Community facility grant of £25,000 to the Melton Mowbray and District Scouts in support of their Holwell pasture project be recommend to the Policy, Finance and Administration Committee and the £25,000 be included into the capital programme for 2016/17

#### C9. LOCAL GOVERNMENT DECLARATION ON TOBACCO CONTROL PROPOSAL

The Head of Communities and Neighbourhoods submitted a report to seek Members approval and endorsement to sign up to the Local Government Declaration on Tobacco control.

The People Manager drew Members attention to Appendix A, page 3 that outlines the commitment.

A Member asked how the figure of £13million has been calculated in para 3.5. The Chairman stated that the figure has come from ASH organisation (Action on Smoking and Health) and that this figure takes into account associated health costs, sickness pay, time taken on smoking breaks etc. The Chairman stated that the figure amounts to £1700 per person for 8000 smokers across the borough.

Councillor Higgins entered the meeting as an observer.

The People Manager responded to a members question and stated that e-cigarettes are not yet included in the declaration but suggested that they may be in the future.

The recommendation was moved by Councillor Posnett and seconded by Councillor Beaken.

A member abstained from voting.

**RESOLVED** that the sign up to the Local Government Declaration on Tobacco Control be approved and endorsed

#### C10. THE CRESCENT ALLOTMENTS, TRANSFER MANAGEMENT TO ALLOTMENT SOCIETY

The Head of Central Services submitted a report to propose changes to the management of the allotments on The Crescent, Melton Mowbray and seek Members approval to a new management agreement with the Allotment

Society.

The Corporate Property Officer stated that transferred management will mean that the Allotment Society will have access to grant funding and that the transfer in management will also give a saving on officer's time and resources.

The Corporate Property Officer stated that it was recommended to enter into a 10 year management agreement coming into effect on the 1<sup>st</sup> August 2016 and will be looking into entering into a similar agreements in the future with other allotment societies.

Discussion took place in regards to the security of the allotment site and ways to incentivise the transfer of management of other sites.

A Member recommended that a report be brought back to this committee in 12months to report on the progress of the management transfer and to share ideas that are working with other Allotment Societies.

The Corporate Property Officer stated that a clause would be written into the contract so that the management agreement could be terminated if there were any significant problems with the societies management of the site.

The recommendations were moved by Councillor Posnett and seconded by Councillor Chandler.

**RESOLVED** that

- 1) A ten year management agreement be entered into with the Crescent Allotment Society to transfer the management of the allotments at the Crescent, Melton Mowbray to the Allotment Society with effects form the 1<sup>st</sup> August 2016.
- 2) The detailed terms of agreement be drawn on similar terms to the existing agreement with the Victoria Street Allotment Society and that delegated agreement of the detailed terms be given to the Head of Central Services in consultation with the Corporate Property Officer.
- 3) Similar arrangements with the remaining three allotment sites be sought and council management currently be retained for Lake Terrace, Redwood and Doctors Lane Allotments.

Councillor Posnett and Councillor Chandler left the room for the following item.

#### C11. PUBLIC CONVENIENCES- REPLACEMENT PROPOSAL

The Head of Central Services submitted a report to provide Members with feedback on the outcomes of the public consultation on the public conveniences and the recommendations that were made by the Members at the public conveniences task group on the 6<sup>th</sup> April 2016.

The Corporate Property Officer brought Members attention to the risk table at 9.1 of the report and stated that risk 2 should be located at D2 in the grid. This means that the risk of the revenue savings not being generated from this project are classed as low probability and marginal impact.

The Corporate Property Officer re-iterated to members that the second stage of

the consultation is now complete and concerns raised by the Public convenience task group has been satisfied by the results of the second consultation.

The Corporate Property Officer explained that the 3<sup>rd</sup> phase of consultation will take place in regards to semi-automatic toilets and that the Public Convenience task group will discuss all the operational issues including opening times, cleaning frequency and the cost of use.

Discussion took place regarding the opening times of the semi-automatic facilities and what opening times would suffice for the purple flag application.

A Members asked if event organisers have to provide toilet facilities if running an event in Melton parks. The Corporate Property Officer responded that the organisers would have to provide toilets as part of their license.

**RESOLVED** that

- 1) the Project Mandate for the replacement/renewal of the existing public conveniences at Wilton Road and St Marys Way be approved with two blocks of semi-automatic public conveniences at Wilton Road and St Marys Way for inclusion into the capital programme. The business case for replacement be fully developed and brought back to this committee.
- 2) The expression of interest that has been made to the LLEP for funding at Wilton Road be noted
- 3) the immediate closure of Park Lane toilets be approved in accordance with the recommendations and that it be recommended to the Policy Finance and Administration Committee that this property be declared surplus and the Corporate Property officer be authorised to instruct architects to obtain planning consent for change of use and to seek to achieve maximum capital receipt for the freehold disposal of the Park Lane toilets.
- 4) the summary document providing details and outcomes from the public consultation on provision of public conveniences be noted.
- 5) the allocation of £10,000 from the Corporate Priorities Reserve 2016/17 be recommended to the Policy, Finance and Administration committee to proceed with a business case for the toilets and to obtain planning permission for alternative use on the Park Lane public conveniences

**C12. RESURFACING OF THE CAR-PARK SERVING MELTON COUNTRY PARK VISITORS CENTRE AND CAFÉ.**

Councillor Posnett and Councillor Chandler returned to the meeting

The Head of Central Services submitted a report and business case to seek Members approval to re-surface and improve the car park serving Melton Country Parks Visitors centre and café.

The Corporate Property Officer stated that the council had been out to tender and that the Friends of the Country Park had been consulted on the proposed

work and specification.

A member asked about the life expectancy of the re-surface and the Corporate Property Officer responded that for £27K the tarmac will have a life expectancy of 10 years which is the most cost effective solution.

After a question from a member the Corporate Property Officer stated that this business case was for the Country park café only as the carpark serving the pavilion has recently had work done to it.

The Strategic Director (KA) clarified that the money for the project would come from the general fund.

**RESOLVED** that the re-surfacing of the car park serving Melton County Parks Visitors centre and café in accordance with the Business Case be approved and the works be carried out following all the necessary approvals.

### C13. GRETTON COURT FEASIBILITY STUDY

The Head of Communities and Neighbourhoods submitted a report to authorise feasibility work designed to ensure that Gretton Court remains fit for purpose as an Extra Care facility over the longer term.

The Head of Communities and Neighbourhoods reminded Members that Gretton Court is currently temporarily designated as an extra care scheme and brought Members attention to para 3.1 stated that the demand for extra care facilities are currently high and are expected to rise in the future.

The Head of Communities and Neighbourhoods stated that Leicestershire County Council is also looking at a long term option to develop extra care facilities at the Catherine Dalley/Silverdale site, either in place of or alongside Gretton Court.

Members attention was drawn to recommendation 2.2 asking Members to recommend £20K to the Policy, Finance and Administration committee as a supplementary estimate to develop concept modelling of the viability of the Gretton Court as an extra care unit.

The People Manager stated that discussions had taken place with the friends of Gretton Court so that they were aware of the proposals.

The Head of Communities and Neighbourhoods also stated that Gretton Court still needed investment even if it was not viable as an extra care unit.

A Members praised Councillor Pearson, Posnett and Rhodes for the effort that they have put in in raising tenants concerns at a County level.

The Head of Communities and Neighbourhoods stated that the provision of supported accommodation will be looked at at Wilton Court.  
The recommendations were moved by Councillor Culley and seconded by Councillor Posnett.

**RESOLVED** that

- 1) the commission feasibility work be approved to explore options for the future development of Gretton Court to be funded from the Housing Revenue Account.
- 2) A supplementary estimate of £20,000 to be met from the HRA Working balance be recommended to the Policy, Finance and Administration Committee.

C14. URGENT BUSINESS

There was no urgent business.

**EXCLUSION OF THE PUBLIC**

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

Councillor Posnett left the meeting for the next item.

C15. HOUSING REPAIRS AND MAINTENANCE CONTRACT

The Head of Communities and Neighbourhoods submitted an exempt report to seek Members approval on the way forward for the Housing Repairs and Maintenance Contract.

Councillor Posnett returned to the meeting.

**RESOLVED** that the recommendations be approved.

The meeting which commenced at 6.30p.m and closed at 8.14p.m.

Chairman