

AGENDA ITEM NO. 4

Minutes of a meeting of the Asset Development Committee held in the Council Chamber, The Grange, Nutholt Lane, Ely on 19th September 2016 at 4:00pm

P R E S E N T

Councillor Bill Hunt (Chairman)
Councillor David Chaplin
Councillor Steve Cheetham
Councillor Lis Every (as Substitute)
Councillor Mathew Shuter
Councillor Lisa Stubbs

O T H E R S

Maggie Camp – Legal Services Manager
Spencer Clark – Open Spaces & Facilities Manager
John Hill – Chief Executive
Angela Parmenter – Housing & Community Safety Manager
Phil Rose – Strategic Land Advisor, East Cambs. Trading Company
Adrian Scaites-Stokes – Democratic Services Officer

16. PUBLIC QUESTION TIME

There were no public questions.

17. APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Coralie Green. Councillor Lis Every substituted for Councillor Green for this meeting.

18. DECLARATIONS OF INTEREST

There were no declarations of interest.

19. MINUTES

It was resolved:

That the minutes of the Asset Development Committee meetings held on 26th May 2016 and 20th June 2016 be confirmed as correct records and be signed by the Chairman.

20. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

- Ongoing conversations were taking place between the Open Spaces & Facilities Manager and the County Council relating to the new car park in Angel Drove. The aim was to minimise this Council's building costs via a

joint venture when the County Council develop a building for their archives, as the new car park bordered their land. The Open Spaces & Facilities Manager and County Council had been asked to co-operate over standardising parking charges and restrictions, laying tarmac at the same time, synchronising maintenance, agreeing designs, sharing CCTV coverage, securing cash payments, landscaping and producing joint signage. This would not delay this Council from proceeding with its own work.

- Some residents of Broad Street, Ely had explored the possibility of rear access from their properties into the Broad Street car park. This would result in the loss of 6 parking spaces. As the spaces in that car park were full most of the time, this suggestion should not proceed. Whilst examining the car park in consideration of the proposal, an additional parking space had been found with the possibility of two more. This could be achieved by painting white lines to produce other spaces.
- The Open Spaces & Facilities Manager would be reporting on the maintenance of Cemetery Lodge, as the garden was now overgrown.

21. **REPLACEMENT SEWAGE TREATMENT PLANT – WENTWORTH TRAVELLERS SITE**

The Committee considered a report, reference R85, previously circulated, that detailed the replacement of the sewage treatment plant at Wentworth Traveller site.

The Open Spaces and Facilities Manager advised the Committee that the replacement of the existing sewage treatment plant and future maintenance of the new one would result in higher costs. The position of the sewage plant made it difficult to access and the new one would require more servicing. The new one would only just fit the space occupied by the existing one and would incur additional costs. The Committee were reminded that the current septic tanks were imploding and could no longer be maintained.

Councillor Mathew Shuter asked about any potential pollution risks. The Committee was informed that there was a risk to the water table, so more inspections were being undertaken to check the water courses. In the past, excess foul water has had to be tankered out.

Councillor Bill Hunt was horrified at the cost of replacing the treatment plant, but there was no other option or alternative. An additional recommendation was then tabled, asking that the rents and service charges be reviewed. The rents paid at Wentworth were less than that elsewhere.

It was resolved:

- (i) That the replacement of the sewage treatment plant at Wentworth Travellers site be approved;
- (ii) That the Director, Operations be instructed to review rent and service charges at the Wentworth Travellers site and report back to this Committee at the appropriate time.

22. **ASSET MAINTENANCE PROGRAMME 2016/17**

The Committee considered a report, reference R86, previously circulated, that updated Members on the Asset Management Planned Maintenance Programme for 2016/17 including spend to date.

The Open Spaces and Facilities Manager advised the Committee that the report had been re-formatted, following Member feedback, to make it easier to understand the figures involved in the programme.

Works that had been completed included the installation of Light Emitting Diode lighting in The Grange corridors. The Council Chamber was now being considered for installation of the same.

Estimated prices had been included in the legionella programme, though costs were coming down. A testing programme had already started, with the monthly testing including tenants, and every Council building had a log. So far the Council had been compliant with the requirements and all the buildings were considered low risk, as most did not store water. Some of the other buildings did store water, so their systems were flushed, cleaned and re-filled annually. Some associated old pipework was being removed and all hot water systems were being labelled.

Councillor Bill Hunt reported that the residents in Witchford were very pleased with the re-surfacing work that had been carried out on a road owned by this Council. There was a query about whether the road painting had been completed. This would be checked.

It was resolved:

That the actual spend to the end of August 2016 as set out in Appendix 1 be noted.

23. **FORWARD AGENDA PLAN**

The Committee considered its forward agenda plan.

The forward agenda plan was received.

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

It was resolved:

That the press and public be excluded during the consideration of items 11 to 12 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 Category 3 of Part I Schedule 12A to the Local Government Act 1972 (as amended).

25. **LAND DEVELOPMENT OPPORTUNITIES AND ASSET DEVELOPMENT PROGRAMME UPDATE 2016/17**

The Committee considered an Exempt report, reference R87, previously circulated, that provided an update on land development opportunities and the asset development programme.

The Strategic Land Adviser advised the Committee about the current status of developments ongoing and about a number of other potential development opportunities. In response to questions from the Committee, it was accepted that residents should be warned if any developments could cause them problems and that any community benefits should be shown.

It was resolved:

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

26. **EXEMPT MINUTES**

It was resolved:

That the exempt minutes of the Asset Development Committee meeting held on 20th June 2016 be confirmed as a correct record and be signed by the Chairman.

The meeting concluded at 4:46pm.