

# Minutes

---

## Asset and Enterprise Committee 15<sup>th</sup> July 2014

### Membership/Attendance

- \* Cllr Quirk (Chair)
- \* Cllr Sapwell (Vice-Chair)
- \* Cllr Aspinell
- \* Cllr Clark
- Cllr Cloke
- \* Cllr Mrs Coe
- \* Cllr Hirst
- \* Cllr Kerslake
- \* Cllr Morrissey
- \* Cllr Sleep

\*present

### Substitute Present

Cllr Dr Naylor (for Cllr Cloke)

### Also present

Cllr Baker  
Cllr Chilvers  
Cllr Mrs Davies  
Cllr Mrs Hubbard  
Cllr Kendall  
Cllr Lloyd  
Cllr Mynott

Cllr K Pratt – Stondon Massey Parish Council  
Cllr R Keeble – Blackmore, Hook End & Wyatts  
Green Parish Council  
Cllr Peter Davey – Ingatestone & Fryerning  
Parish Council  
Cllr Lyndon Day - Ingatestone & Fryerning  
Parish Council

### Officers Present

Claire Hayden – Governance and Member Support Officer  
David Lawson – Monitoring Officer  
John Parling – Strategic Asset Manager  
Adrian Tidbury - Estates & Valuation Surveyor - Portfolio Development

## 72. Apologies for Absence

Apologies for absences were received from Cllr Cloke.

### **73. Minutes of Performance and Resources meeting held on 12.3.2014**

The minutes of the Performance and Resources meeting held on 12.3.2014 were approved and signed by the Chair as a correct record.

### **74. Asset Management Strategy 2014/2015**

The Strategy sets out the aims and objective for the forthcoming year for the Council's property asset portfolio as well as setting out the achievements accomplished in 2013/2014 and highlight the entrepreneurial approach to the Council's management in its assets going forward.

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sapwell to receive the recommendations as set out in the report.

RESOLVED UNANIMOUSLY to:

- 2.1 That the Committee approves and adopts the Asset Management Strategy 2014/2015.

### **75. Warley Training Centre, Warley – Update on disposal of a surplus asset**

The report asked for Members to agree that the conditional contracts for the sale of the property are exchanged.

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sapwell to receive the recommendations as set out in the report subject to a suggested alteration by the mover after a full discussion.

- 2.1 *That conditional contracts for the sale of the property are exchanged ~~with the party that submits the highest compliant and deliverable bid.~~ with highest and most compliant bidder (Bid B), with the Council then negotiating to retain 5 units for revenue investment purpose.*

Voting took place by a show of hands and in accordance with Rule 9.2 of the Council Procedure Rules, the Chair exercised his casting vote and the MOTION was CARRIED.

### **76. Bell Mead, Ingatestone – Update on disposal of a surplus asset**

The report asked for Members to agree that the conditional contracts for the sale of the property are exchanged.

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sleep to receive the recommendations as set out in the report subject to a suggested alteration by the mover after a full discussion.

- 2.1 *That conditional contracts for the sale of the property are exchange with the party that submits the highest complaint and deliverable bid to provided 14 homes of mixed format with additional 10 parking spaces.*

RESOLVED UNANIMOUSLY

**77. Advertising Hoarding (Bill Boards) – Update on progress made**

The report advises Members of the progress made to date on the recovery of unpaid advertising space and the re-leasing of Councils existing advertising hoarding.

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sapwell to receive the recommendations as set out in the report.

RESOLVED UNANIMOUSLY to:

- 2.1 For Members to note the income received from the conclusion of the recovery of the unpaid advertising space.
- 2.2 For Members to note the progress to date on the new agreements for advertising hoarding.

**78. Hallsford Bridge – Land transfer to Housing Revenue Account**

The report asks Members to consider the transfer of land situated at Hallsford Bridge Industrial Estate to the Housing Revenue Account to be redeveloped into suitable affordable housing.

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sleep to receive the recommendations as set out in the report subject to a suggested alteration by the mover after a full discussion.

- 2.1 That in principle the land should be transferred at an appropriate value and by a compliant mechanism to the Housing Revenue Account and to request that an appraisal be prepared and submitted to the next Housing and Health Committee to enable that Committee to make an in principle assessment as to whether affordable housing can be provided.

Voting took place by a show of hands and in accordance with Rule 9.2 of the Council Procedure Rules, the Chair exercised his casting vote and the MOTION was CARRIED.

## **79. Old House**

The report acknowledges the bids received through the marketing of the property and to reconsider the future development of the site.

A motion was **MOVED** by Cllr Sapwell and **SECONDED** by Cllr Aspinell to receive the recommendations as set out in the report subject to a suggested alteration by the Mover after a full discussion.

- 2.1 *Members are asked to acknowledge the range of bids received for the property, the anticipated costs for redevelopment of the property into flats as an entrepreneurial approach to receiving revenue income to the Council and reconsider the decision of the 13<sup>th</sup> March, Policy and Resource Board.*
- 2.2 *In principle, Members resolve to proceed with the redevelopment of the property, a report to Full Council will be required to consider the financial implication for the Capital Programme.*

Voting took place by a show of hands and in accordance with Rule 9.2 of the Council Procedure Rules, the Chair exercised his casting vote and the **MOTION** was **CARRIED**.

## **80. Hutton Community Centre - Urgent Business**

The Chair advised the committee that a request for urgent business had been received.

The Chair allowed it as urgent business as this matter had only just come to his attention since the Agenda was published and raised serious issues over the state of repair of Hutton Community Centre such that he felt consideration of which could not be delayed until the next scheduled committee meeting.

1. *An investigation to be undertaken by the Audit & Scrutiny Committee on how, why and whether the funds were allocated in the correct fashion for the refurbishment of the building.*
2. *Report to a future Finance and Resource Committee with regards to the funding of any necessary further repairs.*
3. *To undertaken a Health & Safety Inspection on Hutton Community Centre immediately and report back to either Audit and Scrutiny or Asset and Enterprise Committee.*

A motion was **MOVED** by Cllr Quirk and **SECONDED** by Cllr Sapwell to approve the recommendation.

Voting took place by a show of hands and in accordance with Rule 9.2 of the Council Procedure Rules, the Chair exercised his casting vote and the MOTION was CARRIED.

---