

Minutes

Asset and Enterprise Committee Wednesday, 17th September, 2014

Attendance

Cllr Quirk (Chair)	Cllr Hirst
Cllr Sapwell (Vice-Chair)	Cllr Kerslake
Cllr Aspinell	Cllr Morrissey
Cllr Clark	Cllr Sleep
Cllr Cloke	

Apologies

Cllr Mrs Coe

Substitute Present

Cllr Mrs McKinlay

Also Present

Cllr Le-Surf	
Cllr Baker	
Cllr Chilvers	
Cllr Hossack	
Cllr Lloyd	
Cllr McCheyne	
Cllr Mynott	
Cllr Parker	
Cllr Kingsford	Herongate and Ingrave Parish Council

Officers Present

Jo-Anne Ireland	Acting Chief Executive
John Parling	Strategic Asset Manager
Adrian Tidbury	Asset and Technical Manager
Brett Regan	Project Manager - Business Transformation
Claire Hayden	Governance and Member Support Officer
Phil Ruck	Contract and Corporate Project Manager

140. Apologies for Absence

Apologies have been received by Cllr Mrs Coe and Cllr Mrs McKinlay is substituting.

The Chair asked that items 8 and 9 be brought forward in the agenda and will follow item 3.

RESOLVED: That the order of the agenda be varied accordingly.

141. Minutes from previous meeting

The minutes of the meeting were approved and signed by the Chair as a correct record subject to the amendments from Cllr Sleep.

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

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

78. Hallsford Bridge – Land transfer to Housing Revenue Account

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

142. Progress Update

Members were updated on investigation work being undertaken on issues identified by the Committee. The Chair of Audit & Scrutiny advised that a report on Hutton Community Centre would be presented to Audit and Scrutiny Committee in October, and that meeting regarding William Hunter Way were in progress.

The Chair has asked the committee for feedback on the possibility of the developing Westbury Road Car Park for 6 Independent shops (3 to be retained by the Council) and Residential use.

The Chair will meet with Ward Members to discuss ideas for the site.

143. Herongate Village Hall

The report considers the history, current condition and future of the Herongate Village Hall.

The Chair invited Cllr Kingsford, Chair of Ingrave and Herongate Parish Council to speak on this item. He informed the Committee of the poor

condition of the hall and that no bookings for hire have been placed since 2006.

The feedback from the residents is that that hall is a blot on the landscape and would like it demolished.

After a full discussion a motion was **MOVED** by Cllr Mrs McKinlay and **SECONDED** by Cllr Hirst to amend the recommendation.

2.1 *To defer this item until the next meeting of Asset and Enterprise, so that Ward Members and the Chair of Asset and Enterprise Committee can liaise to discuss the views and ideas relating to the Hall from the residents within the village.*

A vote was taken by a show of hands and in accordance with Rules 9.2 of the Council Procedure Rules, the Chair exercised his casting vote and the Motion was **LOST**.

A motion was **MOVED** by Cllr Quirk and **SECONDED** by Cllr Sapwell to receive the recommendation in the report.

A vote was taken by a show of hands and was **RESOLVED UNANIMOUSLY** to:

2.1 **To seek the Charity Commission's further advice and timely intervention as there are no Managing Trustee now willing to act the Council has no power to take a decision on behalf of the Charity to dispose of the property and to deal with the proceeds of any disposal.**

144. Commercialism of Council Services

Following the report of the East of England Local Government Association (EELGA) and an agreement in principle from Members to further scope and develop this work, officers have been exploring, scoping and testing potential areas of Council activity that could (in the short to intermediate term) be delivered in a commercial space with the aim of income generation.

This report performs three key functions:

- i) It outlines progress in all of the main activity areas;
- ii) It summarises the new powers available to councils to trade and generate profit in the market; and

- iii) It sets out proposals to create a Local Authority Trading Company for Brentwood.

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

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

2.1 Members are asked to note operational progress in modelling and incubating services towards maturity for commercialisation.

2.3 Members are asked to agree in principle to create a Local Authority Trading Company (LATCO) and to refer a recommendation to Full Council for approval.

A motion was MOVED by Cllr McKinlay and SECONDED by Cllr Hirst to make an amendment to 2.2 of the recommendations.

2.2 Members are asked to ~~agree~~ *explore* the proposed common approach to Alternative Service Delivery models set out at Appendix A.

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

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sapwell to receive the recommendation 2.2 as set out in the report.

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

2.2 Members are asked to agree the proposed common approach to Alternative Service Delivery models set out at Appendix A.

145. Warley Training Centre

The Asset & Enterprise Committee on 15 July 2014 resolved “That conditional contracts for the sale of the property are exchanged with the highest and most compliant bidder (Bid B), with the Council then negotiating to retain 5 units for revenue purpose.”

The Council's solicitors have been instructed regarding the sale and negotiations have been undertaken to retain 5 units at a discount to current values.

The proposed acquisition of the 5 units will be reported to Council on 22 October 2014 and approval sought to proceed.

No member MOVED a motion on this item.

Termination of Meeting

During the preceding item, in accordance with Rule 28 of Part 4.1 – Council Procedure Rules, the business of the meeting not having concluded by two hours after its start, Members voted to agreed to continue with the meeting for a further 30 minutes.

146. Hutton Community Centre

The meeting was adjourned for 5 mins for a comfort break.

The report provides an update on this subject which was presented to the Committee on the 15 July 2014 as "Urgent Business".

The Committee on 15 July 2014 resolved that:

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 & 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 & Scrutiny or Asset & Enterprise Committee

The report deals with Item 3 and sets out the findings of the inspection and also an independent survey of the roof of the facility. The remaining items above are considered by other Committees.

After a full discussion. An amendment to the recommendation was MOVED by Cllr McKinlay and SECONDED by Cllr Hirst.

- 2.1 Members are asked to note the finding of the inspection and also the independent survey of the roof to the facility *both of which confirm the Hall is safe for use.*

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

A motion was MOVED by Cllr Quirk and SECONDED by Cllr Sapwell to approve the recommendation set out in the report.

A vote was taken by a show of hands and was **RESOLVED UNANIMIOUSLY** to:-

- 2.1 Members are asked to note the findings of the inspection and also the independent survey of the roof to the facility.**

Termination of Meeting

During the preceding item, in accordance with Rule 28 of Part 4.1 – Council Procedure Rules, the business of the meeting not having concluded by two hours after its start, Members voted to agreed to continue with the meeting for a further 30 minutes.

147. Lease Expiries & Rent Reviews

The report provides an update in general terms on the progress that has been achieved in concluding outstanding lease expiries and rent reviews.

The Chair personal congratulated Mr Parling and Officers on identifying an extra £62k income.

No member MOVED a motion on this item.

148. Asset Review

The Asset Management Strategy 2014/15 was approved by the Asset & Enterprise Committee on the 15 July 2014 - that report set out the aims and objectives for the forthcoming year for the Councils property asset portfolio. Appendix A (Action Plan Update) to this report sets out the progress achieved on the more significant work flows.

The Strategy highlighted the entrepreneurial approach to the Councils management of its assets and this objective is being adopted as opportunities arise.

No member MOVED a motion on this item.

149. Urgent Business

There were no items of Urgent Business.
