

CABINET (MAJOR PROJECTS) COMMITTEE**10 October 2016****Attendance:**

Councillors:

Godfrey (Chairman) (P)

Byrnes (P)

Weston (P)

Miller (P)

Other invited Councillors:

Berry (P)

Read (P)

Izard (P)

Tait (P)

Thompson (P)

Others in attendance who did not address the meeting:

Councillors Bell and Porter

1. DISCLOSURE OF INTERESTS

Councillor Godfrey declared a disclosable pecuniary interest in respect of agenda items due to his role as a County Council employee. However, as there was no material conflict of interest, he remained in the room, spoke and voted under the dispensation granted on behalf of the Standards Committee to participate and vote in all matters which might have a County Council involvement.

2. MINUTES

RESOLVED:

That the minutes of the previous meeting held on 6 June 2016 be approved and adopted.

3. PUBLIC PARTICIPATION

David Chafe (TACT) spoke regarding CAB2850(MP) and his comments are summarised under the relevant minute below.

The Chairman welcomed to the meeting approximately 30 journalism students and lecturer from the University of Winchester who were attending to observe a Council meeting.

4. **LOCAL PARTNERSHIP REVIEW 2016 – UPDATE**

(Report CAB2846(MP) refers)

The Head of Policy and Projects stated that Appendix 1 to the Report set out progress against addressing the recommendations from the April 2016 Review and updated the position as reported to the Committee at its previous meeting.

With regard to Item 2, she advised that the introduction of a new Major Projects module on the Council's website had been delayed slightly to enable it to incorporate information regarding external advice received (which had been a separate recommendation under the Independent Review Report of Silver Hill). It was anticipated that the new module would be live within the next week. With regard to Item 6, the Head of Policy and Projects highlighted the creation of a new officer Capital Strategy Board which would support Officer's ability to recommend projects to Members.

The Chairman stated that the recommendations from the previous report, together with those from the Silver Hill Independent Review Report Recommendations had been incorporated in the list of 10 recommendations being monitored by the Independent Review Report of Silver Hill Informal Policy Group (IPG).

In response to questions regarding progress on project assurance (including the gateway process), the Head of Policy and Projects advised that different options were being examined. The Corporate Director (Professional Services) advised that the new Capital Strategy would be a more principles based strategic document which should assist Members with decisions on what should be included within the programme.

During discussion, some Members considered that the due date column should be amended to reflect when progress had slipped and/or clarify if the dates listed were dates when a particular action or outcome occurred. It was agreed that this could be updated in the next Report to the IPG referred to above. In addition, it was agreed that the possibility of including information on project costs would be examined in future reports.

In response to questions, the Corporate Director (Professional Services) advised that it was anticipated that the new Procurement Officer would be recruited to early in 2017.

Following discussions about the Council's general expertise on major projects, the Interim Managing Director highlighted that the Reviews had examined the Council's underlying processes and concluded that there were no obvious differences in the approach adopted by the Council to other local authorities of a similar size. It was acknowledged that with such a diverse range of major projects it was sometimes difficult to balance priorities, however the revised Capital Strategy should assist Members in this process.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

That progress against the Local Partnership Review 2016 be noted and the suggestions for changes to future Report formats outlined above be agreed.

5. **MAJOR PROJECTS UPDATE – OCTOBER 2016**

(Report CAB2850(MP) refers)

The Assistant Director (Policy and Planning) advised that the Report included a complete list of all current major projects, as had been requested at the previous Committee meeting. The new Major Projects Module on the Web would also include further details once launched. He highlighted that the list included a diverse range of projects, some directly managed by the Council and others managed by partner organisations, with Council input.

David Chafe (TACT) spoke during public participation and in summary welcomed news being provided in the Report on the Chesil Extra Care Scheme and New Council Homes Delivery. Specific new homes schemes at Alresford, Stanmore and Knowle would be considered at Cabinet (Housing) Committee on 11 October 2016 and TACT would make further comments at that meeting. TACT congratulated the New Homes Team for their work in bringing forward projects as summarised in the Report.

The Chairman also congratulated the New Homes Team noting that over 100 new houses had been delivered with over 200 further new homes proposed.

The Committee considered Appendix 1 to the Report in detail and Officers responded to questions thereon. In summary, the following points were raised.

a) Central Winchester Regeneration

Some Members emphasised that it would be useful to include an estimation of the date by which a new development in this area might commence, as this was of particular interest to the public. The Assistant Director (Policy and Planning) advised that this particular project referred only to the formation of a new Central Winchester Supplementary Planning Document (SPD). The prediction of when actual development might commence would be more difficult as it would be influenced by factors the Council might not have control over (for example, land ownership and project funding). The Committee believed that in general public understanding on this matter could be addressed through the Council's communications.

As Chair of the Central Winchester Regeneration Informal Policy Group, Councillor Weston stated that a workshop had taken place on 3 October 2016 where it had been agreed to start the process of appointing an Urban Design Specialist to work on public engagement and the brief. The Winchester Town Forum would also be involved in this work.

b) Station Approach

In response to questions, the Interim Managing Director advised that the previous procurement process, including the Design Competition, would be considered at a Special meeting of The Overview and Scrutiny Committee on 30 November 2016. A Report containing proposals for a new procurement process would be submitted for consideration at both The Overview Scrutiny Committee and Cabinet on 17 and 19 October 2016 respectively.

c) Replacement Leisure Centre

The Chairman confirmed that discussions were ongoing regarding land holdings in the Bar End area and a further exempt Report would be submitted for consideration at both The Overview Scrutiny Committee and Cabinet on 17 and 19 October 2016 respectively.

In response to questions, the Head of Policy and Projects advised that that the first meeting of the Bar End Forum had been postponed at the Forum Chairman's request and it was anticipated a new date would be scheduled for early November 2016. She emphasised that the Forum would not be the only method of public engagement with the local community regarding future proposals for the new Leisure Centre.

d) Creative Enterprise Centre

Members expressed disappointment about the withdrawal of the University of Winchester from the project. As Member Champion for the Project, Councillor Miller confirmed that the Council was seeking new partners to progress the project, but if this was not possible, the scheme would still go ahead but in a revised form.

In general, the benefits and challenges of the Council working with partners were acknowledged and it was noted that the new Procurement Officer could examine the potential to tie in potential partners to a scheme at an earlier stage.

e) City Offices

One Member expressed concern that work on replacing the Council's offices did not appear to be progressing and highlighted the poor standard and appearance of the current City Offices. The Chairman stated that the business case for this project had not yet been proven and there were other projects underway that the Council had prioritised. He confirmed

that ongoing repairs to the existing building would continue and it was hoped that further progress on the project could be achieved in 2017/18.

f) St Clements Surgery

The Interim Managing Director advised that the Council were in the final stages of negotiating the terms for acquiring the existing premises from the current owner. In addition, negotiations with the NHS regarding terms of lease for the new surgery were progressing. The Assistant Director (Policy and Planning) stated that a gateway had been installed that no funding was committed until the lease was signed.

During discussion, one Member expressed disappointment that more detailed information on progress was not provided to the public. Whilst noting this comment, the Interim Managing Director highlighted the Council had to balance the desire to be as open as possible with protecting information that other organisations might not wish to be made public at that time. However, as much information as possible would be made public and available on the Major Projects Web Portal and Members had a role in disseminating this information to the public, particularly within their Ward.

g) Chesil Extra Care Scheme

In response to concerns raised about the increase in projected project costs, the Assistant Director (Policy and Planning) confirmed that the increase was within the 10% allowed within Contract Procedure variation rules. A detailed project update report would be submitted to the Cabinet (Housing) Committee on 23 November 2016.

h) New Homes Delivery

i) Major Development Areas

One Member highlighted that £17.5m was expected from developer contributions in connection with the North Whiteley Major Development Area (MDA). The Interim Managing Director advised that monies would be received incrementally as the development progressed and would appear as such in the New Homes Delivery programme.

With regard to North Whiteley MDA Section 106 agreement, the Interim Managing Director advised that agreement had been reached on community facilities and education provision and final discussions were awaited on highways. The target was for the Section 106 to be agreed by the end of the year and development planned on site in May 2017.

j) Flood Alleviation Schemes

In response to questions regarding progress on the Littleton/Headbourne Worthy and Kings Worthy schemes, the Assistant Director (Policy and Projects) advised that funding had already been granted to the County

Council and Environment Agency to release for agreed projects. Some projects had already been completed, such as the one in Littleton. However, he was waiting for a County Council report to enable further progress.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

That the contents of the report be noted and relevant Member Champion take forward any issues raised, as noted above.

6. **RESPONSE TO COUNCILLORS BURNS NOTICE OF MOTION FROM COUNCIL 13 APRIL 2016**

(Report CAB2849(MP) refers)

The Committee noted that Councillor Burns was unable to attend the meeting. The Committee considered the above Report which responded to the Notice of Motion from Councillor Burns as set out below:

“That in view of the number and significance of forthcoming and potential major development projects within the City, and in order to enhance the development expertise within the Council, immediately following the election a cross-party group of councillors is established whose remit is to identify the structures, processes and manpower needed to ensure the success of such projects.”

The Assistant Director (Policy and Planning) advised that careful consideration had been given to the Motion and the various processes already in place at the Council, including this Committee.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RECOMMENDED:

THAT REPORT CAB2849(MP) BE NOTED AND NO FURTHER ACTION BE TAKEN AS A RESULT OF THE MOTION OTHER THAN THOSE ACTIONS ALREADY BEING PROGRESSED AS SET OUT IN THE REPORT AND AS DISCUSSED ELSEWHERE ON THE AGENDA FOR THE CABINET (MAJOR PROJECTS) COMMITTEE HELD 10 OCTOBER 2016.

The meeting commenced at 4.00pm and concluded at 5.40pm.

Chairman