

**ENTERPRISE AND WELLBEING SCRUTINY COMMITTEE**

**Thursday, 5th September, 2013**

Present -

Councillor Hawksworth (Chair)

Councillor Callan  
Flood

Councillor Gilby<sup>++</sup>  
Simmons

Anita Cunningham - Scrutiny Officer  
Jackie Brobyn - Democratic Services Officer  
Mike Hayden – Head of Regeneration<sup>+++</sup>  
Scott Nicholas – Senior Planning Officer<sup>+</sup>

<sup>+</sup>Attended for Minute No. 0014 only

<sup>++</sup>Attended for Minute Nos. 0014 & 0015 only

<sup>+++</sup>Attended for Minute Nos. 0014, 0015 & 0016 only

**0012 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS RELATING TO ITEMS ON THE AGENDA**

No declarations were made.

**0013 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bradford, Dyke and Lang.

**0014 DEPUTY LEADER AND EXECUTIVE MEMBER FOR PLANNING - REPORT ON THE COMMUNITY INFRASTRUCTURE LEVY**

Councillor Gilby, Deputy Leader and Executive Member for Planning, Mike Hayden, Head of Regeneration and Scott Nicholas, Senior Planning Officer, attended the meeting to update the Committee on the progress made in respect of the Community Infrastructure Levy.

It was noted that the Community Infrastructure Levy (CIL) was being introduced to ensure that developers paid a contribution towards borough-wide infrastructure needs in Chesterfield, to make development acceptable and sustainable. Although it was not compulsory, 100 Local Authorities were in the process of producing or already had a CIL in place.

The Preliminary Draft Charging Schedule had been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and was appended to the report. It was noted that the charges would only apply to residential and commercial developments. Four charging zones had been identified for residential rates, which were rated low, medium and high, with a nil rate for the

Staveley Corridor. The commercial rates were the same across the Borough.

Money collected under the CIL could be spent anywhere in the Borough. A draft list of the types of infrastructure the CIL could fund was also outlined, as attached to the report.

The Preliminary Draft Charging Schedule had recently completed its six week consultation period, and the results would be reviewed, and if required, modifications would be made, or further testing undertaken. The next stage was to prepare the Draft Charging Schedule for a further period of consultation later in the year, with a view to examination and adoption in 2014.

A discussion ensued and the following issues were raised and clarified:

- Reference was made to the Neighbourhood funding and plans, and a query was raised as to whether plans under Community Assemblies would qualify as Neighbourhood Plans. It was confirmed that areas with a Town Council or a Parish Council would qualify for a share of CIL revenue. Officers would provide more detail around the eligibility of Neighbourhood Plan areas for CIL revenue when clearer information was available.
- A comment was made about flood remediation and whether some of the CIL should be used to fund this. It was noted that this was the responsibility of the Environment Agency and they were allocated funding from the Government to address flood management, but that CIL could be used to match fund schemes.
- Concerns were raised that currently neither North East Derbyshire nor Bolsover District Councils had considered introducing CIL. It was felt that this might encourage developers to build in those areas rather than in Chesterfield. Members were reassured that the cost of CIL would be a relatively small percentage of the total cost of any development and would therefore be unlikely to have any impact.
- Consultation responses received to date had been generally supportive. However supermarkets had raised some concerns around charging levels for smaller food retail stores.

- RESOLVED** - (1) That the Deputy Leader and Executive Member for Planning, the Head of Regeneration and the Senior Planning Officer be thanked for their update.
- (2) That more information about the eligibility of Neighbourhood Plan areas for a share of CIL revenue, be provided.

**0015 DEPUTY LEADER AND EXECUTIVE MEMBER FOR PLANNING - REPORT ON MARKET HALL REFURBISHMENT**

Councillor Gilby, Deputy Leader and Executive Member for Planning and Mike Hayden, Head of Regeneration attended the meeting to update the Committee on

the progress made in respect of the Market Hall Refurbishment.

It was noted that the first day of trade for the refurbished Market Hall would be Monday 28<sup>th</sup> October 2013.

The scaffold surrounding the Market Hall had started to be removed and it was almost scaffold free. The New Square extension was almost complete with the top tier of coping stones being laid this week. The contractor was focusing on the finishings of the new North and South entrances and these would be revealed once the scaffold was removed.

Internally there was substantial progress being made with all the retail units in the main Market Hall almost being completed, with the final clean and last layer of paint to be applied in the next two weeks. The new resin floor had been laid and the café and balcony glazing were being installed the following week. The 'wet' retail area, which was to house the fish, meat and deli stalls, was approximately ten days behind the main retail hall. The new internal public toilet facility, which was to be within this area, was now being fitted out with the cubicles being delivered to site earlier in the week.

The refurbished offices on the first and second floors, which included the new base for the Markets Team, were complete, apart from final commissioning. The new studio/incubation units, which were to be housed within the new first floor extension had been plastered and were awaiting final fix of M&E equipment and decoration.

The refurbished Assembly Room was gradually moving forward, with the decorative ceiling being completed shortly and the remaining walls being decorated following removal of an impressive scaffold system. Meeting Rooms 1 and 2 were complete except for the carpeting.

Negotiations had been concluded with most new and existing traders and new lease documentation was being prepared for the tenants. Lettings had been agreed on 11 out of the 14 units, with strong interest being shown in 2 of the 3 remaining. In the meat/fish/deli retail area, 5 lettings had been agreed of the 7 units available and 4 new lettings had been agreed on the external elevations, with 4 shops remaining unallocated. The offices were all under offer with the exception of 1. Moderate interest had been shown in the new studio/incubator offices, and it was felt that the unique selling point of being new in the town centre and also wheelchair accessible would make them attractive to new occupiers.

Members of the Committee suggested that it would be beneficial to have a tour of the new Market Hall prior to its re-opening, and the Head of Regeneration agreed to make arrangements for this to take place.

- RESOLVED** -
- (1) That the Deputy Leader and Executive Member for Planning, and the Head of Regeneration be thanked for their update.
  - (2) That arrangements be made for Members of the Committee to have a tour of the Market Hall prior to it re-opening.

**0016**    **SCRUTINY MONITORING**(a)    Scrutiny Recommendations Monitoring Form

The Committee considered an update on the implementation of approved Scrutiny recommendations.

(b)    Executive Member for Environment - Progress Report on Parking Policy

The Head of Regeneration gave a verbal update on the progress being made in respect of the Parking Policy and implementing the scrutiny recommendations.

He reported that the implementation of pay-on-foot parking across all Town Centre car parks had been incorporated into the Medium Term Strategy. However the budget for this had not yet been identified.

There were 3 projects for 2013 which were:

- The upgrade of the CCTV Control Room
- Improvements to the New Beetwell Street MSCP to bring the facility up to a standard equivalent to that at Vicar Lane.
- Improvements to signage across the town centre and at the entry points to off-street car parks.

It was noted that reserves for funding had been identified for the upgrade of the control room but it had not yet been decided where it would be located. Various locations were being considered including its current location, the Town Hall and the new Market Hall.

Funding had been approved for improvements to signage but it had not been scheduled to commence yet. It was noted that the number of blue badge spaces at Soresby Street would be reduced by 5 and redistributed across town more evenly. New tariffs had been introduced on 1<sup>st</sup> April 2013 and a charge of £1.00 per day had been reintroduced at Ashgate Road.

Improvements to the lighting, painting and surfacing were scheduled to take place at Beetwell Street MSCP this financial year, subject to a review of costs and funding.

Reference was made to the possibility of introducing a system whereby parking could be paid for via a mobile phone and the viability of this was queried. It was noted that this was something that had been investigated, but that it would require improvement of the wi-fi system in order for it to work, and this would need additional funding.

A discussion took place about how scrutiny could continue to play a role in progressing the Parking Policy and it was agreed that it would be added to the Work Programme for further discussion, with the possibility of undertaking

further review work, subject to confirmation of the executive reporting timetable.

- RESOLVED** - (1) That the Scrutiny recommendations update be noted.
- (2) That the Head of Regeneration be thanked for the update on the Parking Policy.
- (3) That the Parking Policy be added to the Work Programme for further discussion, and further Scrutiny Project Group work be agreed in principle, subject to confirmation of the executive reporting timetable.

#### **0017 FORWARD PLAN**

The Committee considered the Forward Plan for the period 1<sup>st</sup> September 2013 to 31st December, 2013.

- RESOLVED** - (1) That the Forward Plan be noted.
- (2) That it be noted that the earliest date the decision can be taken for key decision 285 on New Beetwell Street MSCP Improvement Scheme and key decision 286 on CCTV Control Centre Improvement Works, was now likely to be December 2013.
- (3) That regarding key decision 319, Housing Ombudsman Arrangements, a written briefing on the matter be provided for the Committee before its next meeting.
- (4) That key decision 333 on Discretionary Housing Payments be added to the work programme.

#### **0018 WORK PROGRAMME FOR THE ENTERPRISE AND WELLBEING SCRUTINY COMMITTEE**

The Committee considered a list of items raised to date for its Work Programme.

- RESOLVED** - (1) That the Work Programme be agreed.
- (2) That an update on the following items be considered at the meeting in November 2013:
- Rationalisation of Play Areas
  - Discretionary Housing Payments
  - Chesterfield Sport and Active Recreation Strategy
  - Housing/Credit Union Service.

(3) That the following items be added to the Work Programme:

- Housing Self Financing (Decent Homes Standards and Rents)
- Appointment of Green Deal Eco Partner.

**0019 OVERVIEW AND SCRUTINY DEVELOPMENTS**

Nothing to report.

**0020 SCRUTINY PROJECTS PROGRESS UPDATES**

(a) Sports and Leisure Review

Councillor Flood reported that the Panel had met on 6 occasions, on a fortnightly basis. They had interviewed Deloittes and dealt with the covenant and contracting process.

The Panel had received a briefing in respect of financing and this would be analysed shortly.

Councillor Flood had attended a meeting on accessibility. She had also received feedback on the consultation process and confirmed that this met the national standards.

Members of the Committee thanked Councillor Flood for the work which she had done so far to take this review forward.

(b) Water Rates Policy Review

Councillor Simmons reported that the project group had met for the first time the previous day and had agreed to look at the following:

- Whether it was right for tenants to be advised to have water meters installed.
- Make contact with Severn Trent.

Another meeting had been set up for 17<sup>th</sup> September 2013.

Councillor Hawksworth expressed an interest in joining the panel and it was agreed that she be added as a member.

- RESOLVED -**
- (1) That the update in respect of the Sports and Leisure Review be noted.
  - (2) That the update in respect of the Water Rates Policy be noted.
  - (3) That Councillor Hawksworth be added as a member of the Water Rates Scrutiny Project Group.

**0021 MINUTES**

The Minutes of the meeting of the Committee held on 27th June, 2013 were presented.

Reference was made to Minute No. 0003 being misleading, and as a point of clarification it was noted that tenants were only made aware of the option to have a water meter installed, but that it was their own responsibility to arrange for its installation and not that of the Revenues Service.

**RESOLVED** - That the Minutes be approved as a correct record and signed by the Chair.