

EXECUTIVE

10th January 2018

10. UPDATE ON SERVICE PROPOSALS AND PROCUREMENT STRATEGY FOR MODULAR HOMES – WARD COUNCILLOR COMMENTS TO CARE SERVICES PDS COMMITTEE ON 9TH JANUARY 2018

(a) From Cllr Charles Joel (7th January 2018)

My fellow Ward Councillor Bob Evans passed onto me a copy of the above that you will be considering at the forthcoming meeting. Unfortunately I will not be able to attend to make a presentation to the committee but I would esteem it a favour if a copy of my email could be distributed with your agreement to each member on that committee.

I have the following observations to make on this project.

RECOMMENDATIONS (Page 183 - Executive Agenda; Page 105 - Care Services Agenda)

Item 2.1:

(1) Why only fifteen years?

(iv) Surely Capital funding will be required, not may.

FINANCIAL (Page 185 - Executive Agenda; Page 107 - Care Services Agenda)

Item 4

(4) A breakdown of the budget of £3,783.370 should be given to justify this amount.

CUSTOMER IMPACT (Page 185 - Executive Agenda; Page 107 - Care Services Agenda)

Page 185

Can it be explained and justified the initial assessment of the site where it suggests that between 30 and 36 units could be provided.

WARD COUNCILLORS VIEWS (Page 185 - Executive Agenda; Page 107 - Care Services Agenda)

Item 1: Comments not applicable, why not?

Item 2: I have made a few comments regarding my views at this stage but has any preliminary consultations taken place with the planning, highways and environmental departments at the Council?

COMMENTARY (Page 186 - Executive Agenda; Page 108 - Care Services Agenda)

Item 3.4

It states that in a previous report to the Executive Meeting held on 24th May 2017 that the executive agreed for officers to proceed with a further analysis. I feel that the report that is before you should have contained more detailed information and not just a two line statement as addressed in Item 3.5.

THE PROPOSAL (Page 186 - Executive Agenda; Page 108 - Care Services Agenda)

I have already queried the period of fifteen years but I will reserve my rights to make further comments as I consider the comments made in Items 3.7 and 3.8 to be again a loose statement.

CUSTOMER PROFILE (Page 187 - Executive Agenda; Page 109 - Care Services Agenda)

What about the provisions for disabled persons units?

OUTLINE STRATEGY AND CONTRACTING PROPOSALS (Page 189 - Executive Agenda; Page 111 - Care Services Agenda)

Item 8.2

From the schedule it would seem the earliest an appointed developer could make a start on the project would be early 2019. Then no provision has been made in the period time needed to prepare and submit formal applications under Town & Country Planning Acts and Building Regulation Acts, see item 11.5

FINANCIAL IMPLICATIONS (Page 190 - Executive Agenda; Page 112 - Care Services Agenda)

Item 11.4

I do not like the statement made contained in the second paragraph

CONCLUSION:

1. Has the Council considered selling off the site to a private developer?
2. It has been mentioned in the past that the area of land in question was an underground operational shelter that was built during the early period of WW2.
3. With the proposal that is before the committee has any consideration been given to the following:-
 - i) Will car parking spaces be needed
 - ii) Refuse/cycle storage areas
 - iii) Awkward site access
 - iv) If residential management should be in place
 - v) Problems for children to attend local schools and if local GPs can take on additional patients
 - vi) With the development this would need to comply with the current Building Regulation Acts. In fifteen years time the structure/elements could be out of date hence some of the fabric could not be reused, also wear and tear of the materials
4. I can conclude that in the past I have made representations regarding this site and that it would be ideal as the land is in the ownership of the Council to enter into a joint venture with a developer and mortgage company to build affordable starter homes for first time buyers.

5. I am still of the opinion that local residents mainly living in York Rise should be consulted that the Council are contemplating building homeless family dwellings on this site.

I ask that copies of this email be circulated to members attending the meeting and a copy attached to the minutes for the record purposes.

(b) From Cllr Tim Stevens (9th January 2018)

Sorry this is late please can my comments below be put to the Committee this evening.

Firstly I agree with pretty much everything that Cllr Joel has said
It is extraordinary that ward members have not been consulted to date this is not acceptable.

I also query why we are agreeing a fifteen year contract this makes this a permanent site and not a temporary one it was agreed at the Executive and resources PDS that the York Rise which is in a prime location next to the station could be sold off and I would agree with this and should be for first time buyers like the rest of the estate which was built in 1985 which I bought my first house in, studio flats or one and two bed houses would be a good use for this site.

As a ward member I would like a full breakdown of the financial position for this project.

I am also concerned at the number of Modular units proposed for this site 30-36 seems excessive especially if they are going to be multi level and I would ask for a full consultation with residents from York rise, Yeovil close whose residents overlook this site and Crofton Road as well as local residents associations who will all have huge concerns. No mention is made of parking provision for these modular homes or traffic on what I already a very busy road - please can this be considered?

In conclusion I believe this to be the wrong place for such building and think this site should be used for first time buyers instead there are many unanswered questions at this time both financial and if there will be disabled provision provided if this scheme goes ahead.

Please can I ask Committee that this matter is deferred tonight to allow proper consultation and discussion?