

## Investment Board – 11 July 2017

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Minutes of the meeting of the **Investment Board** held on **11 July 2017** when there were present:-

Chairman: Cllr M J Steptoe  
Vice-Chairman: Cllr A L Williams

Cllr C I Black	Cllr Mrs J R Lumley
Cllr T G Cutmore	Cllr Mrs C M Mason
Cllr N J Hookway	Cllr J R F Mason
Cllr Mrs T R Hughes	Cllr I H Ward
Cllr G J Ioannou	Cllr S A Wilson
Cllr M J Lucas-Gill	

### **VISITING MEMBERS**

Cllrs Mrs J R Gooding, L Shaw, D J Sperring and C M Stanley.

### **OFFICERS PRESENT**

S Scrutton	-	Managing Director
M Hotten	-	Assistant Director, Environmental Services
M Power	-	Democratic Services Officer

### **138 MINUTES**

The Minutes of the meeting held on 30 May 2017 were agreed as a correct record and signed by the Chairman.

### **139 DECLARATIONS OF INTEREST**

Cllrs Mrs J R Lumley, D J Sperring, C M Stanley and I H Ward each declared a non-pecuniary interest in Item 6 of the Agenda by virtue of their membership of Rayleigh Town Council. Cllr A L Williams declared a non-pecuniary interest in Item 6 of the Agenda by virtue of his membership of Rochford Parish Council.

### **140 REFURBISHMENT/CONSTRUCTION OF NEW PUBLIC CONVENIENCES IN THE ROCHFORD DISTRICT**

The Board considered the report of the Assistant Director, Environmental Services on a business case for investment in the construction/refurbishment of toilet blocks to facilitate their transfer to the appropriate Parish/Town Council and realise a saving for the Council.

During discussion, the following was noted:

- The projected savings detailed in the report were all revenue savings.
- The renovation or replacement works for the toilet blocks would be subject to a full tender process.

- The estimate provided by Southend Borough Council for the cost of refurbishment of the toilets, following a survey they had undertaken, was based on current prices and on their experience of similar construction works in the Southend Borough. Although the cost of refurbishment of Crown Hill toilet block was high, the works would be undertaken to a high specification, with an expected life of at least 10 years. The works themselves would be subject to the Council's full tender process.
- The Council's Asset Team had advised of the potential for an alternative commercial use of the Crown Hill, Rayleigh toilet building, if it were to be refurbished. Potentially, a building such as this could command a reasonable rental price on the open market and, in addition, there would be no cost of demolition to the Council. Although this did not form part of the current discussions, it could be considered by Investment Board at a later date.
- To recognise a saving for cleaning of the toilets, the cleaning element of the contract with SITA would need to be terminated completely; SITA would not deliver a contract for any toilet blocks that remained open.
- A contingency amount of 10% of the estimate price had been included to recognise the possibility of a variation in price when the refurbishment/construction works went to tender. Even at a higher cost there would be a substantial return on investment, although the figures quoted in the report were robust and achievable.
- One Member expressed concern that the savings detailed in the report to calculate a potential yield of 15% did not take into account that the costs were merely being transferred to the Parish/Town Councils and thus did not achieve actual saving for the public purse.
- One Member felt that it would be appropriate to include a break clause in the contract in favour of the Parish/Town Councils so that, if for any reason they were unable to perform their operation of the toilets transferred to them, responsibility could revert to the District Council. Without such provision, there was concern that the Parish/Town Council's funding could be capped. Officers advised that during negotiations there had been open and frank discussion with the Parish/Town Councils and that the proposal for a ten-year agreement, rather than a short-term agreement, had come from the Parish/Town Councils. Furthermore, Parish/Town Councils were aware of potential capping and other revenue streams available to them if such a situation should arise.
- The toilet facilities at Southend Road, Hockley and High Street, Great Wakering did not form part of the current recommendations to Council. The District Council was still in discussion with both Hockley and Great Wakering Parish Councils regarding the future of their toilet facilities.

### **Recommended to Full Council:-**

That the transfer of the Rayleigh, Rochford, and Hullbridge toilets be secured as a 10 year lease to the respective Parish/Town Councils, and that authority be delegated to the Assistant Director, Environmental Services, in consultation with the Portfolio Holder for Environment, to undertake the refurbishment/ replacement of public conveniences with an allocated capital budget of £330,000, as set out in the report, funded from the Transformation reserve.

(Note: Cllrs C I Black, N J Hookway, Mrs T R Hughes, Mrs C M Mason, J R F Mason and S A Wilson wished it to be recorded that they had voted against the recommendations.)

### **141 GREEN GATEWAY TRADING LTD – DIRECTOR**

The Board considered the report of the Assistant Director, Democratic Services on the role of the Director of Green Gateway Trading Ltd.

#### **Resolved**

- (1) That Shaun Scrutton be formally appointed as Director of Green Gateway Trading Limited with effect from 12 July 2017 on an interim basis.
- (2) That the new Strategic Director, once appointed and in post, replace Shaun Scrutton as Director of Green Gateway Trading Limited.

The meeting closed at 7.55 pm.

Chairman .....

Date .....

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