

Cabinet Member for Prosperity and Economic Regeneration Agenda

Date: Monday, 13th May, 2013
Time: 10.30 am
Venue: Fred Flint Room, Westfields, Middlewich Road, Sandbach
CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

2. Declarations of Interest

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. Public Speaking Time/Open Session

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relating to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

For requests for further information

Contact: Cherry Foreman

Tel: 01270 686463

E-Mail: cherry.foreman@cheshireeast.gov.uk with any apologies

4. **Crewe Governance Asset Transfer** (Pages 1 - 42)

To consider the transfer of assets as reported.

5. **Exclusion of the Press and Public**

The reports relating to the remaining items on the agenda have been withheld from public circulation and deposit pursuant to Section 100(B)(2) of the Local Government Act 1972 on the grounds that the matters may be determined with the press and public excluded.

The Committee may decide that the press and public be excluded from the meeting during consideration of the following item pursuant to Section 100(A)4 of the Local Government Act 1972 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and public interest would not be served in publishing the information.

PART 2 – MATTERS TO BE CONSIDERED WITHOUT THE PUBLIC AND PRESS PRESENT

6. **Crewe Governance Assets Transfer** (Pages 43 - 50)

To consider the attached report.

CHESHIRE EAST COUNCIL

REPORT TO:

Date of Meeting: 13th May 2013

Report of: The Property Services Manager

Title: Crewe Governance Assets Transfer.

Portfolio Holder: Cllr Jamie Macrae

1.0 Report Summary

- 1.1 An approval is required to ratify a formal Order made in December 2012 to transfer 11 allotment sites in favour of the newly formed Crewe Parish Council (each by way of 150 year leases).
- 1.2 An approval is required to ratify a formal Order for the freehold transfer of Lyceum Public Convenience in favour of the newly formed Crewe Parish Council.
- 1.3 An approval is also required for a formal response in answer to an objection raised by a member of the public following the publication of recent Public Open Space adverts.

2.0 Decision Requested

- 2.1 That approval is given in principle to grant 150 year leases on all allotment sites (listed and delineated red in Appendix 1) to Crewe Parish Council, subject to conditions contained within the Part 2 paper.
- 2.2 That approval is given in principle to the freehold transfer of Lyceum Public Convenience (delineated red in Appendix 2) to Crewe Parish Council, subject to conditions contained within the Part 2 paper.
- 2.3 That the objection raised by a member of the public, following the publication of recent Public Open Space adverts, is noted and that no formal action be taken in respect to it, other than for a formal response being made in answer to the objection. Please see Appendix (3).

3.0 Reasons for Recommendations

- 3.1 Crewe Parish Council was created in April 2013 as a result of a formal Community Governance Review Process. There is a strong political will, in line with the agreed policy for the transfer of assets and devolution of services, for allotments and public conveniences in the unparished area to be transferred to the Parish Council. A formal Order in December 2012 confirmed a list of Cheshire East Assets to be transferred to the newly formed Crewe Parish Council.

4.0 Wards Affected

Crewe Central
Crewe East
Crewe North
Crewe South
Crewe West
Crewe St Barnabas

5.0 Local Ward Members

Cllr Irene Faseyi
Cllr Margaret Martin
Cllr David Newton
Cllr Chris Thorley
Cllr Mo Grant
Cllr Peter Nurse
Cllr Michelle Sherratt
Cllr Dorothy Flude
Cllr Steven Hogben
Cllr Roy Cartlidge

6.0 Policy Implications

- 6.1 The proposed transfer of assets is in line with the Council's policy.

7.0 Financial Implications

- 7.1 Please refer to Part 2 report

8.0 Legal Implications

- 8.1 Please refer to Part 2 report

9.0 Risk Management

- 9.1 Please refer to Part 2 report.

10.0 Background and Options

10.1 In September 2011 Cabinet approved a policy of transferring assets and devolving services to town and parish councils in the Borough. Crewe Parish Council was created in April 2013 as a result of a formal Community Governance Review Process. There is a strong political will, in line with the agreed policy for the transfer of assets and devolution of services, for allotments and public conveniences in the unparished area to be transferred to the Parish Council. A formal Order in December 2012 confirmed that these Assets will be transferred to Crewe Parish Council. Assets detailed in the formal Order are:-

10.2 Allotments

Please refer to Appendix (1) for the list of allotments.

10.3 Public Conveniences

Please refer to Appendix (2) for details of the public conveniences.

11.0 Formal Response to objection from Mr D P Hughes

11.1 Please see attached copy correspondence in Appendix (3). The following response is proposed to the letter of objection dated 4th March 2013 from Mr D P Hughes:-

Crewe Parish Council has been formally constituted with effect from 1 April 2013 by the sealing of a Re-Organisation Of Community Governance Order and its Inaugural and Annual meeting was held on 16 April 2013... Completion of the allotment leases and the transfer of the lyceum toilets requires Crewe Parish Council to liaise with the Borough Council prior to the leases being completed.

12.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Patrick Tansey
Designation: Senior Valuer – Assets & Facilities
Tel No: 01270 686141
Email: Patrick.tansey@cheshireeast.gov.uk

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Crewe Transfers

Appendix 1

- 1) Hungerford Road
- 2) Claughton Avenue
- 3) Brookhouse Drive
- 4) Manor Way
- 5) Ford Lane
- 6) Hulme Street
- 7) Electricity Street
- 8) Walker Street
- 9) Ruskin Road
- 10) Henry Street
- 11) Alton Street

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RECEIVED
- 7 MAR 2013
COUNCIL

Mr.D P Hughes

101 Bedford St

Crewe

Cheshire

CW2 6JB

4/3/2013

Dear Michael Rowan,

I wish to object to the Disposal of Public Open Space concerning all the allotments in Crewe(JC,9511)

My understanding is that the purpose of disposing of these allotments is to hand control of them to Crewe Parish/Town council.As such a body does not exist I believe the disposal to be premature and against the spirit,if not the word,of the Localism Act.I ask for a deferment of the disposal until after a Parish/Town council is in place.

Yours faithfully,

D. P. Hughes

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Appendix 4

Cheshire East County Council

Proposed Alterations to Lyceum Square Toilets and Support Offices

Feasibility Report

April 2013



Document Control

Document: Feasibility Report

Project: Alterations to Lyceum Square Toilets and Supporting Offices

Client: Cheshire East County Council

Job Number: A067182/014

File Origin: /4.9

Revision: -

Date:

Prepared by: G Fields

Checked by: P Sharwin

Approved By: D Bennett

Description of Revision

Revision:

Date:

Prepared by

Checked by

Approved By

Description of Revision

Revision:

Date:

Prepared by

Checked by

Approved By

Description of Revision



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Appendices: Typical proposed equipment



1 Summary

WYG Engineering Ltd were engaged to review the services at the above with a remit of making proposals for the separation of the electrical and mechanical services of the toilets and support offices.

The existing electrical and mechanical services emanate from a plant room opposite the managers office.

The electrical installation emanates from a 8 way TP/N distribution board which serves the small power and lighting installation to the toilets/offices and a separate supply to another distribution board located within the café area.

The mechanical services are served by a low temperature hot water system, the boiler for which is located in the plant room.

Hot water is derived from individual under sink type Zip water boliers.

Cold water services emanate from the plant room, the café being separately metered.



2 Introduction

WYG has been commissioned to undertake a feasibility study at Lyceum square with a view to separating the services serving the toilets such that they can be individually metered.

Each of the services have been considered and proposals and estimated budget costs for the various options indicated.

The following report is based on a survey undertaken on 15th April 2013.

Lyceum Square coffee shop and supporting accommodation/services was constructed in 2010.



3 Mechanical and Electrical Services Proposals

3.1 Utilities Infrastructure

The building is supplied with natural gas, water, electricity and drainage utility services

The incoming electrical supply is metered at the incoming mains position.

The only water meter noted was on a branch of pipe work serving the coffee shop which comes off the CWS serving the ladies toilets.

3.2 Option 1

The cost of physically splitting the services is disproportionate to the amount of services involved.

The lowest cost option in such an instance would be to agree with the prospective tenant a cost for the supply of heating, lighting, power and water.

This would be based electrically on a Watts/m², typically 25Wm² for power & 12Wm² for lighting.

Heating loads would typically be based on 60Wm².

Water consumption per person would typically be 10lt per person for hot water and 45 litres per person cold water.

The café has its own water meter and if it has not already got one can be easily metered electrically.



3.3 Option 2

Electrical

The toilets have the largest number of ways taken at the distribution board (10 Number). From a practical point of view it would be better to install a separate distribution board for the circuits serving the office, plant room and kitchen.

The office, kitchen and plant room occupy 8 ways of the distribution board and the café 3 ways.

The simplest option would be to install a new distribution board adjacent to the existing distribution board. This would be fed via a 63A MCB and wired in 16mm² 6491B cables.

A new 6 way TP/N distribution board could be installed c/w integral meter and the existing cabling extended to the new distribution board. The cables' could be extended preferably via a purpose made joint box c/w din rails or crimped connection.

The only other alternative to extend the cables would be to re wire but this we would consider to be a costly option.

Heating

The existing heating system is served via a LTHW system, given the level of heating required in a toilet i.e. 16°C it would be more practical to adopt the solution offered in option 1 above.

The alternative would be to remove the existing LTHW radiators and adopt an electric wall mounted panel heater. There are low surface temperature panel heaters on the market which will work via a wireless wall mounted controller. This would control hours of operation and temperature.

This would necessitate a new circuit being wired from the distribution board.

We would suggest that electric panel heaters whilst offering a reasonably cheap solution may be more prone to vandalism than a LTHW radiator, in the long term this may work out an expensive option.



Water

Currently there is only one water meter serving the premises and this is on the leg to the café which is spurred off the ladies toilets CWS supply.

It would be possible to install a water meter on the incoming supply in the main plant room and work out by subtraction the approximate water consumption for the toilets.

We use the word approximately as there is also the kitchen to consider.

This is another instance where an agreement based on litres of water used would make more sense rather than install yet another water meter on a single sink.

3.4 Option 3

Electrical

As Option 2 above.

Heating

The existing heating system is served via a LTHW system, given the level of heating required in a toilet i.e. 16°C it would be more practical to adopt the solution offered in option 1 above.

The alternative would be to remove the existing LTHW radiators and adopt an electric wall mounted fan assisted convector heater mounted at high level.

This would necessitate a new circuit being wired from the distribution board.

Additional controls would be required in the form of a thermostat, local contactor and time clock.

Water

Currently there is only one water meter serving the premises and this is on the leg to the café which is spurred off the ladies toilets CWS supply.



It would be possible to install a new CWS water supply pipe to the Café area and install an additional water meter on the leg serving the toilets.

A new water meter could be installed under the sink of the kitchen/staff area, this would enable individual meter readings for each area.



4 Budget Costs

The following costs relate to the services replacement & modifications:

Option 1

There are no construction costs for this option, only legal costs to draw up an agreement to amend the lease.

Option 2

Electrical

Supply and install new 4 way TP/N distribution board c/w meter and extend circuits as required via purpose made joint box c/w Din rail mounted connectors.

£2,500.00

Heating

Remove 3 No. LTHW radiators and pipe work back to main circuit run.

£500.00

Supply and install 3 No. 13 A fused spurs on a 32A ring main

£500.00

Supply and install 3 No. low temperature stainless steel panel radiators and 3 No. wireless thermostatic/time controllers.

£2000.00

Water Meter

Supply and install Water meter to incoming water supply.

£300.00

TOTAL BUDGET COST OPTION 3

£5,800.00

Option 3



Electrical

Supply and install new 4 way TP/N distribution board c/w meter and extend circuits as required via purpose made joint box c/w Din rail mounted connectors.

£2,500.00

Heating

Remove 3 No. LTHW radiators and pipe work back to main circuit run.

£500.00

Supply and install 3 No. 13 A fused spurs on a 32A ring main

£500.00

Supply and install 3 No. low temperature panel radiators and wireless thermostatic/time controllers.

£2000.00

Water Meter

Supply and install Water meter to incoming water supply.

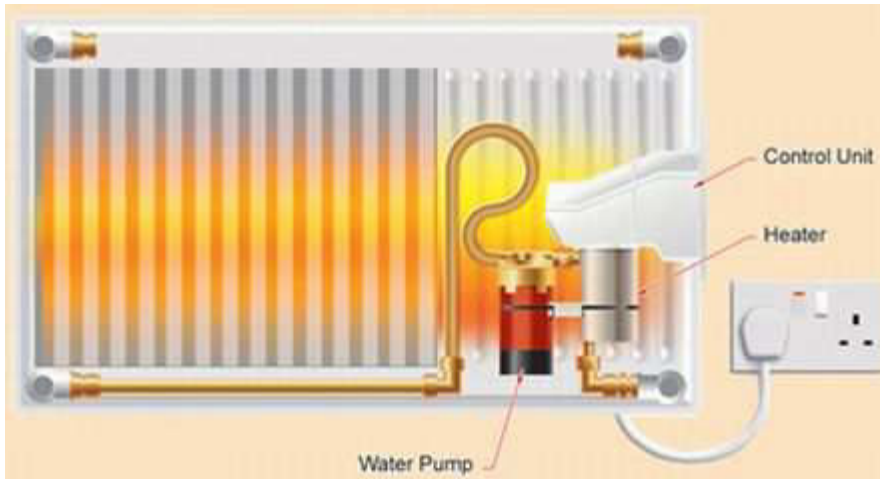
£1,200.00

TOTAL BUDGET COST OPTION 3

£6,700.00



Appendices: Typical Proposed Equipment.

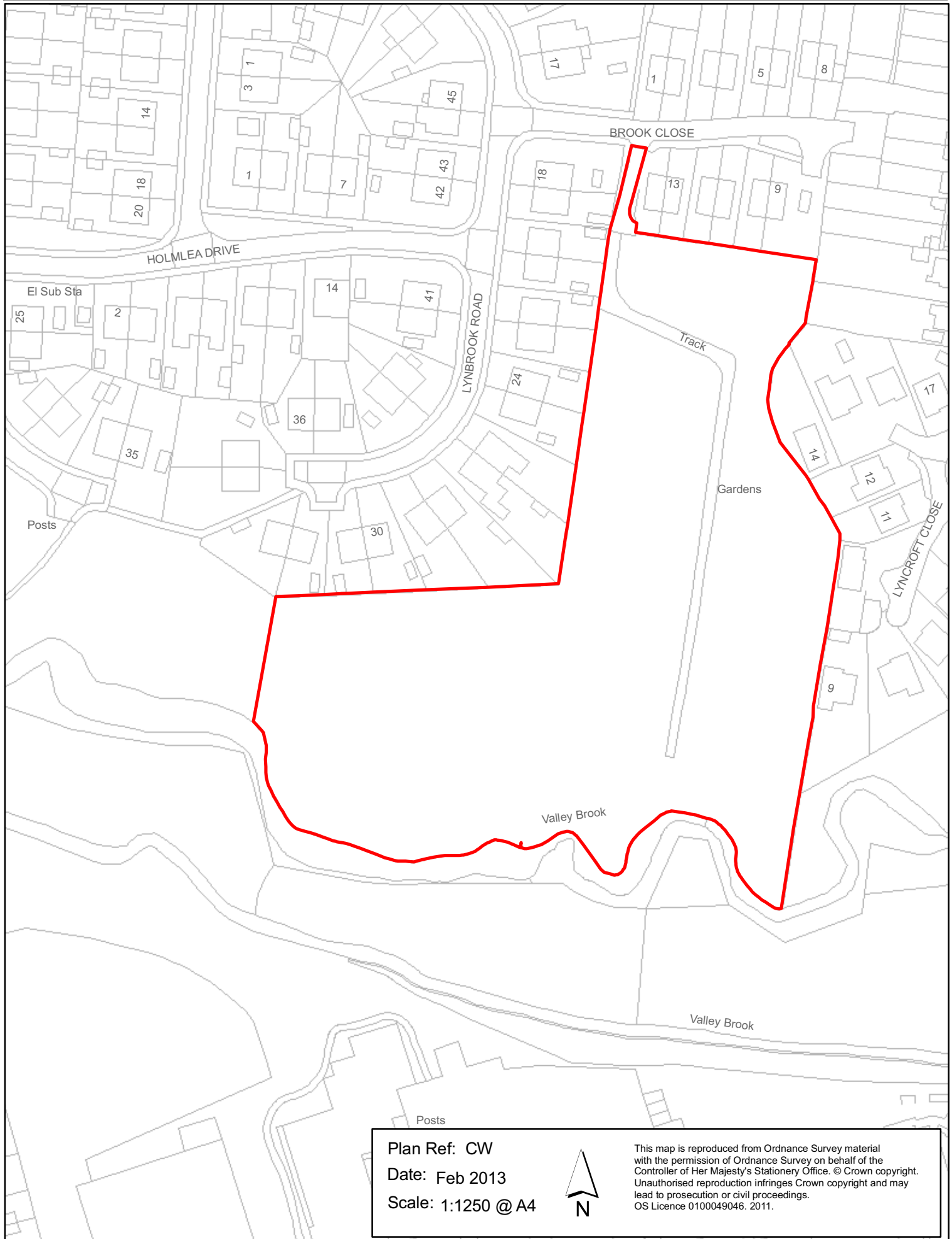


Proposed low surface temperature wall mounted radiator



Proposed fan assisted convector heater mounted at high level

HUNGERFORD ROAD ALLOTMENTS, CREWE



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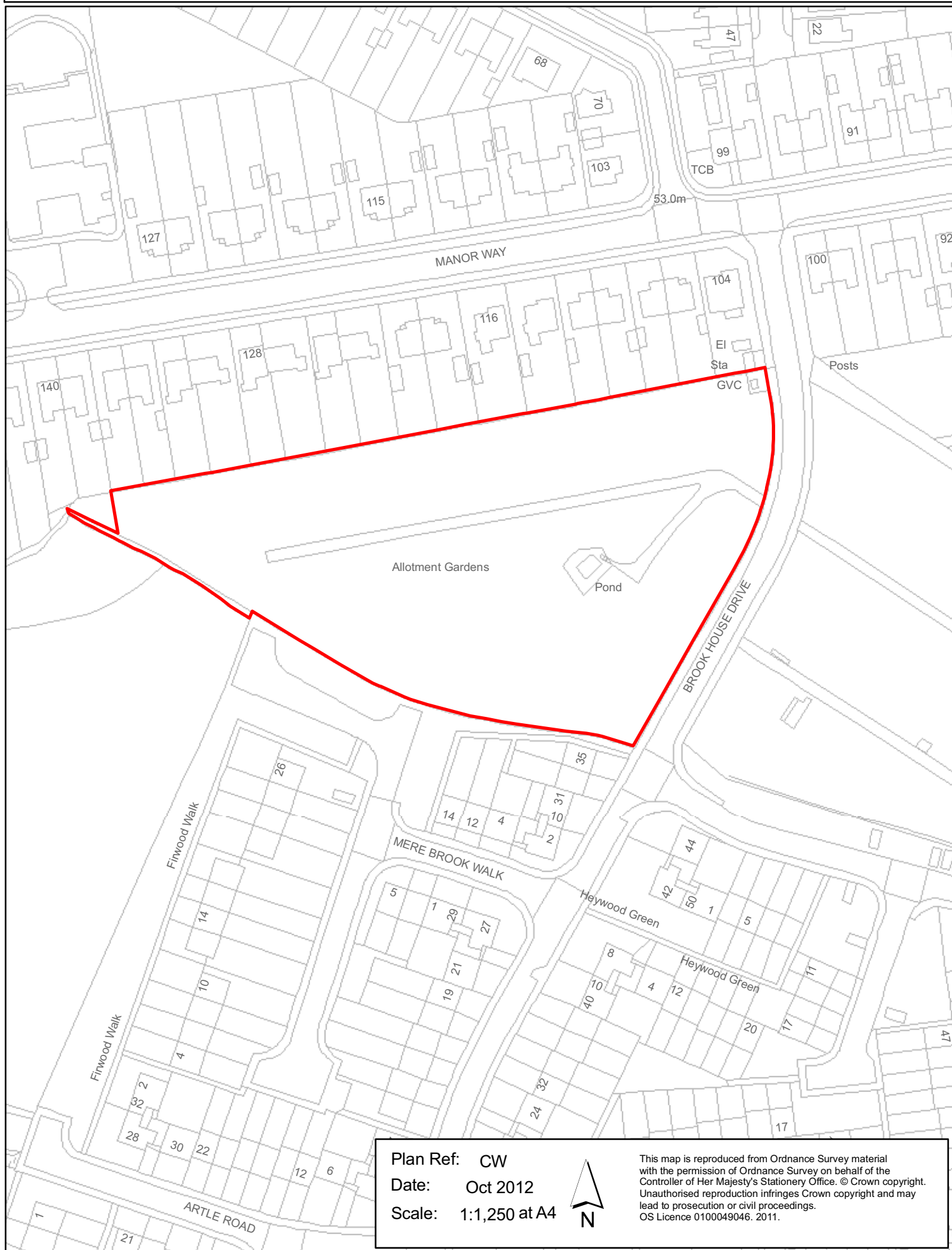


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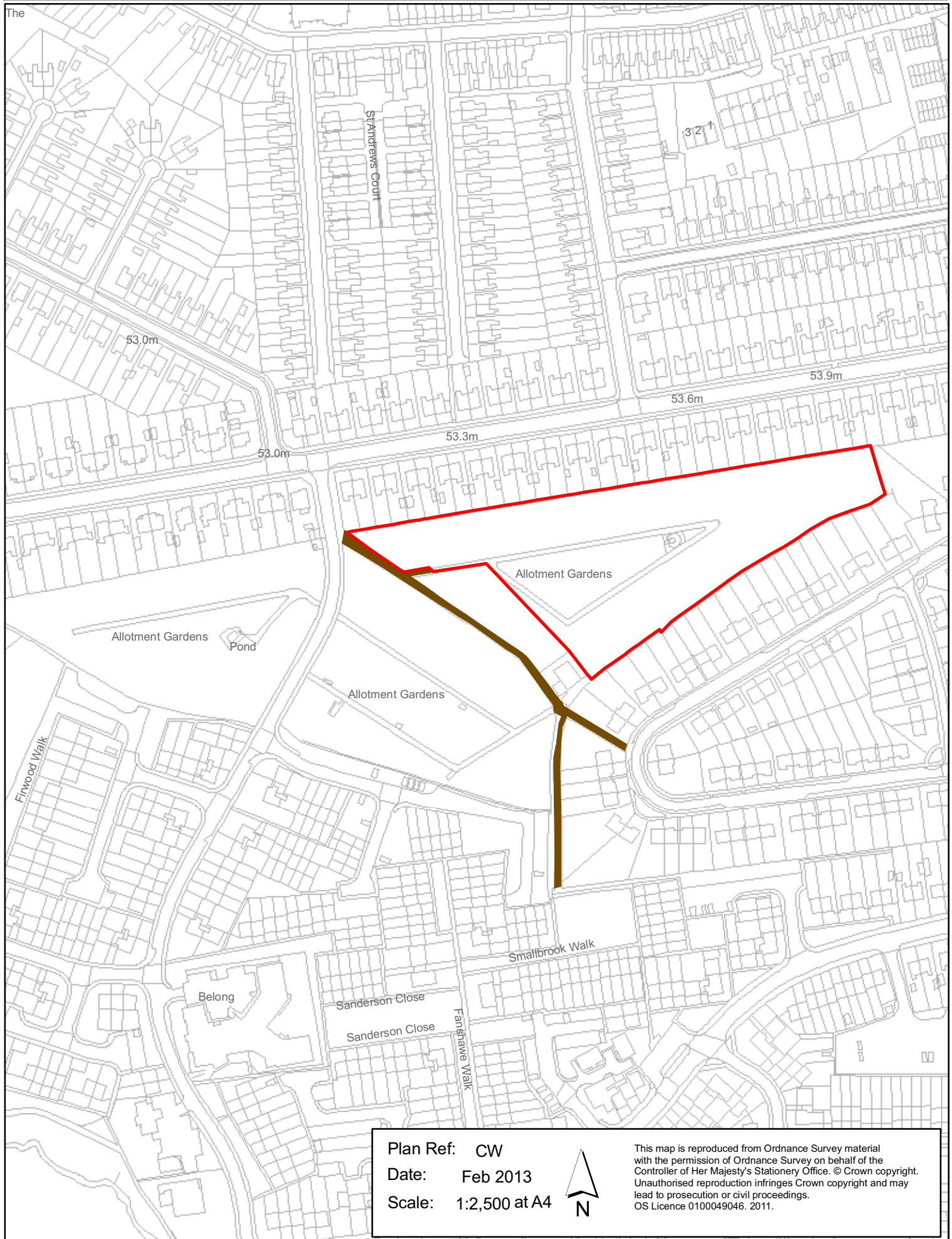


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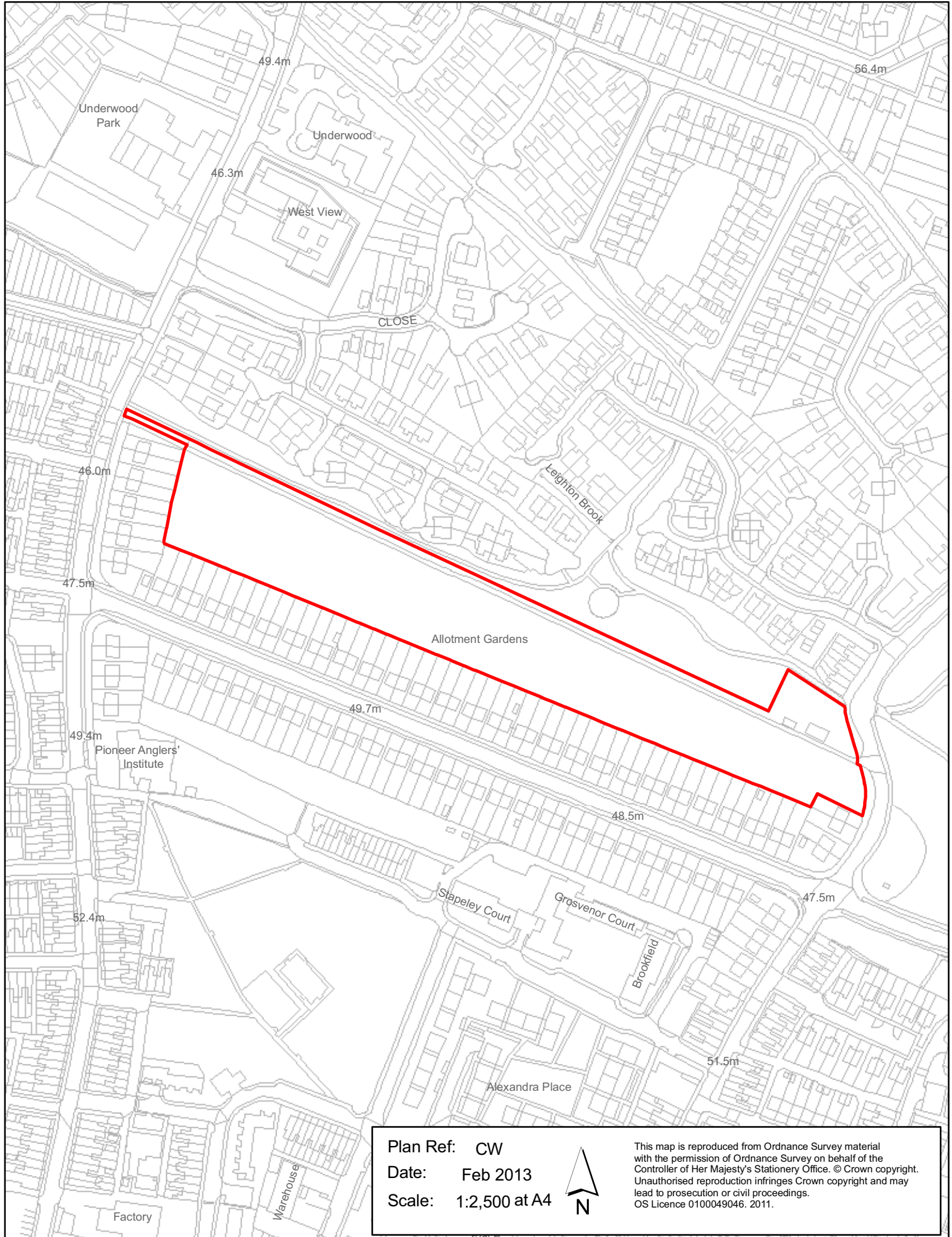


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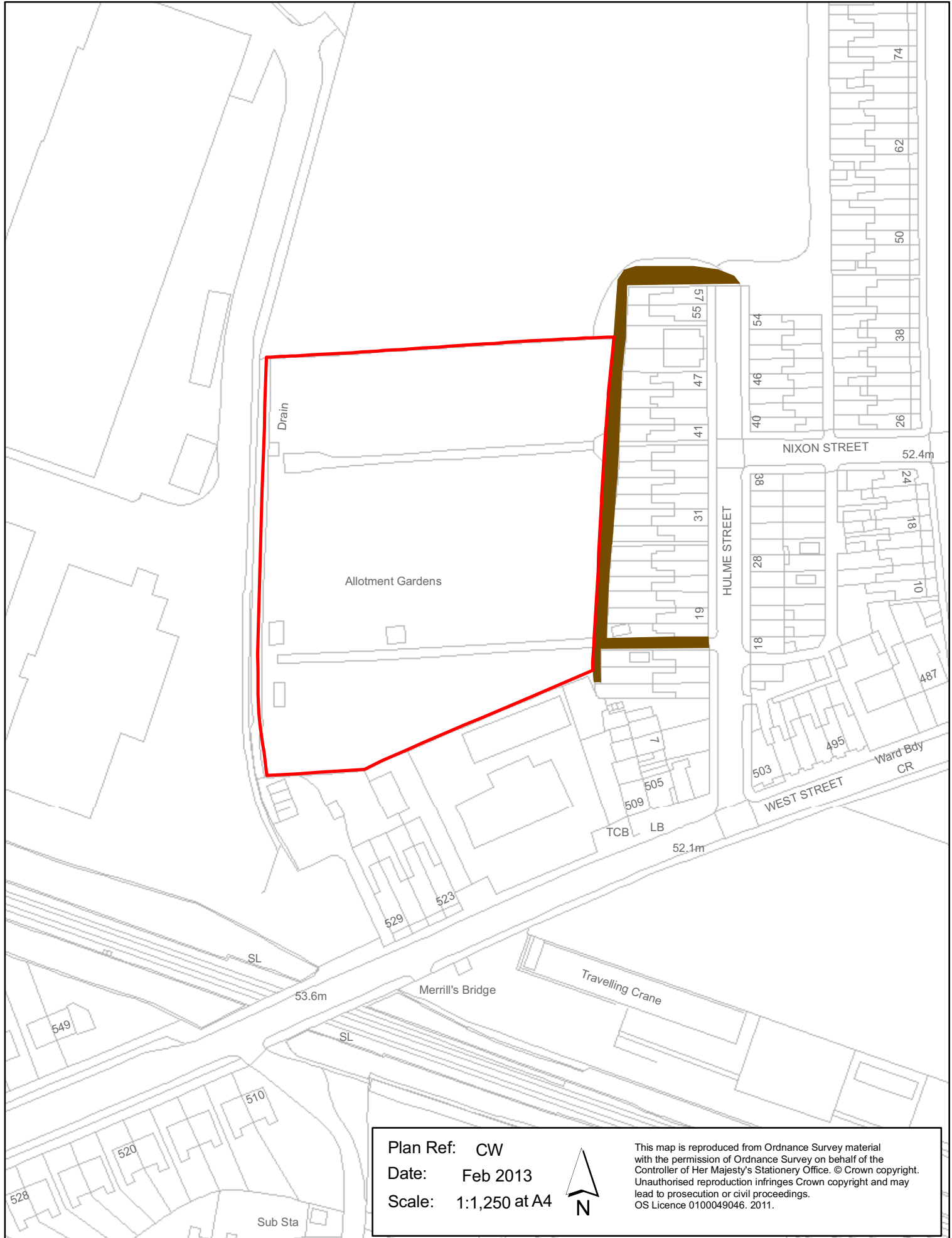


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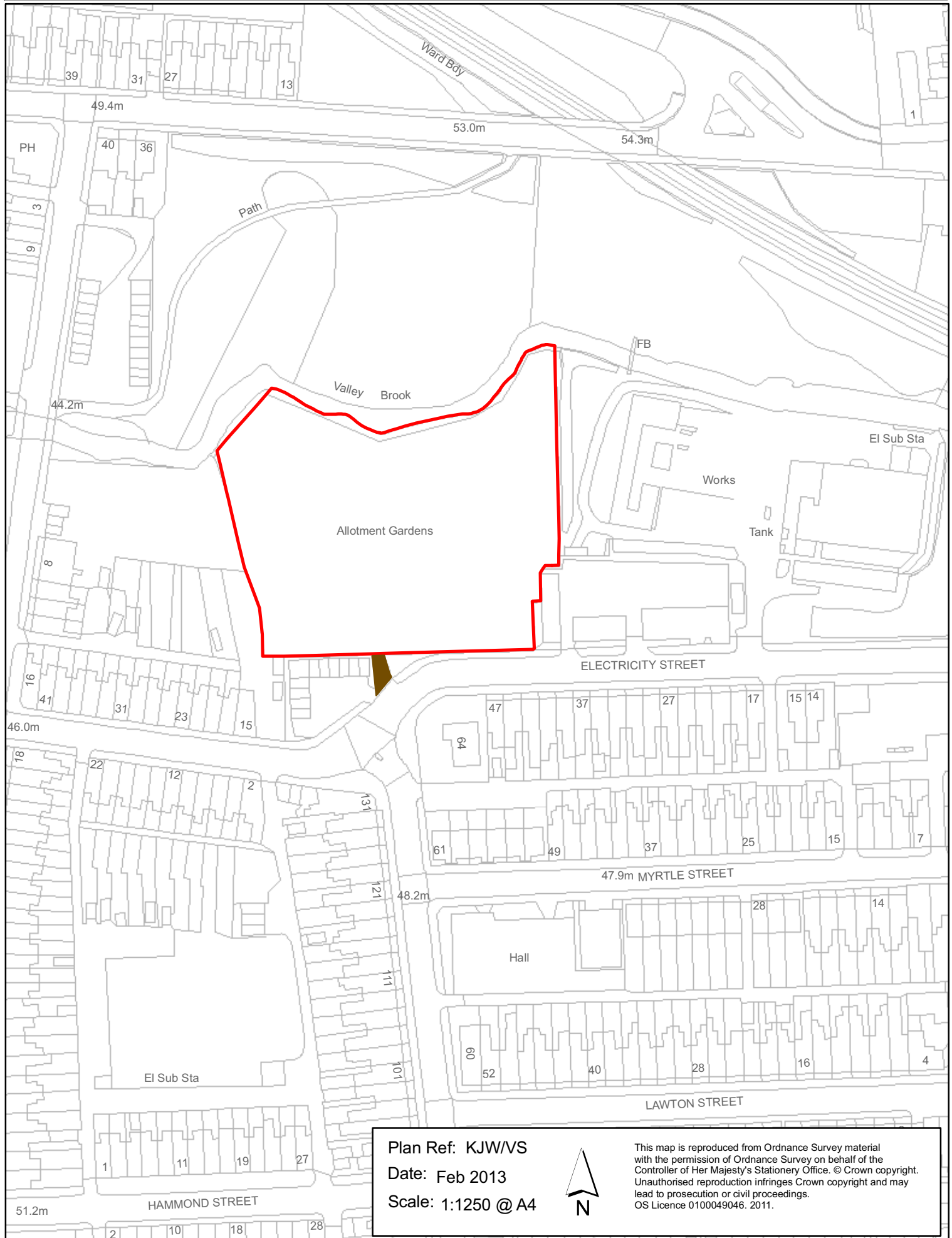
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ELECTRICITY STREET ALLOTMENTS, CREWE.



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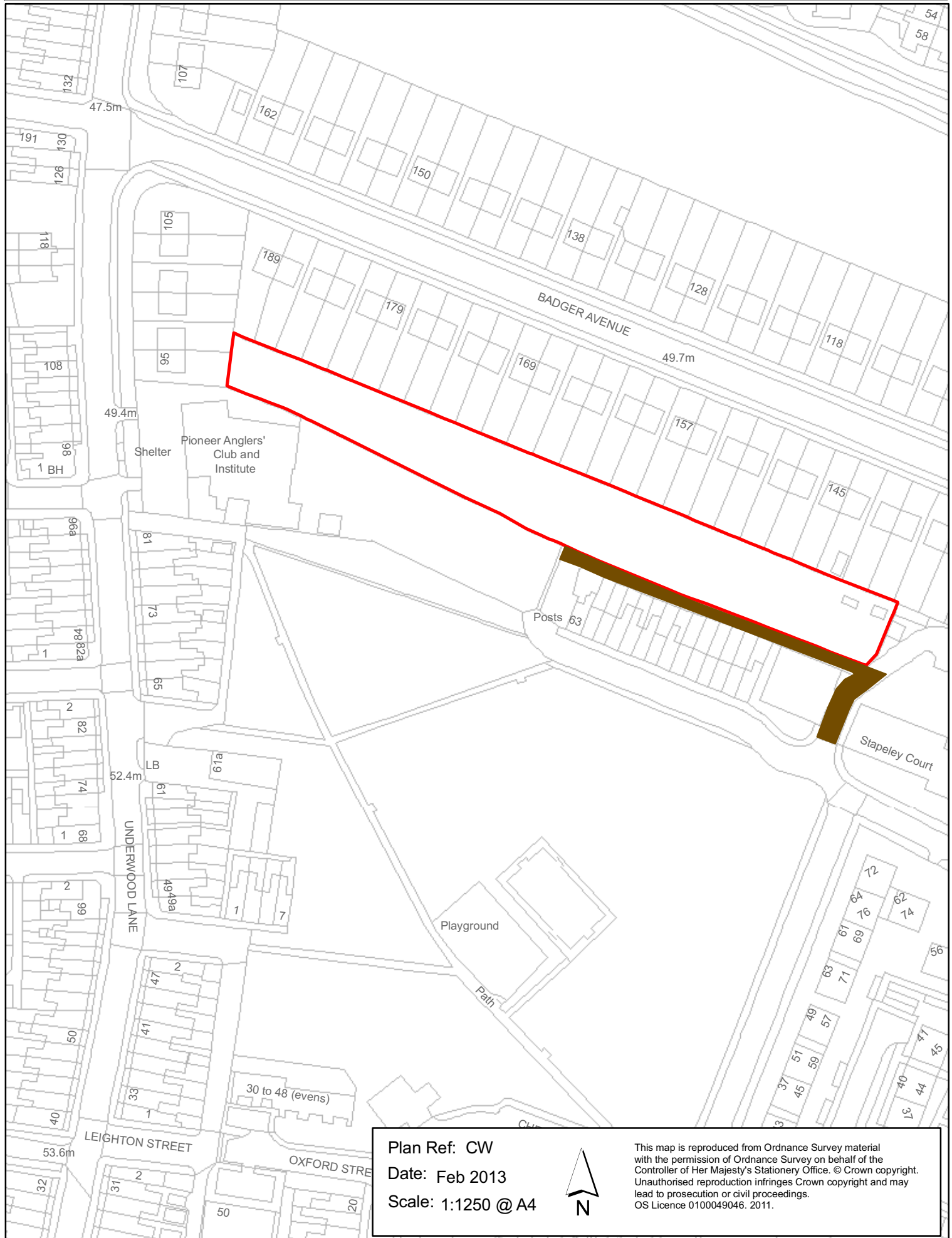
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WALKER STREET ALLOTMENTS, CREWE.



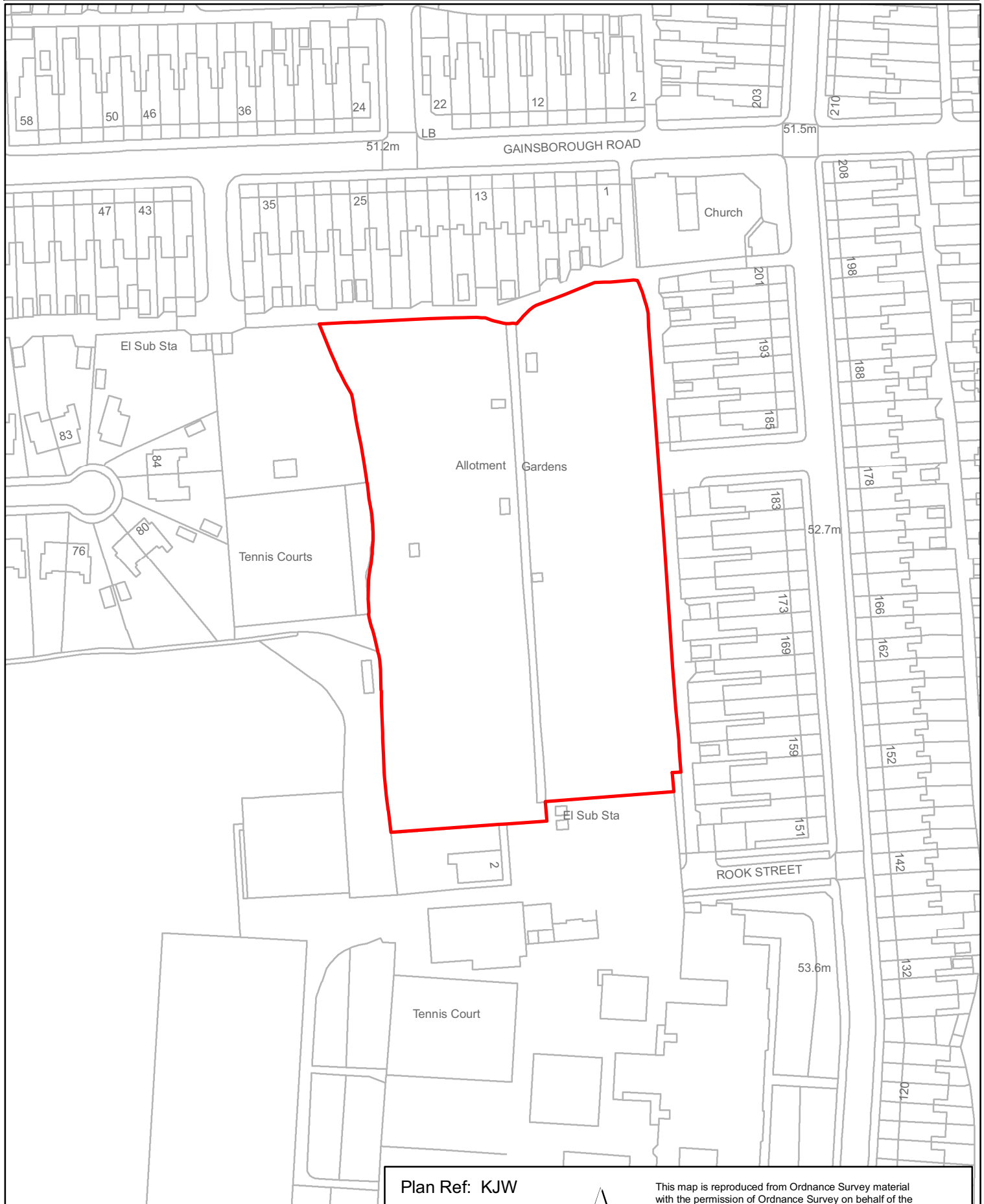
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RUSKIN ROAD ALLOTMENTS, CREWE.



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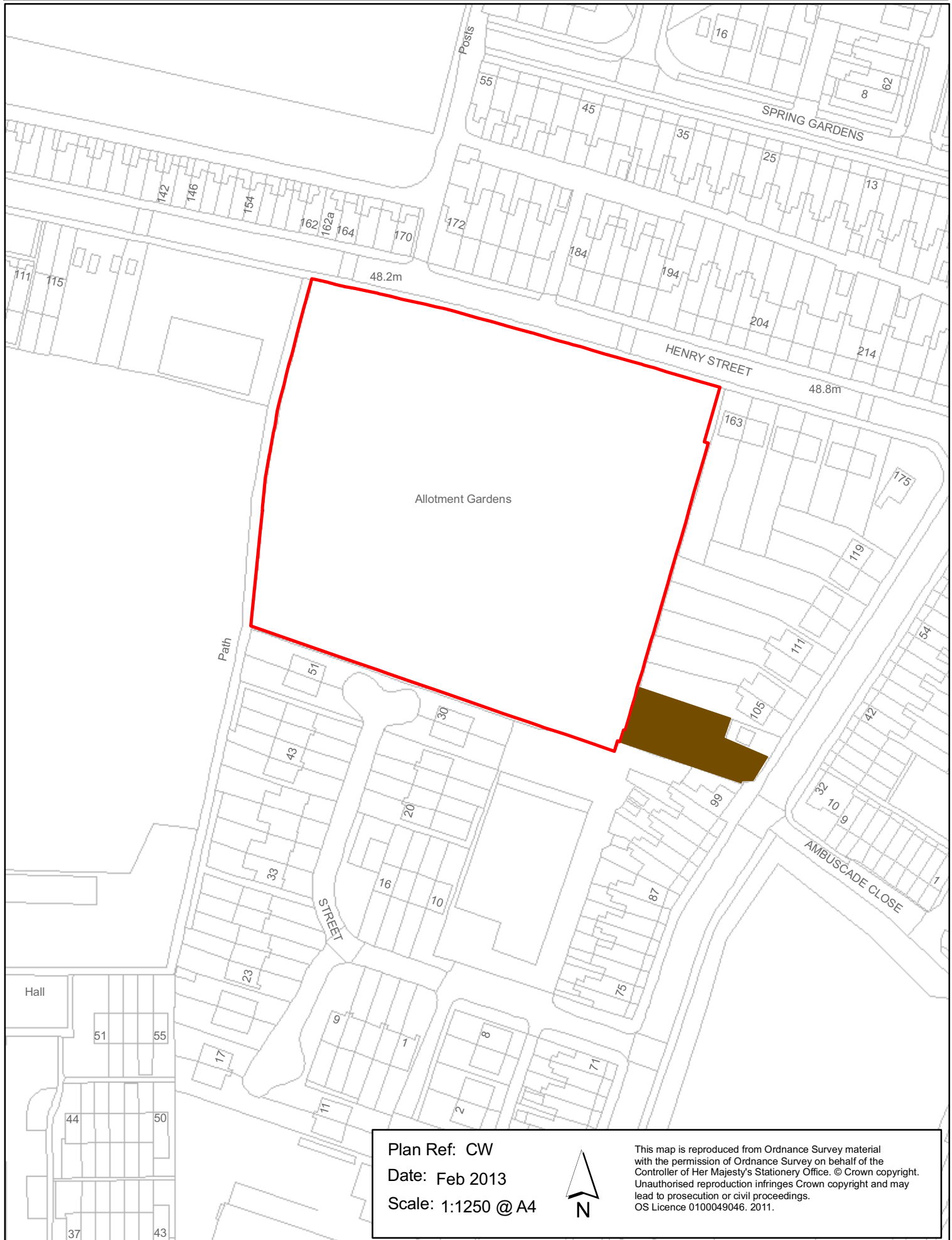
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HENRY STREET ALLOTMENTS, CREWE.



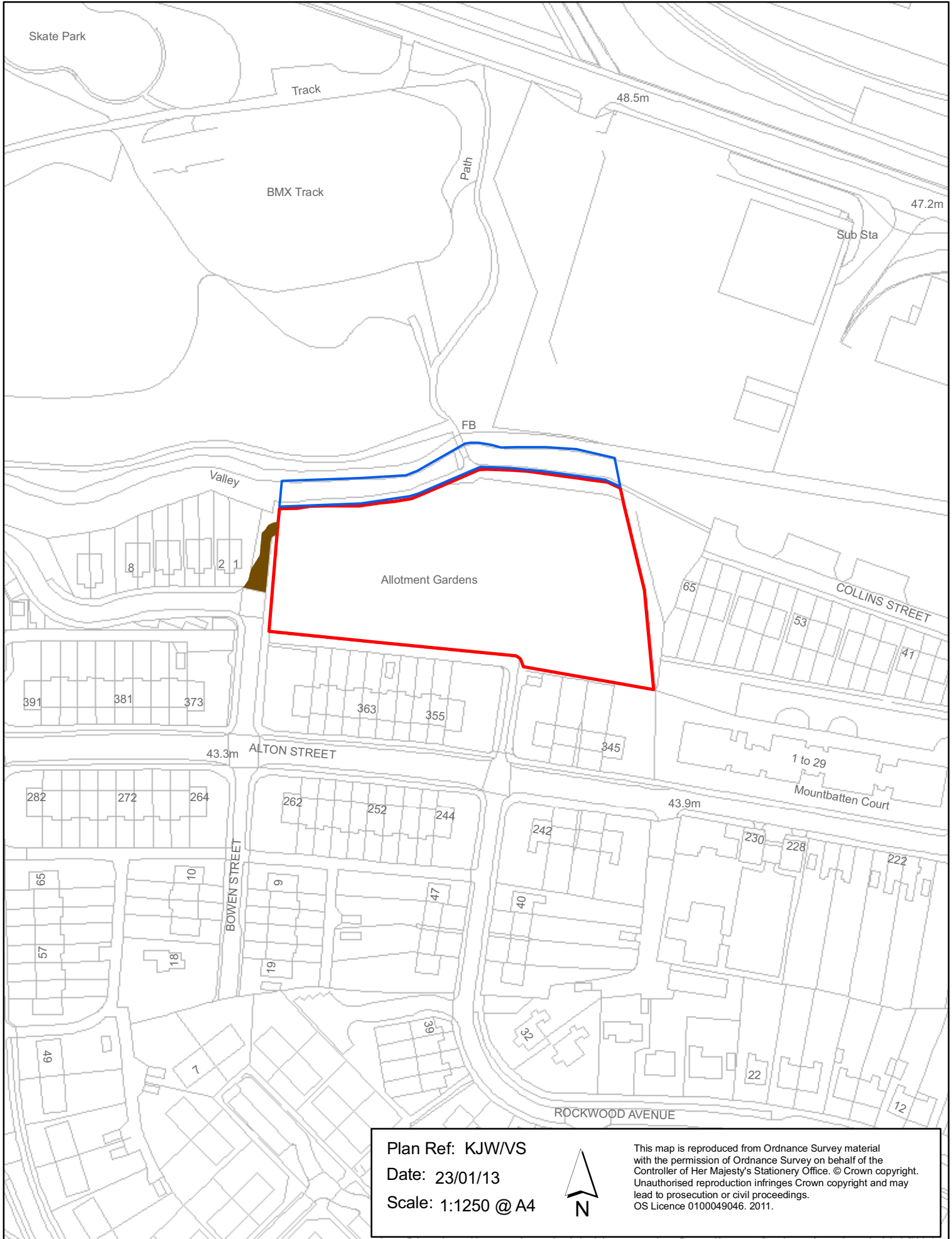
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ALTON STREET ALLOTMENTS, CREWE POS Plan



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