

Minutes of a meeting of the Development Board held on Thursday 18 February 2016 in The John Heggadon meeting room, Shinfield Parish Hall, commencing 19.00 hrs.

Present: Cllrs J Greenway, A Grimes, P Hughes, I Montgomery and D Peer.
J Sellwood.

Attending: S E Roberts (Clerk); D Purton (Joint Management Committee independent representative).

16/DB/13 Public Questions

There were none.

16/DB/14 Apologies and declarations of members' interests

14.1 Apologies were received from Ian Young and Richard Hatton.

14.2 There were no declarations of interest.

16/DB/15 Minutes of the Previous Meeting

15.1 It was proposed and **RESOLVED** that the minutes of the meeting of 26 November 2015 were a correct record of the meeting and these were signed by the chair.

15.2 Matters arising:

- 10.2: D Purton still to action meeting with Mark Redfearn and Thames Valley Police;
- 10.3: Following exchange of correspondence WBC had agreed to extend deadline for Executive approval of business case to 31st March 2016;
- 11.2: Clerk still to secure written assurances from BDS regarding ownership of survey reports;
- 11.4: Meeting with Shinfield United Charities still outstanding;
- 12.1: Neighbourhood Plan: final amendments had now been agreed in particular relating to Policy 1; will now go forward to WBC Executive on 31st March 2016.

16/DB/16 Shinfield Community Centre Management Committee

16.1 Members received the draft minutes of the Shinfield Community Centre Management Committee meeting on 1st February 2016 (previously circulated).

16.2 Councillor Hughes reported on his subsequent meeting on 15 February 2016 with Mark Redfearn, Rupa Joshi, WBC's Children's Centre Group Manager and the Clerk to discuss children's' centres. These are purpose-built and currently operate from 6 locations across the borough, i.e. Twyford (Starlings); Winnersh (Rainbow); Wokingham (Brambles Norreys ward); Finchampstead; Ambleside Woodley; and the Red Kite Centre for the Shinfield/Riseley area).The Clerk

advised that children's centres are free to use for all children unborn or under 5, as well as their parents, grandparents and any other carers, including professional home carers. They aim to provide a friendly environment, confidential advice and help on matters ranging from child development to benefits to getting back to work or going to school. Services offered include NHS antenatal classes, health reviews and well-baby clinics, play and learning, preparing for birth support, and postnatal courses. There are also a number of outreach sessions held at local primary schools and the Salvation Army Centre in Earley. The Clerk circulated details of the Winnersh and Red Kite centres. The Red Kite centre can only accommodate 35 families and is currently at full capacity, hence WBC is currently looking at 2 locations for Shinfield in view of the new developments. It was noted that children's centres are not statutory but funded via Early Intervention funding, which is being significantly reduced in a number of local authority areas.

- 16.3 The Board discussed the implications for the new centre, although it was noted that better complementary revenue streams could also be considered, for example children's parties, soft ball play. These issues would be progressed via the Joint Management Committee.
- 16.4 Councillor Hughes also highlighted that WBC is consulting on a new "hub and spoke" model for the future operation of the Library Service, which had implications for the library's current location at Spencers Wood. All agreed that alternative locations such as Spencers Wood Pavilion may prove controversial and that other options such as applying for a "Community Right to Bid" should be explored.

16/DB/17 **Shinfield Community Centre**

- 17.1 Councillor Hughes highlighted the 2 public meetings taking place on 13th and 20th February which would display the preliminary architects' designs for the new centre. It was noted there had been no response to date from Shinfield United Charity, hence given the implications for the current parish hall and developing the site, Councillor Hughes agreed to write to the Charity summarising progress to date and requesting an early response on their views.
- 17.2 Councillor Hughes reported on his and the Clerk's meeting on 9 February with Mark Redfearn and a WBC Property/Procurement officer, who had advised there was no likely cost benefit in early demolition of the RBL building. This would still need clarification following approval of the design. There remains the potential liability of the £9K business rates. Subsequent to the meeting Mark Redfearn of WBC reported to PH whilst the rateable value of the RBL site is £9000 last years rates payable were £4437, empty building discount is currently being applied and ways to reduce liability further would be investigated.
- 17.3 All agreed the heras fencing around the RBL site should remain in place for the foreseeable future. Councillor Hughes agreed to investigate the most efficient and cost-effective way of cutting off the utilities to the RBL building.
- 17.4 Councillor Hughes had sent a first draft of the business case prepared by Councillor Grimes to Mark Redfearn for initial views on the format and level of detail required by WBC's Executive. Significant further work would be required

on the document prior to presenting to the next meeting of the Management Committee on 29 February. The final business case would be presented to full Council at its meeting on 7th March 2016.

- 17.5 Councillor Grimes suggested that the architects should be asked to provide a notional fee proposal for taking forward the design once the business case is approved by WBC.

16/DB/18 Correspondence

18.1 To date there has been no further response from WBC to SPC's expression of interest for operating the Ryeish Green sport and leisure centre;

18.2 Earley Town Council and Sonning Parish Council have not signed WBC's protocol for the future management of CIL, although a number have, including Swallowfield, Wokingham Town, Twyford, Ruscombe, and Charvil.

The meeting ended at 20.15.

List of actions

Ref	Action	Action by
10.2	Arrange meeting with Mark Redfearn and Thames Valley Police representatives to consider community centre needs.	D Purton
11.2	Obtain assurances from quantity surveyors regarding ownership of reports.	Clerk
16	Continue discussions on children's centre and library options.	All
17.1	Write to Shinfield United Charities to give update on new centre and seek views on early designs.	Cllr Hughes
17.5	Write to ACG for notional design fee proposal once business case approved by WBC to release s 106 monies.	Clerk
	Arrange date and time of next meeting - to follow WBC Executive meeting on 31 st March 2016.	Clerk