

NAILSEA TOWN COUNCIL

A meeting of the Nailsea Town Council will be held on Wednesday
9 November 2016 at 7.30pm at The Tithe Barn.



AGENDA

Please turn off mobile phones before the meeting

1. Apologies
2. Declaration of Interests
3. Public Participation
4. Confirmation of minutes of the meeting held on 7 September and 19 October 2016 – **encl**
5. Chairman's Remarks
6. Consideration of the possible acquisition of Nailsea Youth House, see Clerk's Report
7. Any Other Business



Ian Morrell – Town Clerk
Tithe Barn, Church Lane, Nailsea BS48 4NG

2 November 2016

**NAILSEA TOWN COUNCIL
YOUTH PROVISION WORKING PARTY**

Minutes of Meeting: TUESDAY 18TH OCTOBER 2016

In attendance: Cllrs J Blatchford, Hunt, Jameel, Lees and J.Tonkin; Karen Pike, Ian Morrell and Sue Walker.

Ian reported that there was a need to discuss the situation with Foreal which ties into the issues with the use of Youth House. He also hoped that Mark Raby would be attending the meeting as he wanted to discuss the provision of a Youth Shelter in Millennium Park.

Karen explained that the numbers of young people attending the senior sessions on a Monday evening have declined and for this reason they feel the need to make some changes. They have spoken with the young people using the afternoon session and they would really like to have another session during the week.

Ian confirmed that the Town Council still want to take over Youth House but they are still trying to negotiate with North Somerset Council on the terms.

Cllr Jameel arrived at 10.07am.

Karen confirmed that if they were required to uproot the young people this would have an impact.

Ian said that the Council are not expecting North Somerset Council to take away the use of the building. Cllr Hunt said that the Council needed to be more persuasive about trying to get North Somerset Council to agree terms.

Cllr Hunt asked what is provided for the afternoon sessions or do they just chat with the young people and what age group they are.

Karen confirmed that there is a programme set for every session and most of the young people do join in with the programme and the age of the group is year 7 plus.

Cllr Lees asked what time the afternoon session runs. Karen confirmed that it is 3.45 to 6.15pm. The Youth Leader Deb Stephenson has given in her resignation so a new youth leader will need to be appointed. She explained that she had asked one of the other youth workers if they would be interested in taking over the Youth Leader role but they had declined. Karen suggested that as from January 2017 two afternoon sessions per week should be started along with the outreach work for the third session. She would be happy to take over the Youth Worker role as she had someone that would be able to take over her position at Pill youth provision.

Ian asked Karen if the Town Council had control over Youth House how she would like to see the building developed.

Karen confirmed that it can be difficult sharing a space but that the young people just want to take ownership by putting things on the walls and feeling they have a say in the way forward.

Ian said that putting the heart back into the building by replacing the coffee bar in the first instance would make a huge difference.

Cllr Tonkin said that the council should be looking at all the facilities in the town and in particular what Youth House could provide.

Cllr Lees suggested leasing the former Gilly's Café building.

Karen confirmed that it had been suggested having a hub at the Millennium Park near the skate park which the young people would like and use.

Ian said that a hub sounded great as an add on but would not be a solution for all the youth provision.

Ian reported that Mark Raby had confirmed that other than the £4,000 from the Town Council for a youth shelter they had raised a further £2,800 so they are ready to move forward. Ian had confirmed that the Town Council would be able to organise the planning application but consultation would be required by talking to young people.

Cllr Wilson left the meeting at 10.50am.

Ian confirmed that he would contact Mark Raby and Neil Wylie to ask them to proceed with the consultation on providing a youth shelter.

Karen confirmed that she had a document on providing youth shelters which she had downloaded for Clevedon and would pass it on to Ian.

The meeting closed at 10.55am.

NAILSEA TOWN COUNCIL

Minutes of the Town Council meeting held on Wednesday 9 November 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



PRESENT: Cllr Packham in the Chair, Cllr Barclay, Cllr Bird, Cllr J Blatchford, Cllr Frappell, Cllr Hamblin, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr Petford, Cllr Phillips, Cllr Ponsonby, Cllr A.Tonkin, Cllr Wilson and the Clerk.

130/16 APOLOGIES were received and accepted from Cllr Barber, Cllr M.Blatchford, Cllr Heapey, Cllr Holt and Cllr J.Tonkin.

Cllr Packham said that the District Councillors had been advised by the solicitor to North Somerset Council not to attend the meeting as the beneficiary of a sale of Nailsea Youth House would be the district council.

131/16 DECLARATIONS OF INTERESTS

None

132/16 PUBLIC PARTICIPATION

None.

133/16 THE MINUTES of the meeting of the Town Council held on 7 September were approved as a correct record.

The minutes of the meeting of 19 October 2016 were approved as a correct record, subject to replacing the words "10 acres" with "4 acres" regarding the comments made by Cllr Ponsonby on page 2.

134/16 CHAIRMAN'S REMARKS

Cllr Packham said that the Council was meeting to discuss the potential purchase of the building commonly known as Youth House. However, the discussion is not solely about providing a place for youth provisions, but a facility for the benefit of residents of all ages. The name above the door of 65 High Street is Laureldene House.

He said that the Clerk's Report sets out the chronology of events leading up to tonight's meeting. The situation is that North Somerset Council wishes to sell the building and in principle Nailsea Town Council wants to procure it. Whilst it is currently used by Foreal to provide youth services, a service this Council has provided for many years, it is proposed that it becomes the home for the Nailsea Place concept.

The Nailsea Place concept has been described in the paper produced by the Patients' Association, and included with the papers for the Town Centre meeting of 19 October 2016, and within a report issued this week by the Clerk following his attendance at a conference entitled 'How to Involve and Co-produce with Patients and Communities.'

Cllr Packham said that last Thursday he attended the Citizens Advice North Somerset AGM. Citizen's Advice provide a wide range of support and help to the residents of Nailsea and North Somerset. Many of the people they see are unwell resulting from the stress of the problems they face, largely financial, and not only those on low incomes. What Citizens Advice achieve with their volunteers is not only heartening, with people's lives being turned around, but also brings a financial benefit to the economy of North Somerset. He said that he believes the Nailsea Place concept can work alongside Citizen's Advice and make many lives better, reduce the demand on the Health and Social Services and bring a more widespread feeling of wellbeing in the town.

He said that there is much to absorb in the Clerk's report on Nailsea Place, and he drew attention to the following statement from the NHS Five Year Forward View:

"The health and wellbeing gap: if the nation fails to get serious about prevention then recent progress in healthy life expectancies will stall, health inequalities will widen, and our ability to fund beneficial new treatments will be crowded-out by the need to spend billions of pounds on wholly avoidable illness."

Nailsea Town Council has an opportunity to take a lead and show the rest of North Somerset the way forward to promote wellbeing and prevent ill-health. Cllr Packham said that his remarks were to reinforce the broader reason why the Town Council should acquire the building to create a hub for the people of Nailsea, not just a youth facility.

He said that Cllr Hunt and he had met with Malcolm Coe, the Head of Finance and Property at North Somerset Council, on Tuesday 1 November. At this meeting they repeated the case to Mr Coe that 65 High Street is already a public building and that residents and councillors did not agree that Nailsea should be purchasing the building. Whilst Mr Coe understood this view, the outcome is still the same, that North Somerset Council, faced with further reductions in financial support, have to realise the value of assets.

Mr Coe went on to say that whilst not strictly ring-fenced, the sale of the property, and the money from lifting the covenant, would be taken into account when North Somerset Council comes to plan for an upgrade/replacement of the Scotch Horn Centre. Scotch Horn has to be upgraded, and likely rebuilt, so that it becomes self-funding. By this time next year North Somerset Council will have commenced drawing up proposals for the building.

To summarise, Cllr Packham said that

- 65 High Street is the only option the Town Council has to house Nailsea Place and youth services at this time.
- There is a pressing need to improve the wellbeing of our residents.
- The sale price will be close to the £325,000 valuation made by the District Valuer.
- The valuation takes account of the remedial works to be carried out as identified in the Bilfinger-GVA condition report.

135/16 CONSIDERATION OF THE POSSIBLE ACQUISITION OF NAILSEA YOUTH HOUSE

The Chairman said he would ask members to comment by going around the table.

Cllr Middleton said that he has not been against acquiring the building although he has been outspoken about North Somerset Council's position regarding the price. He firmly supports the Nailsea Place concept and thinks the Council should pursue it wholeheartedly. The only option is 65 High Street and therefore he firmly supports the Council purchasing it. In terms of making a success of running it he said that the Tithe Barn is an obvious successful precedent. Although it is a large sum of money, it would buy an asset that will retain its value if the Town Council decides to sell it at a later date.

He said that careful consideration would need to be given to how the purchase and refurbishment would be funded. He said that it would be necessary to have a steering group to look at how best to utilise the building, and this group should also include non-councillors.

Cllr Bird said that he understood the consternation regarding North Somerset Council, but there is no other option to move forward with providing a community building.

Cllr Lees said that he was not altogether convinced regarding the location of 65 High Street. It is almost in too good a position, being a prime High Street location. He said he has his doubts as to how the building can be used, but having looked at rental values on nearby properties he thought the price was reasonable as a commercial asset. However, he asked what the people of Nailsea would think of the Town Council for paying for a building which the residents already 'own.'

Cllr Barclay said that he is all in favour of the Nailsea Place proposal and purchasing the building.

Cllr Blatchford said that this is a very interesting situation. 30% of NHS budgets is spent on avoidable conditions: the Town Council could become part of the People and Communities Board strategy, but also could find itself working "contrary to others". He said that North Somerset Council is short of revenue funds, not capital. He also said he is worried about the legal structure for running 65 High Street and the tax implications of the purchase. Although 100% convinced of the Nailsea Place concept the timing of the purchase was "open to question."

Cllr Jameel said that she was fully appraised of the need for Nailsea Place, but she was not convinced by Youth House as a suitable venue. She questioned whether it was the right space, the size and shape of the rooms and whether it was suitable for people with disabilities including those with sensory impairment. She said that a £325,000 purchase price and £100,000 refurbishment, plus stamp duty and solicitors fees would make the total cost around £500,000. She expressed concern that a development of Scotch Horn would mean a duplication of facilities.

Cllr Jameel said that the Town Council had asked relevant questions in the public consultation and it should wait for the result before making a decision otherwise it

could be accused of asking questions but not waiting for the answers. She said that the Big Worle Hub is a good example of a community building.

Cllr Petford said the town could be waiting a long time for a redevelopment of Scotch Horn. There is a desperate need for a community facility and the Council has looked long and hard at options. 65 High Street is not perfect, but is suitable.

Cllr Hunt requested that she speak at the end if she had anything to say.

Cllr Hamblin said that she was all in favour of purchasing the building which is in a prime position, and asked where else is there for a community building. Scotch Horn will be North Somerset Council's and 65 High Street would be the Town Council's.

Cllr Frappell said she endorsed Cllr Middleton's comments. She said that the Council will get the survey feedback before a contract for the building has been signed, and can consider the response from residents at that time. She thought the Council should forge ahead straight away.

Cllr Phillips said Nailsea is "crying out" for a hub. He had discussed the costs of a mobility lift with a specialist architect. Depending on whether it was internal or external the cost could be £25-50,000 plus related building works. The results of the public survey would be useful, but there is no alternative building on the horizon.

Cllr Tonkin said she had made her first visit to the building last week. She thought the building could be developed in stages, and had potential to generate income. She said if Nailsea Place does not work out the Council will still have an asset to sell. The high street location is good for people travelling by car and bus. As for the survey results she thought the Council should also make decisions on behalf of people who have not completed a questionnaire. The Council should either get on with Nailsea Place or jettison the idea, and if it was the former it should proceed with buying the building.

Cllr Wilson said that he wants the hub, and the Council has looked at all the alternatives, but is concerned by the costs.

Cllr Ponsonby said she was 100% in favour of the hub. The priority is a home for youth facilities, and other users could utilise the building. However, it goes against the grain to have to pay a large sum to North Somerset Council for the building. She said there are a number of empty commercial premises on the High Street and suggested the Council might struggle to sell the building at a future date and therefore it would not be an asset as claimed.

Cllr Hamblin said that the centre in Portishead has shared usage and Youth house used to, so she could not see any reason why this could not happen in the future.

Cllr Hunt said the debate has been like déjà vu, as she had heard the same arguments against acquiring the Tithe Barn. She has visited many community facilities and Nailsea was missing out. The Council should not prevaricate any

more, and although she was angry about North Somerset Council's position regarding the cost, this Council should look after its own town and must make a decision. This is the opportunity to take a lead.

Cllr Frappell said that as a shop-owner she thought 65 High Street was undervalued as a commercial building, especially in relation to its location.

Cllr Bird said that the empty premises are shops, whereas there is a shortage of office space, which 65 High Street could offer if it was put back on the market.

Cllr Packham said that with regard to accessibility, Citizens Advice can work over two floors, with the ground floor used for people who cannot access the upper floor. He said the Town Council cannot wait for a Scotch Horn redevelopment which would probably take five years from now to complete.

Cllr Lees said he had a proposition to make but questioned whether councillors wanted a named vote.

Cllr Middleton said he wanted to make some further comments. Although lots of good points had been raised about the building, all the issues could be resolved. He recognised that there was work to be done on the detail, but if the Council lets this opportunity go, Nailsea Place will not happen, and this is so important that the Council should buy 65 High Street.

It was proposed by Cllr Lees and seconded by Cllr Wilson

- RESOLVED**
- 1. That the Town Council is prepared to purchase 65 High Street from North Somerset Council, including appropriate arrangements for fees and other costs.**
 - 2. That the Town Council will continue to actively look for other larger premises in the Town more suitable for a Community Hub.**
 - 3. That in three years' time from purchasing 65 High Street the Town Council will debate and vote on whether it will retain or sell it.**

The vote was unanimous.

Cllr Packham said that North Somerset Council wants the Town Council to sign a Licence to continuing occupying Youth House. The Clerk explained that the youth service is the only user of the building so North Somerset Council have been very reasonable in allowing the continued use without the Town Council having any liability. The Licence would cost £1 per month, but the major aspect was the requirement to provide insurance cover. The agreement would be subject to a one month notice period for either party.

It was proposed by Cllr Packham and seconded by Cllr Middleton

- RESOLVED**
- To agree to sign the Licence with North Somerset Council for the Town Council's occupation of Nailsea Youth House.**

The vote was 14 in favour, none against and one abstention.

136/16 ANY OTHER BUSINESS

- a) Cllr Hunt reminded members of the Remembrance Day service at Holy Trinity Church this Sunday, and the Armistice Day ceremony on 11 November.
- b) The Clerk reported that permission has been granted to allow sessions at the Library to promote the public consultation, and asked for councillors to volunteer, following which he would make the arrangements.
- c) The Clerk reported that the next meeting of the Community Drugs Misuse Forum is 18 November.

The meeting closed at 8.30pm.

Chairman's signature: _____

A black rectangular redaction box covers the signature of the Chairman. A blue horizontal line extends from the right side of the redaction box to the date line.

Date: 21.12.16

NAILSEA TOWN COUNCIL

9 November 2016

CLERK'S REPORT

Agenda Item



6. Consideration of the possible acquisition of Nailsea Youth House

A brief summary of the recent chronology of events follows:

Finance and Policy 2 December 2015

RESOLVED: to RECOMMEND the Town Council either purchase or lease Nailsea Youth House.

Email from Martin O'Neill 4 December 2015

Further to our telephone conversations I would confirm that it is my understanding that the Council's People & Communities Directorate, via Sheila French, have confirmed that they will no longer require the property for their service provision after March 2016.

Community Engagement 20 January 2016

The Clerk reported that NSC had offered a one-year lease. It was agreed to request a 3-year term.

3 February 2016, email from Sheila Smith Director, People and Communities

"Thank-you for letting me know about Nailsea Town Council's interest in the Youth House. From my directorate's perspective we are about to advise colleagues in Property and Asset Management that we have no further need for the building. It will then be their responsibility to secure the best outcome for the Council. I have copied in my colleague, Martin O'Neill, who will be dealing with the matter so that he is aware of your interest."

[This was the point at which NSC decided to sell the freehold rather than consider a lease.]

Finance and Policy 10 February 2016.

It was confirmed that NSC regarded Youth House as surplus to requirements.

Town Council 17 February 2016

"The Chairman reported that he had the opportunity to visit Youth House and he thought it was much bigger than he had imagined and would be very good with some modifications. The Clerk had received a quote of £2,450 to undertake a structural survey prior to having the building valued. North Somerset Council have agreed to wait for the District Valuer to price the building and allow the Town Council first refusal to purchase it."

Community Engagement 16 March 2016

"The Clerk reported that Bilfinger GVA had conducted a condition survey on Youth House on 11 March. A full report is expected by 25 March. He had met the officer from Property Management on 15 March who had agreed to instruct the Valuation Office Agency (formerly the District Valuers Office) to conduct an open-market valuation of the building, with North Somerset Council and the Town Council sharing the cost."

Finance and Policy 13 April 2016

The Clerk reported that the valuation and the condition report had been received. This raised some concerns about the floor, which were subsequently investigated and it was confirmed there were no issues other than those identified in the first report.

Community Engagement 27 April 2016

Further update.

18 May 2016, email from Stuart Bates, Property and Asset Management

This confirmed his understanding from Executive members that the sale would be at £325,000.

Finance and Policy 8 June 2016

Report by the Chairman on his discussions with Cllr D.Pasley. Followed by an extensive debate.

15 June 2016, Community Engagement

Further update on discussions with Cllr Pasley and the request that the building be transferred at a nominal cost.

Town Council 22 June 2016

"With regards to Youth House Cllr Packham and the Clerk had met with Cllr Pasley, the Executive Member for Assets and suggested zero cost for the purchase of the building. He had spoken to officers and would need to take legal advice. A further meeting would be arranged with him to find a way forward."

Finance and Policy 20 July 2016

RESOLVED: to proceed with negotiations with North Somerset Council to acquire Youth House at the best price.

3 August 2016, Community Engagement

It was agreed that there was a need to progress this acquisition without delay.

Town Council 7 September 2016

Extract from Clerk's Report:

A number of meetings have taken place with officers and members at North Somerset Council to try and conclude an agreement for the Town Council to purchase Youth House.

Cllr Packham wrote to Cllr Pasley, the Executive Member responsible for assets, in August and made the following comments:

"For a number of years the future of Nailsea Youth House has been uncertain, and throughout this time the Town Council has expressed interest in acquiring it to ensure its continued use as a valuable community asset. Earlier this year North Somerset Council agreed to dispose of Youth House and it was offered to the Town Council. Our councils have shared the costs of a condition report and a valuation by the District Valuer.

The outcome of our discussions was your agreement to discuss the transfer of ownership with the Executive Committee of North Somerset Council. On the 26th July you advised me that the Executive Members were steadfast in their view that they would only sanction selling Youth House to Nailsea Town Council for £325,000, the figure as determined by the District Valuer.

Our position is that the long-standing use of Youth House as a community facility means that it is unreasonable to value it as a purely commercial asset. If North Somerset Council sold it to a commercial buyer, it would mean that the Town Council no longer had a facility for the provision of youth services which are currently based there. By disposing of a building currently in use as a community asset for young people without provision for an alternative venue the authority could be challenged on similar grounds to the legal case of *Hunt v North Somerset (2015)*, and the requirements of Section 507B of the Education Act (1996), which North Somerset Council were found to have breached when it withdrew funding for open access youth services in 2012. This situation, in the opinion of the Town Council, should be taken into account and reflected in a significantly reduced purchase price.

The Town Council is committed to acquiring Youth House, not only to maintain the provision of youth services, but to develop the concept of the 'Nailsea Place' as a centre for community activity, information and well-being. These are services, which if delivered by the Town Council, we believe would help North Somerset Council meet its obligations. We wish to progress with providing these services as quickly as possible for the benefit of our residents and this will require a capital expenditure over and above that highlighted in the condition report."

Following this letter, an email has been received from Cllr Pasley setting out NSC's position that it is not prepared to accept any deal other than the valuation of £325,000. Further, we have received an email from the relevant officer who said: "In response to the specific issues raised by the Town Council, the valuation provided took account of the condition of the building with the District Valuer having the condition survey on the property undertaken by Bilfinger GVA available. I am also advised by the Council's Head of Legal Services that he is of the opinion that your Council's challenge under the Education Act on grounds similar to the Hunt case is misconceived. The scenarios in that instance and the current one are totally different."

1 November 2016, Cllrs Packham and Hunt met Malcolm Coe, NSC Director of Finance

Members will be briefed on this at the meeting.

Further comment

With regards to the potential uses of Youth House, and how this might support the Nailsea Place concept, I can make the following comments which came from the conference I attended on 1 November. Clearly, the intention is to optimise the use of the building, which has not been the case for many years: the opportunity is to secure a base for youth services, and to offer a venue for a wide-range of community organisations

1. In a vast range of circumstances, hospital becomes a safety-net for people whose condition would be best treated in other settings. Older people, including those with dementia, often deteriorate rapidly following a hospital admission. I saw on the news today an item where a paramedic is accompanied on calls by an occupational therapist with the aim that following a few basic changes to their home (including providing a walking frame) and community doctor/nurse follow-up, an elderly person can stay in their own home rather than be admitted to hospital. This is better for the person and much more cost-effective.
2. One-third of people with long-term conditions do not feel they have the necessary knowledge, skills and confidence to manage.
3. Medical professionals are very pressed for time, so helping people with knowledge and skills is an unrealistic aim. However, the irony is that increasing evidence shows that support from peers with similar experience (i.e. "experts by experience"), is more effective for patients than that provided by 'professionals'. In other words, local support groups are not a 'nice to have' they are essential to providing compassionate, effective and financially cost-effective care. A key role for them is to be advocates for patients and carers. In terms of care provision the motto is "do with me, not to me."

4. There is a remarkable array of initiatives which are improving the circumstances for people in their own communities. One striking example was a housing association in South Yorkshire which estimates it spends 60% of its time and resources on health and well-being, and is doing so in very innovative ways. Their primary focus is on reducing isolation and loneliness.
5. The problem is that the picture varies enormously across the country. A strong message was that although there is good practice in many places, it is all specific to local circumstances. Therefore, there is no magic solution, so learn what you can from others, especially in terms of planning and get on with it. Key to this is identifying the resources under your nose (i.e. people and groups already doing great things) rather than try and replicate something done elsewhere. There is no single big solution to providing care to people based on individual needs, which is good to the extent that a wholesale top-down reorganisation of NHS structures (again), is not the answer, but this means that post-code lottery in the provision of care will continue to be a major problem.
6. NHS finances are dominated by the large acute hospitals, but the current and future need for the elderly, those with long-term conditions, mental health conditions and so on is to provide support for people to stay out of hospital.
7. Among the useful comments people made were:
 - a. "You can't 'engage' with 'the community', you have to be part of it."
 - b. "Change happens one conversation at a time."
 - c. "It is amazing what you can get done when no-one takes the credit."

Ian Morrell, Town Clerk
2 November 2016