



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr C. P. Wayman

Tuesday, 27 September 2016

Councillors,

You are summoned to a meeting of the Full Council of Buckingham Town Council to be held on **Monday 3rd October 2016** at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr C. P. Wayman
Town Clerk

Please note that the Full Council will be preceded by a Public Session in accordance with Standing Order 1.3, which will last for a maximum of 15 minutes.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive the minutes and confirm the recommendations therein of the Full Council Meetings held on:

Monday 15th August 2016.
Tuesday 30th August 2016

Copy previously circulated BTC/05/16
Copy previously circulated BTC/06/16

4. Interim Minutes

To receive the minutes and confirm the recommendations therein of the Interim Council meeting held on Monday 12th September 2016.

Copy previously circulated IM/03/16

5. Planning Committee

To receive the minutes and confirm the recommendations therein of the Planning Committee meetings held on:

Monday 22nd August 2016
Monday 12th September 2016

Copy previously circulated PL/05/16
Copy previously circulated PL/06/16

6. Town Centre and Events Committee

To receive the minutes and confirm the recommendations therein of the Town Centre and Events Committee meetings held on Monday 30th August 2016.

Copy previously circulated TCE/03/16

Buckingham



Twinned with Mouvaux, France



7. Environment Committee

To receive the minutes and confirm the recommendations therein of the Environment Committee meeting held on Monday 5th September 2016.

Copy previously circulated E/03/16

8. Resources Committee

To receive the minutes and confirm the recommendations therein of the Resources Committee meeting held on Monday 19th September 2016.

Copy previously circulated R/03/16

9. Motion – Cllr. Cole

Buckingham University League Tables: Motion to Council (proposed by Cllr. Cole)

Prompted by the news that the University of Buckingham has topped *The Sunday Times* ‘best UK university polls’ in three categories: Best Teaching (for the second year running, Best Student Experience and Best Student/Staff Ratio.

“Its achievement in topping three of our nine league table indicators is bettered only by Cambridge,” says *The Sunday Times Good University Guide*, which is widely seen as the teaching industry standard. “For many years Buckingham was Britain’s sole private university, and is still the only one in our main league table.”

Cllr. Cole said the following: “We can be proud of the work done by the faculty in achieving this, and as we work towards renewing good communications between Town and Gown in its 40th year”. Members are asked to offer their formal congratulation to the University.

10. Motion – Cllr. Stuchbury

Friends of Buckingham Library: Motion to Council proposed by Cllr. Stuchbury)

Cllr. Stuchbury originally proposed a motion at Full Council on the 27th June 2016 (BTC/04/16 115/16) for Buckingham Town Council to become a Friend of Buckingham Library and agree a contribution to the library; to appoint a Member of the Council to the Friends of Buckingham Library Group to attend their meetings and report back to the Town Council. Cllr. Harvey proposed amendments to the motion which read:

To propose that Buckingham Town Council become a corporate sponsor of the Friends of Buckingham Library and agree to pay £50 to the organisation; to attend their meetings, maintain liaison and report back to the town Council. Members voted 6 for the revised motion, 6 against and 2 abstaining. Therefore, the motion was not passed.

Cllr. Stuchbury has requested that the revised motion be reconsidered as it was neither thrown out nor agreed.

11. Action List

Appendix A

12. MAJOR PLANNING APPLICATIONS

ADDITIONAL PLANS

12.1 16/02641/APPHamilton Precision Ltd, 10 Tingewick Road, MK18 1EE

Demolition of existing Class B2 warehouse and construction of 51 residential units with access and parking

Taylor French Developments and Hightown Housing Association

Planning Clerk’s Summary

BTC/32/16

NEW APPLICATIONS

12.2 16/03138/APPLand To The Rear Of Hamilton House West Street [Summerhouse Hill]

Residential development comprising 38 dwelling including parking, cycle and refuse storage and associated landscaping works.

Weston Homes plc

Planning Clerk’s Summary

BTC/33/16

12.3 16/03302/APPLand Rear Of The Grand Junction Public House High Street

Provision of a 61 bedroom Care Home with 14 Assisted Living apartments with associated access, parking and landscaping.

Crown Care Developments

13. Lace Hill Cleaning

To receive and discuss a report from the Town Clerk

BTC/35/16

14. Buckingham & Stowe Running Club Half Marathon

To receive and discuss an email from Chris Usher, Chairman, Buckingham & Stowe Running Club

Appendix B

15. AVDC Audit of Sports and Community Facilities

Members to review databases from David Broadley, Snr Planning Officer, AVDC

Appendix C

16. Parliamentary Constituency Boundary Review

To receive and discuss an email from Alice Fisher, Democratic Services, AVDC

Appendix D

17. Local Government Finance Settlement 2017/18

To receive and discuss a Technical Consultation Paper from the Department for Communities and Local Government

Appendix E

18. Communications with Buckingham University

To discuss and agree a formal communication process with the University

19. Modernising Local Government in Buckinghamshire

To receive and discuss the Executive Summary

Appendix F

20. Correspondence

20.1 (294/15) To note a reply from Mr. C Stocker, University of Buckingham

Appendix G

20.2 (774/15) To note a reply from Mr. C Stocker, University of Buckingham

Appendix H

20.3 Aylesbury Vale Association of Local Councils AGM- To note the agenda and previous minutes of the Aylesbury Vale Association of Local Councils AGM.

Appendix I

20.4 Community Right to Bid: Buckingham Athletic Sports & Social Club - For Members to note

Appendix J

21. To receive reports from District and County Councillors

22. Reports from Representatives on Outside Bodies

Members are asked to note the reports listed below:

Access for All meeting minutes 08/08/16 & 12/09/16

Appendix K

23. Mayoral Engagements

To receive a list of events attended by the Mayor and Deputy Mayor.

Functions the Mayor has attended:

28/8/16 Open and close Bandjam

16/9/16 BCQ 40th anniversary

17/9/16 First football match at Lace Hill pitch

17/9/16 Fair Trade at Gaol

17/9/16 Rotary Club Food & Wine event

17/9/16 Bartlett's Tea Rooms raffle

18/9/16 Buckingham University / Milton Keynes Hospital event at MK dons Stadium

23/9/16 MS Soc. 'Walk a Mile' event in town

Functions the Deputy Mayor has attended:

10/09/16 Opening of the New Scout Hut

11/09/16 Installation of new Archdeacon of Buckingham in Aylesbury Church.

24. News Releases

25. Chair's Announcements

26. Date of the next meeting:

Interim Council – Monday 31st October 2016

Full Council - Monday 21st November 2016

ACTION LIST**Appendix A****FULL COUNCIL, INTERIM COUNCIL & EXTRAORDINARY MEETINGS**

Subject	Meeting date/ Minute	Form	Response received
Toilets	220/14	DTC & TC to arrange for the construction	Timescales to be presented at the meeting
Community Centre Lease	393/14 716/15	Draw up funding Plan for Community Centre	Approach Aylesbury Vale Estates to negotiate – awaiting response Follow up Sent 05/08/16
Cycling Signage	643/14	Work with BCC and other parishes – discuss with Canal Society and BCC cycling route	Work ongoing likely to start after the cycleway
Buckingham Partnership	191/15 710/15	To call a meeting	
AVDC Devolved	310/15	To write to AVDC to take on services	Follow up sent 05/08/16
CCTV	432/15 710/15	Purchase new CCTV system	Talking with company over a compatible system to existing
Community Land Trust	712/15	Procced with membership and advertising for local interest	
Moreton Rd toilets	837/15 303/16	Prepare report for costs of keeping facility open Town Clerk to investigate proposal with AVDC	Awaiting information from AVDC
Chamber	840/15	Propose solutions for better use of chamber, re-jig space/office	Awaiting quotation on drawing up plans.
Mayor Admin support	841/15	Report to Resources	

BUCKINGHAM TOWN COUNCIL
FULL COUNCIL
MONDAY 3rd OCTOBER 2016

Agenda Item no. 12.1

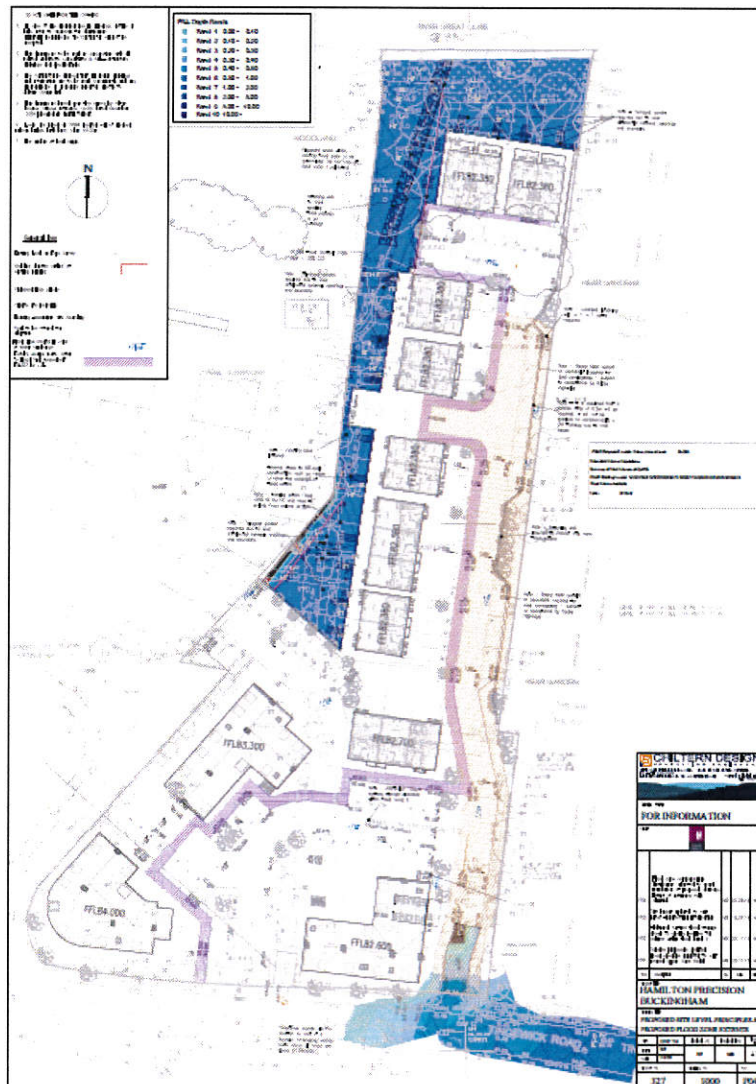
Contact Officer: Mrs. K. McElligott

16/02641/APP – Hamilton Precision Ltd. site, Tingewick Road

Demolition of existing Class B2 warehouse and construction of 51 dwellings with access and associated parking.

Taylor French Developments & Hightown Housing Association

The proposal remains for 3 blocks of 33 flats at the Tingewick Road end, surrounding a parking court; three houses (Plots 34-36) facing into this court; a terrace of three and four pairs of semi-detached houses (37-47) along the access road to the rear of the site, and two pairs of semi-detached houses at right angles to the access road with their backs to the river.



Drawing 14 – Flood Zone extents

Amended Plans & Additional Information have been received as follows:

1. Response to objections (copy appended to this report in full)
 2. Drainage Statement (August 2016) (Note: in six separate sections on the AVDC website)
 3. Existing Tree report
 4. Flood Risk Assessment (three sections on the AVDC documents list)
 5. Habitat and Protected Species Report (two sections on the website)
 6. BCC Surface water drainage pro-forma for new developments and drawings of
 7. Proposed site layout
 8. Proposed street elevation
 9. Catchment comparison between existing impermeable area (factory and carpark) and proposed (housing, roads and carparks)
 10. Existing drainage arrangement
 11. Drainage Layout and Principles
 12. Existing Flood Zone Extents (flood level of 82.080 AOD)
 13. Flood Zone compensation sections
 14. Proposed site level principles and Proposed flood zone extents
 15. Typical Hydrobrake and attenuation detail
-
1. Addresses various consultee responses and corrects the errors pointed out in our comments on the previous two applications.
 2. Not supplied with original application documents.
 - a) Parts of the system, including the filtration bed and attenuation tanks, will not be adoptable by Anglian Water due to the constructions used. The maintenance of the drains, including road gullies, at the river end of the site will be the responsibility of a management company, as these will not be offered for adoption. The maintenance in adopted areas will be the responsibility of Anglian Water and the Highway Authority as appropriate. The document states that all the gullies, linear drainage systems and manholes in the adopted area must have their sumps cleared of debris and silt every month for the first three months and every six months after that, and also after any major rainfall events, by BCC.
 - b) Rainwater. The document contains comprehensive calculations for drain ability to cope (or not) with stormwater volumes for storm durations of 15 minutes up to 2160 minutes (36 hours) and frequency rates 1 in 2 years, 1 in 30 years and 1 in 100 years (+30% for climate change).

There are no existing public stormwater sewers on the site; stormwater is disposed of by the foul sewer network. Fishers Field stormwater drains into the river, but its sewers are not accessible from this site.

Three attenuation vessels are proposed totalling 400 m³. An oil separator (for the Tingewick Road end) and filtration trench will remove oil and other pollutants, and it will have a flap valve to prevent backflow if the river rises. River water flooding will be directed to garden and roadway areas (but see 14, which contradicts this). The separation of the stormwater from the foul leaves additional capacity in the existing foul water pipes.
 - c) Foul water. Para.3.3.1 (p 8 of 14, first section) states that sewage will be directed into the existing system within Tingewick Road by gravity only. The pump indicated in the earlier application has been deleted. According to the Invert Levels (ie where the bottom of the pipe is) there will be a small fall over the length of the site (from 81.371 in the private road to 80.420 at the Tingewick Road). Ground levels fall 4m from the Tingewick Road to the riverbank (84.27 to 80.27).
 3. As this is the Existing Tree Survey, it is not to be expected that the actual tree reports have changed (though now two years old); the reference to Lincoln City Council has

been amended to Aylesbury Vale District Council, but the number of dwellings in the Background section on p3 is still given as 48 – which it has never been, having been reduced in successive applications from 59 to 54 to 51 – and the EIA on pp4-5 still makes reference to the churchyard/boundary wall/bats in the church.

4. The direction of flow of the river has been corrected, but the report is still quite vague – “the BGS maps indicate the site may be located on multiple superficial deposits ...”; (the river) “is thought to be under the responsibility of the EA...”; “monitoring station which is believed to be located upstream” (my emphases).

Para.4.1.5 has been modified extensively, deleting

4.1.5 Historic Flooding is known to of occurred on site on four occasions in recent memory, during: 1947, 1979, 1998 and 2007. The peak flood level recorded within the vicinity of the site by the EA was during the 1998 flood at a level of 81.99mAOD, which is 0.66m above the predicted 1 in 1000 year + climate change event. It is not believed that Buckingham experienced a storm event of such large magnitude to exceed the 1:1000 year current predicted levels, and so it surmised that the large disparity in levels is due to one of the following scenarios or a combination of the both;

- Flooding was caused by a scenario beyond standard modelling capability i.e burst river bank, malfunction/management of river control systems caused a bottleneck and excessive 'backing up'.
- That significant river flow improvements have subsequently been implemented/constructed such that the current predicted flood zones levels have been revised to a lower level.

in favour of

Historic Hooding is known to of occurred on site on four occasions in recent memory, during: 1947, 1979, 1998 and 2007. The peak flood level recorded within the vicinity of the site by the EA was during the 1998 flood at a level of 81.99mAOD. Recent published EA modelling suggests the flood event with a 1% probability of exceedance + 20% for climatic change = 82.080, and this has been used within the design proposals.

which I take to mean acceptance that the major floods are due to excess of rain rather than failure of river control systems, and therefore have to be planned for.

Finished Floor levels are to be 82.38 to ensure that dwellings are protected from 1/100 year + 20% allowance for climate change flood events, and the majority will be surrounded by a retaining wall (see 14).

Paras 4.5.2 and 6.2.1 still refer to the pump needed to move sewage up to the level of the Tingewick Road main, though the Drainage Statement (above) says that this is not now needed.

A new para.7.1.5 has been added:

Flood Zone compensation will be required due to the displacement of modelled flood waters. This has been accommodated on a volume by volume/level by level basis within the southern and western garden areas of the site. No obstructions can be placed in this area to ensure that Flood Waters can flow freely. The site can accommodate a flood volume of 2119cu.m. The principles are depicted on drawings 327-1001, and 327-1003 and have been accepted by the Environment Agency.

It is the northern and western garden areas in fact. These drawings are respectively nos. 11 and 12, see below.

“Historic Flood Events” table still does not contain 2007 data (latest is Easter 1998).

A 5-page letter from the EA with recommended conditions is included but is mostly unreadable; I have asked AVDC whether this is accidental or deliberate.

5. This is from the same consultants as did the tree survey (above), but there are signs of re-writing (such as correcting the number of dwellings from 48 to 51) and some new photographs acknowledging the existence of Clarence Park. A new Terrestrial Habitat survey was carried out (the report says 12th September 2014, but evidence further on shows this is an error for 2016; the previous survey was carried out in November 2014). A more detailed Bat survey (at dusk) has been carried out and pipistrelles and noctules recorded, though none seemed to be coming from the existing building. A number of common bird species were recorded (September is too late for noting which were nesting on the site) and a note that clearance of the adjacent woodland has decreased the likelihood of finding Woodpeckers and Barn and Tawny Owls.
6. Well summarises the drainage rates and other technical details of the SuDs etc.
- 7 & 8. These are both related to yet another relocation of the substation currently on the Tingewick Road – it is now back on the Tingewick Road frontage, a little further along, on two of the designated parking bays for block B, which have been resited on the opposite side of the court with the parking for Block A. This leaves the possibility of connecting through to Foundry Drive still available (the previous amendment blocked it). However, see the appended Response to Objections – 3b.
9. The comparison shows

	Existing (m ²) *	Proposed (m ²)
Site	9309	9309
Hard surfaces	1808	6085
Soft areas	7358	3224

*There is an unexplained discrepancy of 143m²

10. Shows the line of the Highway Drain (south side of Tingewick Road) and the Public Foul Sewer (north side) and the assumed lines of drains from left and right sides of the factory connecting with the latter at approximately the eastern access point. The Invert Level of the sewer at this point is given as 80.42m. on the next drawing.
11. Shows (from north to south)
 - that all of the rear gardens of the houses on Plots 37-51 ie all those facing the linear access road, not those facing into the car park/flats court are floodable;
 - the filtration trench beside the 4 ‘river-view’ houses (trench to be privately maintained);

- the position of the hydrobrake which will slow down the flow of stormwater into the river;
 - the extent of the adoptable and unadopted drain systems;
 - the positions of the two large cellular attenuation vessels (under the parking bays in front of Plots 40/41 - 42/43 and 44/45 - 46/47) and the small one under two parking bays at the entrance to the flats; these will not be adopted, but will flow into the public sewer system;
 - the Beany Kerb System along the Fishers Field side of the access road (best described as a sort of arcade rather than a solid kerbstone, very similar to that in front of the cottages opposite the BP station);
 - the position of the oil separator at the entrance to the flats parking area
12. Revised drawing: shows that the site can flood up to the back of the factory on the Fishers Field edge and along the boundary to join up with water flowing up the road from the bridge.
 13. Drawing shows three sections (one longitudinal, two transverse) through the land at the river end of the site where the soil heap is, with heap profile, proposed profile, retaining wall and flood levels to show that there is no net loss of Flood Zone 3..
 14. New drawing: differs from the previous version in that the roadway is no longer considered a flood tank. There is a retaining wall along the back of the houses on Plots 37 – 47, across the end of the turning head on the private road, round the sides and rear of the houses at the end (48-51) and all the way back along the road to opposite the houses facing the flats, effectively putting all these houses in a waterproof box. This leaves a small terrace area behind each house with a flight of (open, timber) steps down to the garden level (which will flood, see above). It is not clear how access to the proposed riverside walk link from behind Fishers Field to Clarence Park is to be established.
 15. Technical drawing.

Members have previously voted “Oppose and Attend” for this application.

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OUR REF: A14-001-L04 Covering Letter
YOUR REF:
EMAIL: chrishurley@cmiarchitecture.co.uk

Mrs Claire Bayley
Planning Department
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

15 September 2016

Dear Sirs,

Response to objections:

16/02641/APP- Demolition of existing Class B2 warehouse and construction of 51 residential units with access and associated parking | Hamilton Precision Ltd 10 Tingewick Road Buckingham Buckinghamshire

Following the re-submission of the Hamilton Precision residential development for 51 units, we have formulated and outlined the key responses to the recent issues raised by the Parish Buckingham Town Council and other consultant comments that have been made. This also comprises a description of updates to relevant updated consultant reports and new information that has been carried out following the comments raised.

1. FRA- Flood Risk Assessment:-

The major concern questioned the accuracy of data/levels and the necessity for a drainage strategy report. The following FRA assessment information has now been updated and provided as follows:

- Produced a separate drainage strategy report and have progressed the drainage design to confirm pipe sizes and attenuation volumes and locations.
- Provided additional drawings to illustrate the proposed method of stormwater storage and hydrobrake flow control
- Provided calculations and catchment plans to confirm existing flow rates and exceedance paths (plus proposed).
- Completed the new SUDS proforma as required by Bucks CC.
- Clarified SUDS features such as the filtration trench to improve water quality- Within the SUD's officer comments by Vikki Teasdale, it was mentioned that Drainage Layout Principles (drawing no. 1001 Rev P03) shows that an infiltration trench and offline attenuation tank will be used to store surface water runoff. The trench arrangement shown on the drawings is a filtration trench, not an infiltration trench and is to primarily remove pollutants from the storm flow. This is because it is not practical to locate a second oil separator at the outfall (oil separators are not considered for adoption by the local sewerage authority).

Points for clarification are as follows:

a. The site foul drainage will not be pumped but will operate under gravity. The original proposal suggested a pump but this was removed last year upon receipt of the latest flood data.

COMPANY REGISTRATION NO: 08761247
REGISTERED IN ENGLAND

VAT REGISTRATION NO: 182 5453 01

- b. The distribution of Flood Zone Storage has been adjusted to avoid flood waters inundating the proposed drainage system. The principle remains as agreed with/approved by the Environment Agency.
- c. The FRA has been amended to correct the river flow direction.
- d. Revised drawings have been bound into the FRA
- e. The EA approval letter has also been bound into the document for the avoidance of doubt.
- f. There was concern by the Parish Council regarding the accuracy of EA/FRA data, and that the FRA did not relate to the EA flood depths. However, it can be confirmed that the EA data was clarified in November 2015 when the EA published a **revised** flood level for the development site (82.080), resulting in significant raising of site levels and a requirement for flood zone compensation. The Flood Risk and drainage principles of the 54unit scheme application were approved By the Environment Agency on February 4th 2016 ref WA/2016/121958/01-L01. These are all factors that have been equated for within the latest design.

The Environment Agency previously had no objection.

2. Tree Survey Report:-

- a. The Parish Council previously picked up that the report contained inaccuracies and had references to "a church yard and Lincoln City Council". These have now been corrected and the tree report has now been fully updated in response.

The habitat survey report has now been fully updated with the consultant carrying out a further site survey as of 13th September with the latest report (dated 14th September) and findings enclosed.

- b. Path at the back of the site, assumed to be impeding protected wildlife zone:

Mr Paul Hicking, the Ecologist consultant has commented in response that this area is 'not' a protected wildlife zone, making reference to a letter received from the Environmental Records Centre, created on 13.11.14, which clearly shows that the site does not have any such designated areas. The maps on pages 13-14 clearly reflect this and show that the only protected wildlife zones within the search area of Buckingham, lie further south of the site behind the Westfield's residential estate. This is therefore an incorrect assumption by the Parish Town Council based on the evidence of recorded data, which was emailed to the case officer Claire Bayley on 8th September.

The proposal for the path at the back of the site was previously in favour by AVDC and the Town Council and the ecologist had no concerns with the proposed path running alongside the river in this location which provides a link to the adjacent Fishers Field development. Currently a path at the back of the Fishers Field development abuts against the edge of the application site boundary, as does the consented adjacent TW development to the other side.

The Environment Agency previously had no objections.

3. Highways Report:-

The following points were raised by the Parish Town Council and members of public with the Transport consultants responses below:

- a. The traffic plan talks of only 17 extra morning and 22 extra evening movements in and out of the development of 51 dwellings. This presumes that only 25% of the estimated 150 residents will be driving to work, school or the shops.

Response: The traffic generation for the Hamilton Precision site was established from peak hour traffic surveys carried out at the adjacent Fishers Field, which is a more accurate reflection of trips generated in the local area. This methodology was considered acceptable by the Highway Authority in the previous applications submitted for the site so is appropriate to use for this application.

b. Highways issues in relation to the proposed exit of the site on to the Tingewick road which would create a cross roads with the proposed exit from the university development opposite and create 7 entrances/exits on to Tingewick Road in the space of approximately 100 metres.

Response: The vehicular access configuration and location was accepted by the Highway Authority in the previous applications and this has not been altered. Manual for Streets 2 is adopted guidance by the local authority and this states at section 9.2.1, *'In the past, guidance on minimum junction spacing has often been based on recommended stopping sight distances (SSD) for 85th percentile speeds. The reductions in SSD compare to previous practice means that junction spacing criteria determined on that basis should be reduced. However, in any event there appears to be little evidence that spacing criteria based on SSD are justified on safety or other grounds.'* It is therefore no longer considered necessary to restrict the location and number of junctions on a public highway.

- The Highways Officer previously had no objections. Further consultation between the highways officer and the highways consultant is in progress, however the main point of access remains the same and the number of units has been reduced.

4. Design/Layout:-

a. The proposed site plan and proposed street scene have now been updated to reflect the relocation of the sub-station. After consultation with Western Power, and based upon their preference for the most suitable location, the sub-station has been positioned closer to block B. It is proposed that significant hedging/planting along the street scene will mask the sub-station from view. This is shown as an enclosed structure using the same materials as per the apartment blocks for completeness.

b. On the latest findings from the Habitat/tree report, Paul Hicking has indicated that the existing trees adjacent Plot 48 are of poor condition and would likely not withstand strong winds. We have therefore indicated replacement trees in this area to compensate.

Summary:-

In summary we confirm that all consultees, relating to the objections raised by the Parish town Council and members of the public, have confirmed, based on the current application and updated reports, that our current application complies with their requirements. Furthermore this is also based on the recommendations by consultants which previously had no objections. Further documentation has been added such as the Drainage Strategy Report, to satisfy previous concerns and the Habitat and Protected Species Report has been updated accordingly.

Yours sincerely

Christopher Hurley
CMI ARCHITECTURE LTD

BUCKINGHAM TOWN COUNCIL

FULL COUNCIL

MONDAY 3rd OCTOBER 2016

Agenda Item no. 12.2

Contact Officer: Mrs. K. McElligott

16/03138/APP – Land to the rear of Hamilton House, West Street

Residential development comprising 38 dwellings including parking, cycle and refuse storage and associated landscaping works

Weston Homes plc.



Site plan ↑North

I apologise for the skimpy nature of this report, but I only had one day to research and write both this and the Grand Junction one before I went on leave.

Planning History

In 2009, an application for 23 apartments and 26 dwellings + change of use to (Listed) summerhouse to cycle store (phase I) followed by 9 apartments, 7 dwellings and a commercial unit (phase II) was **Refused**. The first was essentially as above, the second would have occupied the white area at the bottom which runs down to the CAB building and would have had pedestrian access on to Market Hill. (09/02155/APP)

In 2012 a modified scheme for the phase I area, for 25 apartments and 24 dwellings was **Approved**; 22 of these form the V-shape on the right and these are under construction or occupied (they say 65% sold already) (12/02104/APP). A further application (necessary because it is Listed) to convert the summerhouse into the cycle store (12/02478/ALB) was also given LB consent.

In 2015 two applications (15/04011/APP and 15/04012/ALB) to turn the summerhouse into a dwelling were approved.

Members have consistently voted “Oppose” for redevelopment of this site, until the conversion of the Listed summerhouse into a dwelling, when they “Supported in Principle”, having had concerns about the differing floor levels, flat roof, parking and lack of replacement cycle parking, but supported bringing the building into use.

The current proposal is to alter the triangular block to comprise 38 flats (2 x 3-bed, 12 x 2-bed and 24 x 1-bed) infilling the centre with private gardens with basement and roadside parking for 49 vehicles

Comparison of housing provision:

	V-block (not affected by this application)	2012	2016
1-bed flats	2	8	24
2-bed flats	4	7	12
2-bed maisonettes		2	
3-bed flats			2
3-bed houses	16	10	
Total dwellings	22	27	38

All the housing in the original application was for private sale. The only mention of the inclusion of some Affordable units in the document list is this, from a covering letter listing the drawings submitted:

We do intend to submit a Financial Viability Assessment to justify the provision of affordable housing or financial contribution related, to supplement the application documents. This will be submitted under separate cover.

However this assessment does not yet appear to have been supplied. The BNDP is not referenced, but 35% of 38 is 13 – or, considering there are now 60 dwellings proposed (61 if the converted summerhouse is included), a true 35% would be 21.

Because of the slope of the land there is room for 4 flats (2 each side of the car park entrance) as a sub-ground floor level. These all have doors to the street. The basement has 32 underground parking bays and 20 cycle racks; there are a further 20 in rooms adjacent to the bin stores. The total number of bays (including the outside ones is two less than previously - which they argue is fine in a town centre location.

All but one of the ground floor flats have doors to the exterior; some, due to the slope, needing a ramp or steps for access, and some doors have pitched gable porches, some flat. The ground floor corner flat at the northern end has a bay window

The first floor level has 13 gardens above the car park; 9 courtyard gardens allocated to specific flats, and 4 communal gardens accessed from the stairwells. All the flats are accessed via the stairwells. The corridor to No 29 is long and has two

corners in it – could be quite scary if the lightbulb goes – and leads off one of the 4 stairwells that start in the basement carpark.

There is a second floor above this. There are no lifts.

Deliberately, the footprint is the same as the previous design and the elevations are not dissimilar with vertical separation into facsimile townhouses with different colour finishes and some dormers breaking the eaves line. However the ground floor, with its doors to stairwells, bin stores, cycle stores and garages is somewhat different.

Other planning documents such as the habitat report are less relevant as the block has permission for the 27 dwellings. Access, refuse collection and so on will be virtually the same.

The 11 extra flats will increase the traffic, though not the population – in fact due to the increased number of smaller dwellings they calculate a decrease of 2 bed-spaces (56 to 54).

I have looked at the Transport Statement which is based on 2009 information, lightly updated with some 2014 survey data for the Old Gaol junction. Thus it is very notably out of date – the site plan includes the leg down to the CAB (see Planning History above) and the bus data, for example, quotes timetables for 7 routes of which 5 no longer exist, and one is substantially different (the #60), and ignores the X5 and 6 other routes; accessible facilities do not include Lace Hill Academy (nor do the maps include Lace Hill housing at all or, of course, Moreton Road II). Though they acknowledge that the Old Gaol junction is over capacity at present, the estimated increase in maximum queuing from 30 to 35 vehicles is described as insignificant.

KM 22/9/16

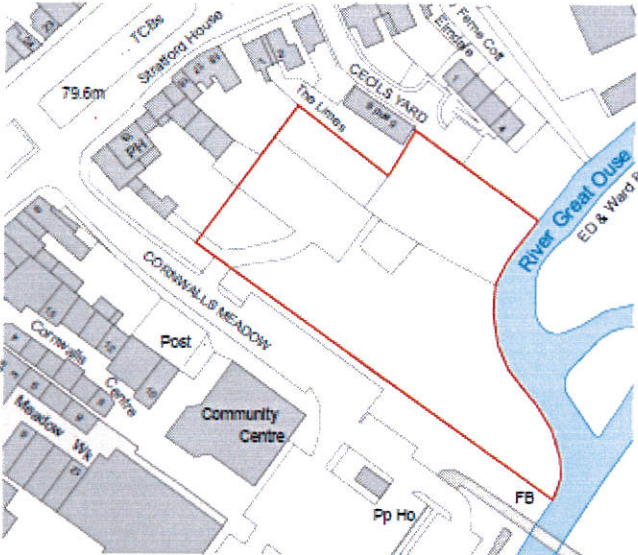
BUCKINGHAM TOWN COUNCIL
FULL COUNCIL
MONDAY 3rd OCTOBER 2016

Agenda Item no. 12.3

Contact Officer: Mrs. K. McElligott

16/03302/APP – Land rear of the Grand Junction Public House, High Street

Provision of a 61 bedroom Care Home with 14 Assisted Living apartments with associated access, parking and landscaping
Crown Care Developments.



Location and site boundary

↑North

Site plan



Elevations

Members will recollect the presentation made to the Interim Council on 25th July 2016 and are referred to Min. 251/16 of that meeting for details of the presentation, and question and answer session. For the reason given in Report BTC/33/16 I have been able to only give a cursory look at the documents provided.

Members should note that the Grand Junction is a Listed Building in the Conservation Area, and 'adversely affecting the setting of a Listed Building' is a planning consideration.

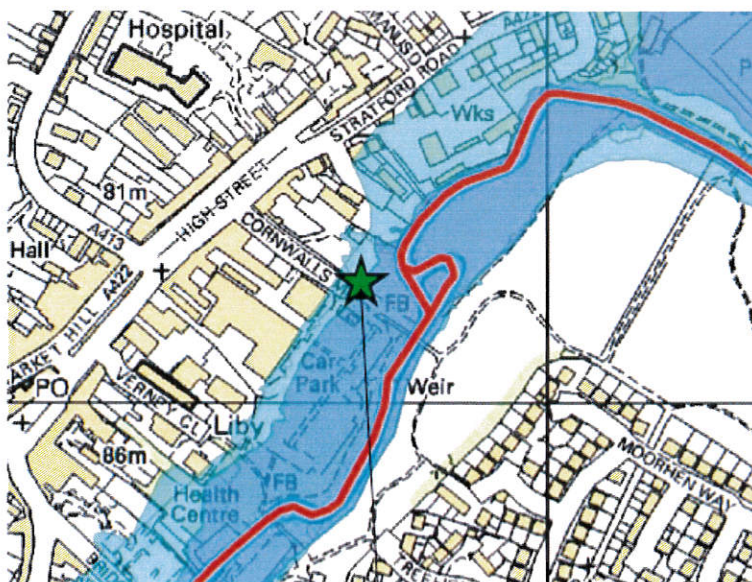
The design concept is reflective of the burgage plot layout of the town centre and reference to local styles and materials is made. A considerable amount of research work is evident in the documents

The main access will be in the corner where the recycling skips are currently, with a service entrance just to the rear of the Grand Junction (relocated from existing site). I note from the red line boundary on various plans that it no longer includes the car park entrance.

The Traffic Assessment is unusually competent and accurate. Staff shifts will be 12 hours (8 till 8) with a likely maximum of 20 people on days and 6 on nights. For the mobile residents, much of the town centre is available within a reasonable walking/scooter distance. There are no set visiting hours, though visitors are more likely after work and at weekends and less likely in rush hours.

27 parking bays (including two disabled bays) and 2 cycle stands are to be provided, as few, if any, of the clients will need any. It is estimated, based on the Travel to Work statistics, that 75% of the staff will drive in, so the 27 bays will adequately accommodate this. 21 morning peak hour movements are estimated, which 'would have no material impact on the highway network' so no mitigation is required. The parking for the Grand Junction will increase from 2 dedicated spaces to 3. They hope to recruit staff locally who can walk or cycle to work. The bus station is also convenient.

The site is in Flood Zones 1, 2 & 3:

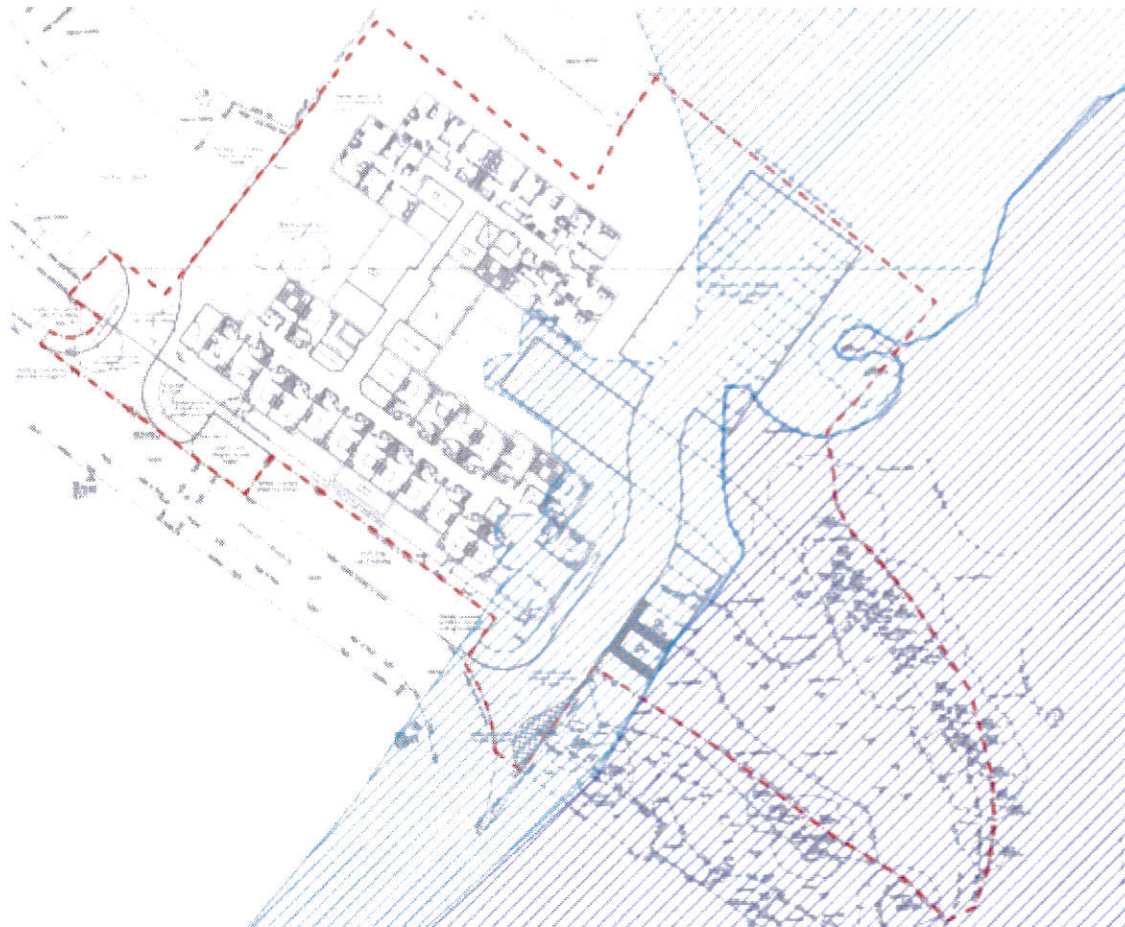


SITE

white = FZ 1, dark blue = FZ 3

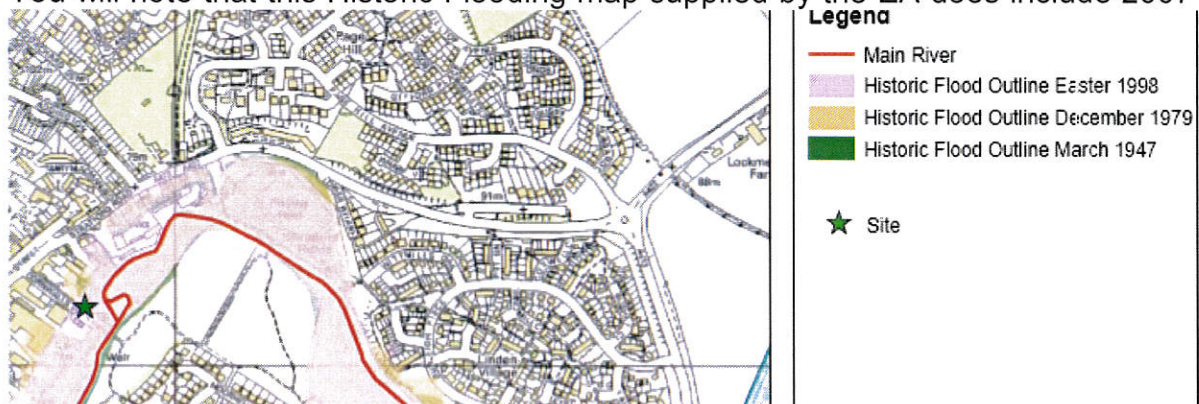
Care Homes are rated 'more vulnerable' and as such should not be situated in Zone 3. The FRA includes this:

4.04 The location of the proposed building is within the north west area of the site boundary. As such, the building is located almost entirely within the area designated as a flood zone 1, with only the south eastern corner located within a flood zone 2. Please refer to the overlay below.



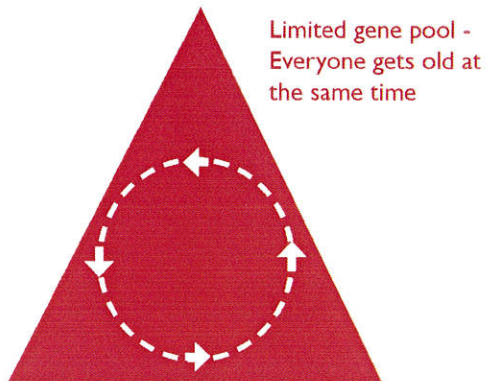
The buildings themselves will have a Finished Floor Level adequately high, but should there be a catastrophe, mass evacuation could be tricky; these residents will be fragile and possibly unable to move unaided.

You will note that this Historic Flooding map supplied by the EA does include 2007 :

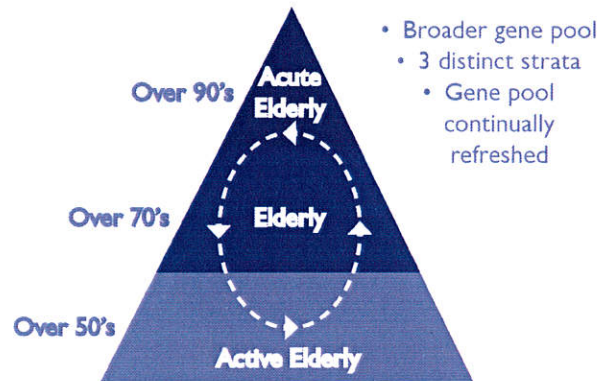


Members are asked to read the documents available themselves, as I have not had the time to do so. The Design and Access Statement (in four separate sections in the website list) is a good place to start, although this concept threw me rather – not just the age-banding, but the idea of continual refreshment of the gene pool.

1970's / 1980's Sheltered Housing



2015 Extra Care Village



KM 22/9/16

BUCKINGHAM TOWN COUNCIL

FULL COUNCIL

MONDAY 3rd OCTOBER 2016

Agenda Item no.13

Contact Officer: Mr. C.P. Wayman & Mrs. S. Hoareau

Lace Hill Cleaning

Over the summer there have been a number of attempts to try to secure cleaners for Lace Hill Sports and Community Centre. While an initial job advertisement received several enquiries there were no actual applications for the position. An attempt by the previous Deputy Town Clerk to obtain prices from contractors to clean the Centre again received interest without any firm prices being received. As a result the Lace Hill Centre Co-ordinator has tried a further time to obtain prices from a contractor to clean the Centre. Five companies were contacted, one price was received in the allotted time and if any further prices are received they will be tabled at the meeting.

The price received from Ecocleen Services of Aylesbury is for 10 hours per week cleaning with an hourly rate of £13 per hour.

The quotation and supporting documentation was extensive with a clean and straightforward system for carrying out the contract.

Recommendation

It is recommended that if no other suitable quotations are received then the Council agrees to employ Ecocleen Services to clean the Community Centre for an initial 3 month period and if this period is successful to carry on with Ecocleen. That any changes needed to be made to the amount of hours to be agreed by the Town Clerk and Lace Hill Centre Co-ordinator so long as the cost would not exceed the Lace Hill Contractors' Budget heading.

From: Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]
Sent: 25 August 2016 11:15
To: townclerk@buckingham-tc.gov.uk
Subject: FW: Buckingham & Stowe Running Club Half Marathon

From: Chris Usher [<mailto:cwusher@aol.com>]
Sent: 25 August 2016 10:44
To: office@buckingham-tc.gov.uk
Subject: Buckingham & Stowe Running Club Half Marathon

Dear Council Members,

You may like to know that Buckingham & Stowe Running Club are planning to hold a half marathon race on May 14th 2017.

We have sent our proposals to the Aylesbury Vale Safety Advisory Group for comment and our understanding is that they will contact you as part of the process. However, we thought it right to inform you of our intentions as soon as possible.

We have an agreement with Maids Moreton Parish Council and Buckingham Rugby Club to use their facilities as a base for registration, baggage storage etc. The race will start and finish at the playing fields in Maids Moreton and the route will form a loop, heading out to Foscoate, Leckhampstead, Wicken, Akeley and back.

The event is intended to be a non-profit making venture and once our costs have been covered we would like to donate any excess income to local charities and/or "good causes". As an example, part of the agreement with Maids Moreton Parish Council includes a commitment to make a donation towards the renovation of the play area adjacent to the scout hut. Our chief reason for contacting you is to ask if the Town Council would like to make similar suggestions. Do you know of any local, charitable organisations or community projects/areas that could benefit from a donation? If so, we would be delighted to hear about them. Anything with wide, popular appeal is more likely to attract sponsorship as well as raising the profile of the event.

Please bear in mind that this is our inaugural race and start up costs are likely to account for a good portion of the income generated. However, we hope the Buckingham & Stowe half marathon will become an established, annual event on the road racing calendar, producing greater profits in future years.

Should you wish to know more about our venture, please do not hesitate to contact the club at buckinghamrunningclub@hotmail.co.uk . We look forward to hearing from you.

Regards

Chris Usher
Chairman – Buckingham & Stowe Running Club

From: Broadley, David [mailto:DBroadley@aylesburyvaledc.gov.uk]
Sent: 20 September 2016 10:42
Subject: Help with AVDC audit of sports and community facilities

Dear Clerks of Parish and Town Councils,

Aylesbury Vale District Council is reviewing and updating its database of sports facilities, community centres, public open space and play areas in order to help inform the draft Local Plan. We would be very grateful if you could review the information we have and provide any comments about its accuracy and/or the condition of the facilities. Attached are two spreadsheets - one for indoor facilities and one for open space and play areas. For each spreadsheet could you open it then:

1. Find the facilities for your Parish. They are all grouped together. If you scroll down each spreadsheet you will find the Parishes listed in alphabetical order in the second column.
2. Against each facility in your Parish there is a column for Parish comments. You can either insert any comments here and email back the spreadsheets or simply email any specific comments if you don't want to use the spreadsheet.
3. Could you specifically comment on whether the database is accurate and identify any omissions or facilities that no longer exist. We do have a list of planned facilities that have not yet been provided (not on the database) but it would be useful if you could mention any you are aware of so we can cross reference. Could you also comment on any planned investment in existing facilities or any investment you now feel is required. There may already be some comments in the comments column and these relate to previous responses from the Parishes. Please leave them in if they are still relevant, update them or delete them if no longer appropriate.
4. Please return your comments to myself by Wednesday 5 October.

Your help is very much appreciated.

Thanks

David

David Broadley
Senior Planning Officer (Forward Plans)
Community Fulfilment
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF
Tel 01296 585866



Parks and Open Spaces Database 2016

Site Name	parish_ward	Parish Comments
CHANDOS PARK AND CHRIS NICHOLLS WALK BUCKINGHAM	BUCKINGHAM	
RIVERSIDE WALK/BOURTON PARK BUCKINGHAM	BUCKINGHAM	
STRATFORD FIELDS BUCKINGHAM	BUCKINGHAM	
BOURTON ROAD OPEN SPACE BUCKINGHAM	BUCKINGHAM	
HEARTLANDS BUCKINGHAM	BUCKINGHAM	
HIGH STREET MARKET HILL BUCKINGHAM	BUCKINGHAM	
THE OLD CHURCHYARD BUCKINGHAM	BUCKINGHAM	
GREENWAY WALK/BUSHEY CLOSE OPEN SPACE BUCKINGHAM	BUCKINGHAM	
ALLOTMENTS BOURTON ROAD BUCKINGHAM	BUCKINGHAM	
BRIDGE STREET SKATE AND PLAY AREA BUCKINGHAM	BUCKINGHAM	
CORNWALL MEADOWS BUCKINGHAM	BUCKINGHAM	
ST PETER AND ST PAUL CHURCH BUCKINGHAM	BUCKINGHAM	
BRACKLEY ROAD CEMETERY BUCKINGHAM	BUCKINGHAM	
DEERFIELD CLOSE BUCKINGHAM	BUCKINGHAM	
SCENIC WALK RAILWAY WALK BUCKINGHAM	BUCKINGHAM	
WESTFIELDS OPEN SPACE BUCKINGHAM	BUCKINGHAM	
BUCKINGHAM TOWN COUNCIL RAILWAY WALK BUCKINGHAM	BUCKINGHAM	
OTTERS BROOK/BADGERS WAY OPEN SPACE BUCKINGHAM	BUCKINGHAM	
BADGERS WAY BUCKINGHAM	BUCKINGHAM	
PLOVER CLOSE OPEN SPACE BUCKINGHAM	BUCKINGHAM	
WESTERN AVENUE/OVERN CRESCENT BUCKINGHAM	BUCKINGHAM	
FISHERS WALK OPEN SPACE BUCKINGHAM	BUCKINGHAM	
OVERN AVENUE BUCKINGHAM	BUCKINGHAM	
SLADE INDUSTRIAL ESTATE BUCKINGHAM	BUCKINGHAM	
WHITEHEAD WAY BUCKINGHAM	BUCKINGHAM	
SWALLOW CLOSE OPEN SPACE BUCKINGHAM	BUCKINGHAM	
DOWNER CLOSE/VALLEY ROAD BUCKINGHAM	BUCKINGHAM	
BURLEIGH PIECE BY SCHOOL BUCKINGHAM	BUCKINGHAM	
EMBLETON WAY SPINNEY BUCKINGHAM	BUCKINGHAM	
MOUNT PLEASANT BUCKINGHAM	BUCKINGHAM	
HARE CLOSE OPEN SPACE BUCKINGHAM	BUCKINGHAM	
PAGE HILL AVENUE/HILLTOP VIEW BUCKINGHAM	BUCKINGHAM	
REDSHAW CLOSE/HAZLEY WALK OPEN SPACE BUCKINGHAM	BUCKINGHAM	
BURLEIGH PIECE BY STRATFORD FIELDS BUCKINGHAM	BUCKINGHAM	

Parks and Open Spaces Database 2016

PAGE HILL AVENUE/FOSCOTT WAY BUCKINGHAM	BUCKINGHAM
HILL TOP AVENUE/KING CHARLES CLOSE BUCKINGHAM	BUCKINGHAM
PITCHFORD AVENUE/WATCHCROFT DRIVE BUCKINGHAM	BUCKINGHAM
MAIDS MORETON PLAYING FIELD	BUCKINGHAM
HOLLOWAY SPINNEY BUCKINGHAM	BUCKINGHAM
ADAMS CLOSE/STOWE ROAD OPEN SPACE BUCKINGHAM	BUCKINGHAM
STRATFORD ROAD OPEN SPACE BUCKINGHAM	BUCKINGHAM
OTTERS BROOK BUCKINGHAM	BUCKINGHAM
MAIDS MORETON AVENUE WOODLAND BUCKINGHAM	BUCKINGHAM
MORETON ROAD OPEN SPACE BUCKINGHAM	BUCKINGHAM
PRIMROSE WAY OPEN SPACE BUCKINGHAM	BUCKINGHAM
BRADFIELD AVENUE OPEN SPACE BUCKINGHAM	BUCKINGHAM
WESTERN AVENUE/OVERN CRESCENT BUCKINGHAM	BUCKINGHAM
GIBERT SCOTT ROAD OPEN SPACE BUCKINGHAM	BUCKINGHAM
PIGHTLE CRESCENT OPEN SPACE BUCKINGHAM	BUCKINGHAM
OVERN AVENUE PLAY AREA BUCKINGHAM	BUCKINGHAM
PAGE HILL AVENUE/HILLTOP VIEW BUCKINGHAM	BUCKINGHAM

Indoor Facilities and Playing Pitches Database 2016.

Site Name	Parish	Settlement	Address	Facility	Ownership/Maintenance	Facility Description	Audit Comments	Parish Council Comments
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road	Track	Buckingham School	2 x Grass Tracks. Hammer, discus and shot circles.	Available for Community Use	
Slade Indoor Bowls Club	Buckingham	Buckingham	Yonder Slade, Buckingham Industrial Estate, Buckingham. MK18 1RZ	Bowls Indoor	Owned and Managed by Bowls Club	4 rink facility with Changing and WCs. Spectator areas. Parking for 60 cars.	Available for Community Use	
Chandos Park Bowls Green	Buckingham	Buckingham	Chandos Park, off Chandos Road, Buckingham MK18 1AJ	Bowls Outdoor	Chandos Park Bowls Club?	Full size bowls green with 6 rinks. Pavilion built 2001		
Buckingham Community Centre	Buckingham	Buckingham	Cornwallis Meadow, Buckingham MK18 1RP	Community Centre/Village Hall	AVDC leased to Buckingham Town Council. Managed by City Centre Management Committee	Large Hall 2x7. Room: 9x9m (70 seated) sprung wooden floor. Staging 24x12ft. Ceiling+wall lights. 250 Stkg chairs. Storage. High arched ceiling. Club equip. Free public car park. Industrial Kitchen (cater 200) and bar. Blt1983. refurb 1999. 9WCs.	2003: Needs more storage. Theatrical lights hired ad hoc. Rolling maintenance programme.	
Buckingham Town Cricket Club	Buckingham	Buckingham	Bourton Road, Buckingham. MK18 1BG	Cricket Pitch	Owned and Managed by Buckingham Town CC	Square with artificial wicket. Nets. Clubhouse refurb. 2005. Car park for 30 cars. Changing rooms.		
Bourton Meadow School	Buckingham	Buckingham	Bourton School, Burleigh Piece, Linden Village, Buckingham MK18 7HX	Football Pitch	Owned and Managed by Bourton Meadow School	3 Grass pitches	Not available for Community Use	
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Football Pitch	Buckingham School	Full size grass pitch	Available for Community Use	
Buckingham Stratford Fields	Buckingham	Buckingham	Stratford Road, Buckingham MK18 1NY	Football Pitch	Owned: Local Authority. Managed: Buckingham Athletic FC	Full size grass pitch. 100 x 63m. Parking for 31 cars. Changing facilities. Floodlights.	Available for Community Use	
Ford Meadow Football Pitch	Buckingham	Buckingham	Ford Street, Buckingham. MK18 1AG	Football Pitch	Owned and Managed by Club	Full size grass pitch with floodlights. 103m x 64m. Changing Rooms. Car Parking for 100 cars		
University of Buckingham	Buckingham	Buckingham	Gawcott Road, Buckingham MK18 1TN	Football Pitch	Owned and Managed by University	14 Grass Courts:- 74x45m; 72x55m; 86x55m; 102x65m; 50x26m; 45x26m - 2 off; 65x45m - 2 off; 56x35m - 3 off; 30x18m; 26x16m. Changing rooms and floodlights (as per www)?	Available for Community Use	

Indoor Facilities and Playing Pitches Database 2016.

Buckingham Golf Club	Buckingham	Buckingham	Buckingham Golf Club, Tingewick Road, Buckingham MK18 4AE	Golf Course	Buckingham Golf Club	18 hole course 6162 yds. Clubhouse and Professional shop. Car park for 150 cars.		
Bourton Mill Health and Leisure Club	Buckingham	Buckingham	Bourton Road, Buckingham. MK18 7DL	Health and Fitness	Owned and Managed by Bourton Mill Leisure Club	Gym with 33 stations. Registered membership use. Built 2000 refurbished 2005. Changing facilities. Car parking for 50 cars. Open 7 days a week.		
Buckingham Swan Leisure Centre	Buckingham	Buckingham	London Road, Buckingham MK18 1AE	Health and Fitness	Owned: Local Authority. Managed: Commercial Management Company	Gym with 50 stations. Built 1996. Refurbished 2006. Open 7 days a week. Centre car park for 70 cars.	Available for Community Use	
Revival Health and Leisure Club	Buckingham	Buckingham	Best Western Buckingham Hotel, A421 Ring Road South, Buckingham MK18 1RY	Health and Fitness	Owned and Managed by Best Western Hotel	Gym with 15 stations. Changing facilities. Parking for 150 cars. Built 1980. Refurbished 2004. Registered membership use (free to hotel guests)		
Bourton Meadow School	Buckingham	Buckingham	Bourton School, Burleigh Piece, Linden Village, Buckingham MK18 7HX	MUGA	Bourton School	Hard court marked out as 2 x netball courts and 1 - 36 x 28m pitch	Not known if available for Community Use	
Bourton Park Court	Buckingham	Buckingham	Bourton Park, Bourton Road, Buckingham	Other	Unknown	Basketball and Korfball court (park or school?)	Apparently publicly accessible	
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Other	Buckingham School	2 Netball Courts (Asphalt?)	Available for Community Use	
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Other	Owned and Managed by Buckingham School	3 Rounders pitches	Available for Community Use	
Grenville Combined School	Buckingham	Buckingham	Chandos Road, Buckingham MK18 1AP	Other	Owned and Managed by Local Authority	Netball Court (Asphalt?)	Not available for Community Use	
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Rugby Pitch	Owned and Managed by Buckingham School	Grass pitch 90x60m	Available for Community Use	
Bourton Meadow School	Buckingham	Buckingham	Bourton School, Burleigh Piece, Linden Village, Buckingham MK18 7HX	Sports Hall	Owned and Managed by Bourton Meadow School		Available for Community Use	

Indoor Facilities and Playing Pitches Database 2016.

Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Sports Hall	Owned and Managed by Buckingham School	4 Badminton courts	Available for Community Use
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Sports Hall	Owned and Managed by Buckingham School	Dance Studio 10 x 3.5 m	Available for Community Use
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Sports Hall	Owned and Managed by Buckingham School	Hall used for Gymnasium/dance/Trampoline. 20 x 20m	Available for Community Use
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Sports Hall	Owned and Managed by Buckingham School	Dance Studio 10 x 3.5 m	Available for Community Use
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Sports Hall	Owned and Managed by Buckingham School	School Hall 15m x 10m	Available for Community Use
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Sports Hall	Owned and Managed by Buckingham School	Hall used for Judo and Fitness 15 x 15m	Available for Community Use
Buckingham Swan Leisure Centre	Buckingham	Buckingham	London Road, Buckingham MK18 1AE	Sports Hall	Owned: Local Authority. Managed: Commercial Management Company	2 squash courts	Available for Community Use
Grenville Combined School	Buckingham	Buckingham	Chandos Road, Buckingham MK18 1AP	Sports Hall	Owned and Managed by Local Authority	20 x 10 m	Available for Community Use
The Royal Latin School	Buckingham	Buckingham	Chandos Road, Buckingham. MK18 1AX	Sports Hall	Unknown	4 Badminton courts	Not known if available for Community Use
Buckingham Swan Leisure Centre	Buckingham	Buckingham	London Road, Buckingham. MK18 1AE	STP (sand dressed)	Owned: Local Authority. Managed: Commercial Management Company	All weather football pitch. 100m x 60m with floodlights. Changing facilities. Built 1996. Refurbished 2000.	
Bourton Mill Swimming Pool	Buckingham	Buckingham	Bourton Road, Buckingham. MK18 7DL	Swimming Pool	Owned and Managed by Bourton Mill Leisure Club	Registered membership use. Size: 14 x 4m. Depth 1.2m. Changing facilities	

Indoor Facilities and Playing Pitches Database 2016.

Buckingham Swan Leisure Centre	Buckingham	Buckingham	London Road, Buckingham. MK18 1AE	Swimming Pool	Owned: Local Authority. Managed: Commercial Management Company	Size 25 x 12.5m. Depth min 0.9m Max. 1.8m Built 1996. Refurbished 2000. 6 lanes. Leisure pool (Flume, Spa) No diving boards. Centre car park for 70 cars. Spectator areas.	Available for Community Use	
Revival Health and Leisure Club	Buckingham	Buckingham	Best Western Buckingham Hotel, A421 Ring Road South, Buckingham MK18 1RY	Swimming Pool	Owned and Managed by Best Western Hotel	Size: 12 x 6m Depth 1.15 min and 1.4 max		
Buckingham School	Buckingham	Buckingham	Buckingham School, London Road, Buckingham. MK18 1AT	Tennis Outdoor	Buckingham School	4 Hard Courts	Available for Community Use	
Buckingham Tennis Court	Buckingham	Buckingham	Hunter Street, Buckingham	Tennis Outdoor	University of Buckingham?	Hard Court		
Chandos Park Tennis Court	Buckingham	Buckingham	Chandos Park, off Chandos Road, Buckingham. MK18 1AJ	Tennis Outdoor	Buckingham Tennis Club?	3 all weather courts with floodlights. Clubhouse. Use of Bowls Club bar next door.		

From: Fisher, Alice [<mailto:AFisher@aylesburyvaledc.gov.uk>]

Sent: 15 September 2016 11:07

To: Fisher, Alice

Cc: Ashton, Bill; Brown, Peter

Subject: Parliamentary Constituency Boundary Review

Dear Parish/Town Clerk/Correspondent,

You may have heard/read media reports about the publication of the Boundary Commission for England's (BCE) initial proposals for changes to Parliamentary Constituency boundaries in England. These initial proposals affect the Aylesbury and Buckingham Parliamentary Constituencies and attached is a summary of the proposed changes.

The summary contains a link to the BCE website (<https://www.bce2018.org.uk/>) which gives more details of the proposed changes and the rationale behind them, how to comment and what will happen to any representations submitted. The BCE has emphasised that the final recommendations will have regard to any representations submitted and they are encouraging individuals to participate in the consultation process. The consultation on the BCE's initial proposals runs from 13 September to 5 December, 2016. Hard copies of the consultation documents are on deposit at the Council Offices, The Gateway, Gatehouse Road, Aylesbury, but as mentioned they can be accessed via the BCE website.

All Aylesbury Vale District Councillors have been advised of the initial proposals and have been invited to determine for themselves individually whether or not they wish to comment.

You may wish to draw the attention of your Councillors to the initial proposals to enable them to consider if and in what form they may wish to comment.

Purely for record purposes, it would be helpful if you could copy to me any comments your Council decides to submit to the Commission. However, please note that AVDC are *not* collating any responses to forward on to the Boundary Commission.

Yours sincerely,

Alice Fisher
Democratic Services Officer
Aylesbury Vale District Council
The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF

01296 585041

afisher@aylesburyvaledc.gov.uk

www.aylesburyvaledc.gov.uk



REVIEW OF PARLIAMENTARY CONSTITUENCY BOUNDARIES 2018 : SUMMARY OF PROPOSALS

1 Purpose

- 1.1 To provide a summary of the proposals insofar as they affect the Aylesbury and Buckingham Constituencies which fall within the Vale. Also to provide details of how individuals may submit representations to the Boundary Commission for England (BCE).
- 1.2 The consultation on the initial proposals runs from 13 September until 5 December 2016. The BCE website (the link to which is set out below) contains details about how to respond and how the representations will be dealt with.

2 Background Information

- 2.1 The BCE is an independent and impartial non-departmental public body responsible for reviewing Parliamentary Constituency Boundaries in England. It has the periodic task of doing this on the basis of the rules most recently updated by Parliament in 2011. These rules involve a significant reduction in the number of constituencies to comply with new parameters so far as the number of electors in each Constituency is concerned.
- 2.2 In the South – East in which the Vale is situated there will be 81 Constituencies (plus 2 for the Isle of Wight). The BCE does not consult major political parties or local authorities in formulating its proposals.
- 2.3 The law governing Parliamentary Constituency Boundary reviews is the Parliamentary Voting System and Constituencies Act 2011. The Act requires there to be a fixed number of 600 Constituencies for the whole of the UK and 501 Constituencies in England. The base data used for the 2018 review are the electoral figures on electoral registers that were required to be published on or before December 2015.
- 2.4 The 2011 Act sets out a number of rules which are relevant to the detailed development of proposals. Foremost among these is Rule 2 which provides that - apart from four specified exceptions – every Constituency must have an electorate as at the review date that is no less than 95% and no more than 105% of the UK electoral quota. The UK electoral quota for the 2018 review is the nearest whole number to 74,769.
- 2.5 Accordingly, every Constituency in England must have an electorate as at the review date that is no smaller than 71,031 and no greater than 78,507.
- 2.6 Further details of the review methodology can be viewed on the BCE website www.bce2018.org.uk. The web site also contains information on how to submit representations.
- 2.7 The BCE emphasises that the review process is heavily informed by public opinion. The BCE develops and publishes initial proposals concerning which public representations may be submitted. In the light of the representations received, the BCE may revise their initial proposals and conduct a further round of consultation.
- 2.8 The BCE is required to report to Government during September 2018. The Government will turn the recommendations into draft legislation which is then

presented to Parliament. If Parliament approves the legislation, the changes will come into effect for the next General Election (2020).

3. Initial Proposals

- 3.1 The BCE has decided that Buckinghamshire and Milton Keynes should be considered as one sub region as it would be necessary to cross the boundary to achieve the electoral quota. The BCE feels that the geographic position of Milton Keynes means that this can only be achieved by considering it with the County of Buckinghamshire. There are currently 7 Constituencies in this sub region. The BCE is not recommending any reduction in the number of Constituencies.
- 3.2 Of the existing Constituencies, 4 have electorates within 5% of the electoral quota. Of the remaining Constituencies, Milton Keynes North and Milton Keynes South are above 5% limit and Chesham and Amersham is below.
- 3.3 The BCE considered whether it could leave unchanged any of the 4 Constituencies that have an electorate within 5% of the electoral quota. The BCE is proposing no change to the existing Constituency for Beaconsfield.
- 3.4 The Borough of Milton Keynes is currently divided into 2 Constituencies, both of which have electorates above the 5% limit. Additionally, the local government Ward boundaries in the Borough have also been modified. In order to reduce the electorates of the 2 Milton Keynes Constituencies, the BCE feels that it is necessary to cross the boundary between the Borough of Milton Keynes and Buckinghamshire. It therefore proposes to include the Wards of Wolverton and Stoney Stratford in the proposed Buckingham Constituency.
- 3.5 The BCE considers these two Wards the most appropriate to include in a cross county Constituency due to the communication links between the County and the Borough. The BCE did consider whether or not to include Wards from the Bletchley area in the Buckingham Constituency, but felt that this would be likely to divide the Bletchley area between Constituencies.
- 3.6 As a consequence, the BCE proposes that the Milton Keynes Newport Pagnell Constituency should include the Wards of Danesborough and Walton, Monkston, Campbell Park and Old Woughton and Woughton and Fishermead. In turn, the Wards of Bradwell and Stantonbury are transferred to the Milton Keynes Bletchley Constituency from the existing Milton Keynes North Constituency.
- 3.7 The inclusion of the 2 Borough of Milton Keynes wards in the cross county Constituency has led the BCE to transfer the District of Aylesbury Vale Wards of Edlesborough, Pitstone and Cheddington, Oakfield and Bierton, Watermead, Wing and Wingrave from the Buckingham Constituency to the Aylesbury Constituency.
- 3.8 The BCE acknowledges that these changes would result in an Aylesbury Constituency that is a slightly unusual shape as it wraps round the edge of the region, but feels that alternative boundaries would not result in a pattern of Constituencies that are within 5% of the electoral quota.
- 3.9 The BCE proposes that the Chesham and Amersham Constituency, which currently has an electorate below 5% of the electoral quota, should include the District of Wycombe Wards of Lacey Green, Speen and the Hampdens and Greater Hughenden, from the South-East of the existing Aylesbury Constituency. The proposed Wycombe Constituency now includes the wards

of Bledlow and Bradenham and Stokenchurch and Radnage, previously within the Aylesbury Constituency.

- 3.10 Attached as an Appendix is a schedule showing the detail of the proposed new Constituencies.

Contact Officer: Bill Ashton

Democratic Services Manager

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Constituency	Ward	District/borough/city/county	Electorate
4. Aylesbury CC			77,715
Aston Clinton & Stoke Mandeville		Aylesbury Vale	7,422
Bedgrove		Aylesbury Vale	4,886
Central & Walton		Aylesbury Vale	4,233
Coldharbour		Aylesbury Vale	6,070
Edlesborough		Aylesbury Vale	2,298
Elmhurst		Aylesbury Vale	4,285
Gatehouse		Aylesbury Vale	6,007
Mandeville & Elm Farm		Aylesbury Vale	6,329
Oakfield & Bierton		Aylesbury Vale	5,113
Pitstone & Cheddington		Aylesbury Vale	4,799
Riverside		Aylesbury Vale	4,966
Southcourt		Aylesbury Vale	4,070
Walton Court & Hawkslade		Aylesbury Vale	4,179
Watermead		Aylesbury Vale	2,154
Wendover & Halton		Aylesbury Vale	6,288
Wing		Aylesbury Vale	2,321
Wingrave		Aylesbury Vale	2,295
Constituency	Ward	District/borough/city/county	Electorate
14. Buckingham CC			77,080
Buckingham North		Aylesbury Vale	4,287
Buckingham South		Aylesbury Vale	4,285
Great Brickhill & Newton Longville		Aylesbury Vale	4,577
Great Horwood		Aylesbury Vale	2,487
Grendon Underwood & Brill		Aylesbury Vale	2,569
Haddenham & Stone		Aylesbury Vale	7,028
Long Crendon		Aylesbury Vale	2,456
Luffield Abbey		Aylesbury Vale	2,079
Marsh Gibbon		Aylesbury Vale	2,450
Oakley		Aylesbury Vale	2,239
Quainton		Aylesbury Vale	2,433
Steeple Claydon		Aylesbury Vale	2,312
Stewkley		Aylesbury Vale	2,538
Tingewick		Aylesbury Vale	2,468
Waddesdon		Aylesbury Vale	2,196
Winslow		Aylesbury Vale	4,658
Stony Stratford		Milton Keynes	7,408
Wolverton		Milton Keynes	9,857
Icknield		Wycombe	2,459
The Risboroughs		Wycombe	6,294
Constituency	Ward	District/borough/city/county	Electorate
17. Chesham and Amersham CC			77,089
Amersham Common		Chiltern	1,865
Amersham Town		Chiltern	3,339
Amersham-on-the-Hill		Chiltern	3,520
Asheridge Vale and Lowndes		Chiltern	3,580
Ashley Green, Latimer and Chenies		Chiltern	1,725
Austenwood		Chiltern	1,646
Ballinger, South Heath and Chartridge		Chiltern	1,703
Central		Chiltern	3,091
Chalfont Common		Chiltern	3,075
Chalfont St. Giles		Chiltern	5,202
Chesham Bois and Weedon Hill		Chiltern	3,831
Cholesbury, The Lee and Bellingdon		Chiltern	1,837
Gold Hill		Chiltern	1,582
Great Missenden		Chiltern	1,693
Hilltop and Townsend		Chiltern	3,330
Holmer Green		Chiltern	3,279
Little Chalfont		Chiltern	3,815
Little Missenden		Chiltern	1,869
Newtown		Chiltern	1,701
Penn and Coleshill		Chiltern	3,450
Prestwood and Heath End		Chiltern	5,029
Ridgeway		Chiltern	1,782
Seer Green		Chiltern	1,721
St. Mary's and Waterside		Chiltern	3,444
Vale		Chiltern	1,451
Greater Hughenden		Wycombe	6,486
Lacey Green, Speen and the Hampdens		Wycombe	2,043

Constituency	Ward	District/borough/city/county	Electorate
83. Wycombe CC			77,998
Abbey	Wycombe		6,227
Bledlow and Bradenham	Wycombe		2,149
Booker and Cressex	Wycombe		3,474
Bowerdean	Wycombe		3,477
Chiltern Rise	Wycombe		3,995
Disraeli	Wycombe		3,839
Downley and Plomer Hill	Wycombe		3,654
Greater Marlow	Wycombe		3,770
Hambleden Valley	Wycombe		1,891
Hazlemere North	Wycombe		3,712
Hazlemere South	Wycombe		3,439
Micklefield	Wycombe		3,493
Oakridge and Castlefield	Wycombe		5,213
Ryemead	Wycombe		4,719
Sands	Wycombe		4,119
Stokenchurch and Radnage	Wycombe		4,137
Terriers and Amersham Hill	Wycombe		6,081
Totteridge	Wycombe		4,290
Tylers Green and Loudwater	Wycombe		6,319



Department for
Communities and
Local Government

The 2017/18 Local Government Finance Settlement

Technical Consultation Paper



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Scope of the consultation

Topic of this consultation:	This consultation covers proposals for the local government finance settlement for 2017/18.
Scope of this consultation:	This consultation seeks views on proposals for the local government finance settlement for 2017/18, in particular from representatives of local government
Geographical scope:	These proposals relate to England only.
Impact Assessment:	Since the Government does not envisage that the proposals within this consultation document will have an impact on business, no impact assessment has been produced.

Basic Information

To:	The consultation will be of particular interest to local authorities, and representative bodies for local authorities.
Body/bodies responsible for the consultation:	Local Government Finance Directorate within the Department for Communities and Local Government.
Duration:	This consultation will last for 6 weeks from 15 September 2016 to 5pm, 28 October 2016.
Enquiries:	For any enquiries about the consultation please contact James Livingston James.Livingston@communities.gsi.gov.uk or 0303 444 2075
How to respond:	Please respond by completing an online survey at: https://www.surveymonkey.co.uk/r/583WBQL Alternatively, you can respond to the questions in this consultation by email to: LGFConsultation@communities.gsi.gov.uk If you are responding in writing, please make it clear which questions you are responding to. Written responses should be sent to: James Livingston Department for Communities and Local Government 2nd floor, Fry Building 2 Marsham Street London SW1P 4DF

	<p>When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:</p>
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- your name,
- your position (if applicable),
- the name of organisation (if applicable),
- an address (including post/code),
- an email address, and
- a contact telephone number

About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004.

If you want the information that you provide to be treated as confidential, please be aware that, under the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Department for Communities and Local Government will process your personal data in accordance with DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.
Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact DCLG Consultation Co/coordinator.

Department for Communities and Local Government
2 Marsham Street
London
SW1P 4DF

Or by e-mail to: consultationcoordinator@communities.gsi.gov.uk

1. Summary of proposals

1.1 Summary

1.1.1 This chapter provides an overview of the wider reforms of local government finance which will help provide context to the proposals for the 2017/18 settlement:

- it provides background information regarding the ongoing reforms to business rates retention and
- it outlines the key themes that the Government is proposing for the 2017/18 local government finance settlement.

1.2 Background

1.2.1 The funding available to councils to deliver their core services for the rest of this Parliament is broadly flat, in cash terms. By then, local government will retain 100% of taxes raised locally. This will give local government additional business rates receipts of around £12.5bn to spend on local services. The system will have stronger incentives to boost growth, and areas that take bold decisions to boost growth will see the benefits. In order to ensure that the reforms are fiscally neutral, councils will gain new responsibilities, and some Whitehall grants will be phased out.

1.2.2 These reforms represent a unique opportunity to fundamentally change the role of local government and the way it is funded. The move towards self-sufficiency and away from dependence on central government is something that councils have been calling for over a number of decades. The historic 2016/17 local government finance settlement was a first step along this road. It offers those local authorities who are committed to reform far greater certainty over their future funding.

1.3 Summary of proposals

The distribution of central resources

2.1.1 This chapter outlines our proposals for distributing central resources in 2017/18 to build on the four year offer announced in the 2016/17 local government finance settlement. These proposals are intended to give councils that are committed to reform long term certainty, earlier in the year, over more sources of funding. In summary, it outlines:

- the Government's commitment to the multi-year settlement offer and seeks views on expanding this offer
- the proposed approach to distributing funding through the Improved Better Care Fund using a methodology that takes account of each council's capacity to raise resources through the adult social care precept.

Changes to local resources

2.1.2 This chapter outlines the Government's proposals for the 2017/18 local government finance settlement that have implications for the local resources collected by councils. In summary, it includes:

- the Government's proposals for the council tax referendum principles for 2017/18 which are:
 - a core principle of 2%. As in 2016/17, this would continue to apply to shire counties, unitary authorities, London boroughs, the Greater London Authority, fire authorities, and Police and Crime Commissioners except those whose Band D precept is in the lower quartile of that category
 - a continuation of the Adult Social Care precept of an additional 2%, for county councils, unitary authorities and London boroughs (including the Common Council of the City of London and the Council of the Isles of Scilly), subject to consideration of the use made of the Adult Social Care precept in the previous year
 - that shire district councils will be allowed increases of less than 2% or up to and including £5, whichever is higher
 - that Police and Crime Commissioners whose Band D precept is in the lowest quartile of that category will be allowed increases of less than 2% or up to and including £5, whichever is higher
 - that referendum principles are introduced for town and parish councils whose Band D precept is higher than that of the lowest charging district council for 2016/17 (£75.46), and which have a total precept for 2016/17 of at least £500,000, while taking account of transfers of responsibilities, and that consideration is given to the extension of referendums to all local precepting authorities.
- the proposed approach for adjusting business rates tariff and top ups to cancel out, as far as is practicable, the impact of the 2017 business rates revaluation on local authorities' income
- a proposed methodology for calculating the agreed changes in the local share of retained business rates and the level of tariff and top ups for local authorities piloting 100% business rates retention, designed to ensure that no authorities anywhere in the country are adversely affected by these pilots, and
- a mechanism which would allow places with a devolution deal to revisit the distribution of existing funding streams within their areas, if all affected councils agree.

2. The distribution of central resources

2.1 Summary

2.1.1 This chapter outlines our proposals for distributing central resources in 2017/18 to build on the multi-year settlement offer announced in the 2016/17 local government finance settlement. These proposals are intended to give councils that are committed to reform greater certainty, earlier in the year, over more sources of funding. In particular, the chapter outlines:

- the multi-year settlement offer and seeks views on expanding this offer
- the proposed approach to distributing funding through the Improved Better Care Fund, using a methodology that takes account of each council's capacity to raise resources through the adult social care precept.

2.2 The multi-year settlement offer

2.2.1 On 10 March, the Secretary of State for Communities and Local Government wrote to every local authority in England setting out the conditions for the offer of a multi-year settlement.¹ This made clear that the offer and the production of an efficiency plan should be as simple and straightforward as possible. It is important that plans cover the full four year period and are open and transparent about the benefits they will bring and show how greater certainty can create the necessary conditions for further savings.

2.2.2 The offer, as described in the Secretary of State's letter of 10 March, includes:

- Revenue Support Grant
- Business rates tariff and top up payments, which will not change for reasons relating to the relative needs of local authorities
- Rural Services Delivery Grant and
- Transition Grant.

2.2.3 Plans should be locally owned and driven and as such we have not provided guidance or set out what they should contain. However councils should consider sector-led advice produced by the Local Government Association and CIPFA on what efficiency plans could include (<http://tinyurl.com/zqhpsy0>). Councils have until

¹ The letter confirmed that the Government will offer any council that wishes to take it up a four-year funding settlement to 2019-20. This includes:

- Common Council of the City of London
- London borough councils
- District Councils
- County Councils
- Council of the Isles of Scilly
- Greater London Authority
- Metropolitan County Fire and Rescue Authorities
- Combined Fire and Rescue Authorities.

14 October 2016 to accept the offer by sending an email or letter to MultiYearSettlements@communities.gsi.gov.uk with a link to their published efficiency plan. After the deadline for receipt, DCLG will respond to councils on the 4 year offer as soon as practicable.

- 2.2.4 We expect the take up for this offer to be high as it gives councils an excellent opportunity to increase the level of certainty they have regarding their financial position for the rest of this Parliament. Barring exceptional circumstances, and subject to the normal statutory consultation process for the local government finance settlement,² the Government intends to confirm the constituent elements of the multi-year offer for the remaining years of the Parliament for qualifying councils soon after 14 October. These amounts, together with any additional grants which might be part of the offer (see paragraph 2.2.6, below), would then be published as part of the 2017/18 provisional local government finance settlement in due course.
- 2.2.5 However, those councils that choose not to accept the offer will be subject to the existing annual process for determining the level of central funding that they will receive.
- 2.2.6 The Government would also like to consider expanding the current multi-year offer to give local councils who are committed to reform the opportunity for more security over more of their funding for the rest of this parliament. This could potentially be achieved by including more grants in the offer.

Question 1: What other, additional grants, beyond those set out in para 2.2.2, should the Government consider including in the multi-year offer?

2.3 Distribution of the improved Better Care Fund

- 2.3.1 The Spending Review 2015 announced the introduction of the improved Better Care Fund worth £105 million in 2017/18, £800 million in 2018/19 and £1.5 billion in 2019/20.
- 2.3.2 The Government set out its proposed approach to allocating the improved Better Care Fund allocations alongside the provisional Local Government Finance Settlement 2016/17 and committed to consult on the distribution of the fund in due course.
- 2.3.3 Having carefully considered its approach and the views received in response to the consultation on the settlement, the Government proposes to maintain the approach for 2017/18 set out in chapter 5 of the consultation on the provisional 2016/17 local government finance settlement published on 17 December 2015.³ This approach recognises that authorities have varying capacity to raise council tax, and will

² As prescribed in sections 78 and 78A of the Local Government Finance Act 1988.

³ Available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/494385/Provisional_settlement_consultation_document.pdf

allocate the funding through a separate grant to local government, using a methodology which provides more funding to those authorities which benefit less from the adult social care council tax precept.

2.3.4 The proposed methodology for each financial year is as follows:

- i. We calculate the additional funding available to spend on adult social care at a national level, combining the 2% council tax flexibility for adult social care and the additional funding for the improved Better Care Fund.
- ii. We then calculate the share of that national amount which each authority with responsibility for social care would receive if it were distributed according to the 2013 adult social care relative needs formula.
- iii. We then calculate how much each authority with responsibility for social care could raise from the additional 2% council tax flexibility for adult social care.
- iv. The additional funding for the improved Better Care Fund is then allocated in such a way that, when combined with the money which could be raised from the council tax flexibility, each council would receive its share of the combined national amount as calculated in step (ii) above.
- v. These allocations are adjusted so that, where an authority could raise more from the additional council tax flexibility for social care than its share of the national amount calculated in step (ii), its allocation for the improved Better Care Fund is set to zero rather than a notional negative figure.
- vi. The remainder of the allocations are then reduced proportionately, so that the combined totals sum to the national total for additional funding available to spend on adult social care, as calculated in step (i).

2.3.5 The resulting illustrative proposed allocations of the improved Better Care Fund by local authority can be found at <https://www.gov.uk/government/publications/core-spending-power-final-local-government-finance-settlement-2016-to-2017>

Question 2: Do you agree with the proposed methodology for allocating funding for the improved Better Care Fund as outlined in paragraph 2.3.4?

3. Changes to local resources

3.1 Summary

3.1.1 This chapter outlines the Government's proposals for the 2017/18 local government finance settlement that have implications for the local resources collected by councils. These proposals include:

- provisional council tax Referendum principles for 2017/18
- the Government's approach to adjusting tariff and top ups to ensure as far as possible that local authorities have a predictable level of income regardless of the impact of the 2017 business rates revaluation
- a methodology for calculating the change in the local share and the level of tariff and top ups for local authorities piloting 100% business rates retention
- a mechanism through which funding could be transferred to a Combined Authority if all councils affected agree to the transfer.

3.2 Council tax referendum principles for local authorities

3.2.1 In the Spending Review, the Government announced a new adult social care precept worth 2% for authorities with responsibility for adult social care for the remainder of the Parliament. This new precept was in addition to a 'core' council tax referendum principle of 2% which would be reviewed annually. A range of flexibilities were offered to certain other categories of authority, with the remainder able to increase by up to the core 2% without triggering a local referendum. The Government is committed to keeping council tax low and, under the existing principles, the average Band D increase for 2016/17 was 3.1%, which means that council tax is still 9% lower in real terms than it was in 2009/10.

3.2.2 In order to balance the aim of keeping council tax low for local residents with the need for councils to raise sufficient funding to support local services, the Government is minded to propose referendum principles the same as those set in 2016/17, subject to the views of respondents to this consultation and consideration of the use made of the adult social care precept in 2016/17. This would mean:

- a core principle of 2%. This would continue to apply to shire counties, unitary authorities, London boroughs, the Greater London Authority, fire authorities, and Police and Crime Commissioners except those whose Band D precept is in the lower quartile of that category (see below)
- a continuation of the Adult Social Care precept of an additional 2%, for County Councils, unitary authorities and London boroughs (including the Common Council of the City of London and the Council of the Isles of Scilly), subject to consideration of the use made of the Adult Social Care precept in the previous year

- shire district councils will be allowed increases of less than 2% or up to and including £5, whichever is higher
- Police and Crime Commissioners in the lowest quartile will be allowed increases of less than 2% or up to and including £5, whichever is higher.

Question 3: Do you agree with the council tax referendum principles for 2017-18 proposed in paragraphs 3.2.1 to 3.2.2 for principal local authorities?

3.3 Council tax referendum principles for parish and town councils

- 3.3.1 Since the introduction of council tax referendums in 2012/13, no referendum principles have been set for local precepting authorities such as town and parish councils (“parishes”), although the Government has made it clear that we would keep this under review and take action if necessary.
- 3.3.2 We recognise the value of parishes and the greater role in service delivery that many are performing to deliver ambitious services for their residents. However, the increase in the average Band D council tax level of 6.1% set by parishes in 2016/17 is notably higher than those in the previous 5 years, as shown in Table 1 below:

Table 1: Average percentage increase in Band D council tax levels set by parishes

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Parishes	2.3%	3.9%	5.2%	4.3%	3.3%	6.1%

- 3.3.3 In light of this, the Government is minded to apply referendum principles to larger, higher-spending town and parish councils in 2017/18. There are around 8,800 precepting parishes in England, which vary widely in terms of resident population and precept charge. We believe there is a strong argument in favour of extending referendums to those larger parishes whose precept is equivalent in size to that of a district council.
- 3.3.4 We propose that referendum principles are introduced for local precepting authorities (town and parish councils) whose Band D precept is higher than that of the lowest charging district council for 2016/17 (£75.46), and which have a total precept for 2016/17 of at least £500,000 (subject to the next paragraph). These parishes would face the same referendum principles as shire districts: increases of less than 2% or up to and including £5 (whichever is higher) can be set without triggering a referendum. Based on these thresholds, the Government expects this new principle will affect around 120 of England’s 8,800 local precepting parishes.
- 3.3.5 In doing this, the Government wishes to ensure that parishes continue to have the flexibility to take on responsibilities from other tiers of local government without being unduly constrained by council tax referendum principles. It is therefore proposed that parishes will not be in the category to which the referendum principle

applies where there has been a transfer of responsibilities, and where three conditions are satisfied:

- i. the parish council and a principal council covering the area of the parish council have each resolved that a particular function carried out by the principal council in relation to the parish council's area in the financial year 2016-17 is to be carried out instead by the parish council in the financial year 2017-18
- ii. the parish council and the principal council have agreed the reasonable cost of the exercise of that particular function in the parish council's area by the parish council in the financial year 2017-18
- iii. that the agreed cost, if collected by way of the parish council precept, would take the parish council over the threshold of a 2% or £5 increase on the previous year.

3.3.6 A large proportion of parishes are modest in size – for example, around 4,000 parishes have precepts of £25 or less. However, the Government is aware that increases in these precepts continue to concern local tax payers and is therefore prepared to consider extending referendums to all parishes.

3.3.7 We recognise that issues of proportionality, practicality and cost could be raised by such a step, and would welcome views on this.

Question 4: Do you agree that referendum principles should be extended to larger, higher-spending town and parish councils in 2017/18 as set out in paragraphs 3.3.3 to 3.3.4?

Question 5: Do you agree with the proposed approach to take account of the transfer of responsibilities to town and parish councils as outlined in paragraph 3.3.5?

Question 6: Do you agree with the suggestion that referendum principles may be extended to all local precepting authorities as set out in paragraph 3.3.6? If so what level of principle should be set?

Question 7: Do you have views on the practical implications of a possible extension of referendum principles to all local precepting authorities as set out in paragraph 3.3.7?

3.4 The business rates revaluation adjustment

3.4.1 The next business rates revaluation takes effect from 1 April 2017. Revaluation is a revenue neutral exercise so the total rates bill will stay the same at the England level in real terms, after allowing for appeals. At the local authority level, overall bills will increase or fall depending upon whether rateable values in that area have performed above or below the average for England, after allowing for appeals.

3.4.2 This creates change in the system outside the control of local authorities. When the Government introduced the 50% business rate retention scheme it signalled that it would adjust each authority's tariff or top up following a revaluation to ensure, as far as is practicable, that their retained income is the same after revaluation as immediately before. This will ensure that the growth incentive created by the rates retention scheme and the delivery of public services will not be weakened by losses of income outside the control of authorities. The following section describes how we will implement this commitment.

The adjustment for the revaluation

3.4.3 For a local authority, the measure of rates income in the rates retention scheme is its share of "non-domestic rating income" as defined in regulations and captured on the NNDR3 form. Therefore, the objective of the revaluation adjustment is to identify and isolate the amount by which non-domestic rating income in the authority will change purely due to the revaluation. Once identified, the relevant shares of these amounts can then be deducted or added to the tariffs or top ups to cancel out the impact of revaluation.

3.4.4 For example:

An authority sees its local share of non-domestic rating income grow due to revaluation from £100m to £122m. It has a £20m top up. With no adjustment, the £22m increase would feed through into extra revenue for the authority. To compensate we need to deduct £22m from the £20m top up giving a tariff of £2m.

3.4.5 In practice we do not believe it will be possible to directly measure the changes in non-domestic rating income arising from the revaluation alone. Instead we propose to estimate the change using a proxy (derived from gross rates payable). The proxy will be calculated by comparing the local authority's rateable value before and after the revaluation to quantify the impact the revaluation has on the tax base. This effect will then be applied to the authority's gross business rates income before the revaluation to produce a figure for the council's income post-revaluation. Subtracting this post-revaluation income figure from the pre-revaluation income and apportioning it according to the authority's share of business rates income under the scheme will produce the change that needs to be made to its tariff or top up in order to ensure that it has, as far as practicable, the same income after the revaluation as it had before.

3.4.6 We propose to make this adjustment in three stages: on a provisional basis in the 2017-18 settlement; on a final basis with a reconciliation in the 2018-19 settlement; and finally, by cancelling out the reconciliation in the 2019-20 settlement.

3.4.7 Annex A provides more detailed information about the calculations involved in the proposed methodology for the revaluation adjustment.

Appeals against the 2017 rating list

3.4.8 The adjustment for revaluation is for those impacts discernable at the time of the revaluation only (and captured in the rateable values on 31/3/17 and 1/4/17 as we look at them on that day). Changes to the revaluation which occur after 1 April

2017 by virtue of backdated amendments or appeals (including those backdated to 1/4/17) fall within the operation of the rates retention system in the normal way.

Question 8: Do you agree with the methodology for calculating the revaluation adjustment to business rates tariff and top-up payments as outlined in paragraphs 3.4.1 to 3.4.8?

3.5 Adjustments to business rates in areas piloting 100% business rates retention

- 3.5.1 At the 2015 Autumn Statement the Government committed to piloting approaches to 100% business rates retention in London, Manchester and Liverpool from 1 April 2017.
- 3.5.2 The Government also committed that the pilots' offer would be available to other areas with ratified devolution deals and that as part of the pilots, the "local share" of business rates could be increased from as early as 2017-18.
- 3.5.3 To ensure that an increase in the "local share" of business rates is fiscally neutral at the point of change, the Government and pilot areas are exploring:
- ending entitlement to certain grants and other funding streams
 - devolving additional responsibilities to pilot areas and
 - adjusting existing business rate tariffs and top ups.
- 3.5.4 The Government intends to use the pilots to test mechanisms for full rollout of the 100% retention scheme. Any cost to the system from elements of the pilots will not impact on non-pilot authorities.

Methodology for calculating the additional local share in pilot areas

- 3.5.5 The calculation of the value of an additional local share will be based on the pilot areas' Baseline Funding Levels and notional Business Rates Baselines (i.e. the 2013/14 Business Rates Baseline, uprated by subsequent changes to the small business rates multiplier). This will preserve the integrity of the existing scheme by ensuring that the value of the additional share is exclusive of any growth (or decline) in business rates achieved by pilot authorities since 2013-14.
- 3.5.6 For each pilot authority, the value of funding streams and the new responsibilities rolled in to the business rates retention system (hereinafter referred to as "Grant") will be added to the existing Baseline Funding Level to create a "new" Baseline Funding Level for the authority.
- 3.5.7 There are two different options on offer to pilot authorities in 2017-18. Either:
- a) the local percentage share of business rates is increased only by the value of the "Grant" rolled-in or

- b) the local percentage share of business rates is increased to 100% and, to the extent that the “Grant” rolled in is not equivalent to 100% of local business rates, tariffs and top ups are adjusted appropriately.

3.5.8 Under option a) above, the additional percentage share of business rates will be equal to:

Grant / notional Business Rates Baseline x existing % share of business rates

3.5.9 This additional percentage share will be added to the existing percentage share to give the percentage to be retained in 2017/18.

3.5.10 Under option b) above, the notional Business Rates Baseline of each authority will be adjusted to reflect the increase in the local share to 100%.⁴ The adjustment to the notional Business Rates Baseline is equal to:

Business Rates Baseline / existing % share of business rates x 100%

3.5.11 For option B, the difference between the new Baseline Funding Level and the new notional Business Rates Baseline will be the tariff or top up for 2017-18.

Calculation of Baseline Funding Levels and Tariffs and Top ups

3.5.12 Baseline Funding Level and business rate tariff and top up figures were set as part of the Local Government Finance Settlement in February 2016 using OBR estimates of the Retail Price Index (RPI) as a proxy for the changes in the small business rating multiplier. The actual multiplier for 2017-18 will be set once September 2016’s RPI is published. At the 2017-18 Settlement, Government will also update Baseline Funding Levels and tariffs/top ups for later years based on up-to-date estimates of RPI.

3.5.13 If it is necessary to make any agreed changes to amounts of Revenue Support Grant, the retained local share or tariffs and top ups for 2017-18, these will be made after the change in the small business rating multiplier are known. Whilst we will publish indicative figures for later years, it is the Government’s intention to recalculate the value of the local share (and the possible knock-on consequences for tariffs and top ups) for future Local Government Finance Settlements based on the actual change to the small business rating multiplier for those years.

Question 9: Do you agree that the methodology, as outlined in paragraphs 3.5.5 to 3.5.13, for calculating changes to the local share of business rates and tariff and top up payments is correct and does not adversely affect non-pilot areas?

3.6 Voluntary transfers of funding to Mayoral Combined Authorities

3.6.1 Devolution Deals have established the new duties that Mayoral Combined Authorities will be responsible for. There is the potential to adjust the calculation of

⁴ In most areas, the 100% will be split between different tiers of authority.

grant and business rates payments to reflect any changes in the way existing duties are carried out by authorities. These changes would only be made in areas where it is requested by the Mayoral Combined Authority and all authorities affected by any changes agreed to the proposals.

- 3.6.2 Before doing this, we would need all local authorities affected by the transfer of funding arrangements to agree to the process and to provide the numbers on which the calculations would be based.
- 3.6.3 If the funding is to be transferred in the form of grant, then it would be possible to decide on an authority by authority basis how much grant is to be paid to the Combined Authority instead of the authorities who currently receive funding. It would be up to the local authorities affected to agree how this should be done.
- 3.6.4 If the funding is to be transferred in the form of a share of business rates, then the same procedure as above would be followed, but an additional step would be required to convert the amount for each authority into a percentage of their business rates that would transfer to the combined authority and the shares of business rates would then need to be reflected in regulations. Section 3.5 outlines how this would be done.
- 3.6.5 If the funding is to be transferred in the form of council tax then it would be necessary to ensure any transfer did not in itself increase the burden on council tax payers. In order to affect the transfer the same Band D level would need to be transferred away from all the currently funded authorities. This could be achieved by dividing the total amount to be transferred to the Combined Authority by the total number of Band D equivalent properties within the currently funded authorities. Alternative Notional Amounts could then be used to reduce the currently funded authorities' baselines and create a new baseline for the Mayor; this would ensure that no local referendums would be triggered due to the transfer of funding. This could only be done if the service transferred was the responsibility of the Mayor rather than that of the combined authority.

Question 10: Are you considering a voluntary transfer of funding between the Combined Authority and constituent authorities?

Question 11: Do you have any comments on the impact of the proposals for the 2017-18 settlement outlined in this consultation document on persons who share a protected characteristic? Please provide evidence to support your comments.

Annex A: 50% Business Rates Retention: Methodology for adjusting for the 2017 revaluation

- B.1. In order to ensure, as far as is practicable, the impact of the 2017 revaluation is neutralised in the rates retention scheme, DCLG propose to make the following adjustments to tariffs and top ups. This will be in addition to the normal inflation adjustments made to tariffs and top ups.
- B.2. Ideally, we would directly measure the change in non-domestic rating income between 31/3/17 and 1/4/17 (the 2 days either side of the revaluation). However:
- being the last day of the financial year and a Friday there could be many alterations on 31 March 2017 with retrospective effect (typically appeals credited on that day). The authority would, therefore, need to take a view as to how much of their provision they have released to fund those appeals and how much actually reduced non-domestic rates income for that day
 - we would need to consider whether changes to the provisions for the year should also be allocated to the income for the day and if so how
 - there will be other accounting adjustments in income which would need to be reflected for the day – such as bad debt.
- B.3. In practice we believe this would be too complicated and too sensitive to refunds, backdated alterations and subjective allocations of accounting adjustments. Instead the Government will use a proxy to measure the change in rates income due to the revaluation. We will then apply that proxy (as a factor) to the non-domestic rating income for 2016/17. That would then give an estimate of the change in in non-domestic rating income between 31/3/17 and 1/4/17.

Choice of a proxy for revaluation change

- B.4. As a proxy, we propose to adopt the change in gross rates payable before all reliefs and accounting adjustments between 31 March 2017 and 1 April 2017. Essentially, this is just the rateable value x small business multiplier for those 2 days.
- B.5. This proxy will not itself reflect changes in reliefs such as Small Business Rate Relief (SBRR). However, the proxy will be applied to non-domestic rating income which will already reflect the degree to which local income is affected by reliefs. So the adjustment will, by adopting non-domestic rating income, reflect the position of those authorities with a lot of SBRR.
- B.6. Where the proxy could be less accurate is where reliefs in a local area change due to the revaluation out of line with the proxy for all properties in the area. Many percentage awards of reliefs will not change due to the revaluation (e.g. charitable

relief) as their eligibility and percentage is not driven by rateable value - so for them the proxy should work as well as it does for any property. And some have little impact (e.g. the empty property relief lower threshold) and some reliefs are insignificant (rural rate relief).

- B.7. In principle, there is more scope for the revaluation factor for small properties receiving SBRR to be different to all properties. However:
- it is not possible to say what that revaluation factor for SBRR properties would have been. The Government has made large changes to the eligibility of SBRR for 1 April 2017. Had the Government not done anything to SBRR we would in any case have adjusted the thresholds for the relief and the Small Business (SB) multiplier. In the absence of the need for that decision we cannot isolate the effect of the Budget change to SBRR from the revaluation change
 - we believe the impact would still be marginal.
- B.8. Therefore, we believe adopting a proxy based on the gross change in rateable value using the Small Business multipliers is a practical and proportionate method. However, we will keep this under review for the final adjustment in the 2018/19 settlement (see below). We will also separately pay section 31 for the SBRR changes in the 2016 Budget including the increase in the threshold for the SB multiplier and will consider that payment in the context of the revaluation adjustment.

Provisional and Final adjustments

- B.9. We will not have actual 2016/17 non-domestic rates income or rateable values at 1 April 2017 in time for the 2017/18 settlement. Therefore, we propose to make the revaluation adjustment in 3 stages:
- provisional 2017/18 top ups and tariffs will be calculated in the autumn of 2016 based on forecasts. This will be based on NNDR3 non-domestic rates income for 2015/16 increased in line with inflation and rateable values for the 2010 and 2017 lists available at the draft list stage (30 September 2016)
 - final 2017/18 top ups and tariffs will be calculated in the autumn of 2017. The 2018/19 settlement will then include a reconciliation of the 2017/18 adjustment
 - in 2019/20 we will cancel the one off reconciliation adjustment for 2018/19.

Appeals and the multiplier

- B.10. At the revaluation the Secretary of State is allowed, in setting the multiplier, to anticipate future appeals on both the old and new rating list. This has the effect of increasing the multiplier so in effect we over-collect in the early years of the rating list and then under-collect in later years as the appeals start to come through with retrospective effect.

- B.11. Local government is responsible for accounting for appeals through their forecast of business rates income using proper accounting practice. Therefore they will make a provision at the start of the 2017 rating list to reflect all expected future appeals. To offset the effect of this provision we propose to remove from the revaluation adjustment the impact of future appeals. We will do this by calculating the revaluation adjustment using a notional small business multiplier for 2017/18 which has not been adjusted for appeals.
- B.12. This approach will give local authorities funds to deal with volatility and ensure retained rates income and spending does not fall from 1 April 2017 due to large new provisions for the revaluation.
- B.13. Having regard to the above, the following are the adjustments we propose to make to future settlements to implement the revaluation adjustment.

2017/18 Settlement

- B.14. For the 2017/18 settlement top ups and tariffs for the previous year will be adjusted for each local authority by the addition of the following amount (such that a negative outcome gives rise to a deduction):

$$J = C \left(1 - \frac{A}{B} \right) D$$

Where:

A	is total rateable value in all of the draft 2017 local rating lists covering the authority's area using the draft lists provided to Billing Authorities on 30 September 2016 multiplied by the adjusted provisional small business non-domestic rating multiplier for 2017/18. "Adjusted provisional small business non-domestic rating multiplier" is the provisional small business multiplier as included in the draft Local Government Finance Settlement but adjusted to an assumption that the effect of the alterations referred to in paragraph 5(6) & 5(7) of Schedule 7 to the Local Government Finance Act 1988 was to have no effect on rateable values or hereditaments.
B	is the total rateable value in all of the 2010 local rating lists covering the authority's area for 23 September 2017 and measured on that day multiplied by 0.484.
C	is the non-domestic rating income for the authority for 2015/16 (line 12 page 1 NNDR3) multiplied by 0.484/0.480
D	is the local share.

2018/19 Settlement

- B.15. For the 2018/19 settlement tariffs and top ups for the previous year will be adjusted for each local authority by the addition of the following 2 amounts (such that a negative outcome gives rise to a deduction):

Amount 1 (on-going adjustment)

$$G \left(1 - \frac{E}{F}\right) H$$

Amount 2 (reconciliation of 2017/18)

$$G \left(1 - \frac{E}{F}\right) H - J$$

Where:

E	is total rateable value in all of the 2017 local rating lists covering the authority's area for 1 April 2017 and measured on that day multiplied by the adjusted small business non-domestic rating multiplier for 2017/18. "Adjusted small business non-domestic rating multiplier" is the small business multiplier as included in the Local Government Finance Settlement but adjusted to an assumption that the effect of the alterations referred to in paragraph 5(6) & 5(7) of Schedule 7 to the Local Government Finance Act 1988 was to have no effect on rateable values or hereditaments.
F	is the total rateable value in all of the 2010 local rating lists covering the authority's area for 31 March 2017 and measured on that day multiplied by 0.484.
G	is the non-domestic rating income for the authority for 2016/17.
H	is the local share.
J	is the result of the formula above for the 2017/18 settlement for the authority.

2019/20 settlement

- B.16. Finally we will need an adjustment to the 2019/20 settlement to cancel the adjustment from the previous year's top up or tariff for the reconciliation of 2017/18 (thereby leaving in the top up or tariff the ongoing adjustment only). For the 2019/20 settlement top ups and tariffs for the previous year will be adjusted for each local authority by deducting the following amount:

Amount 2 in respect of 2018/19 x -1

Notes:

- i. We aim to provide certainty for local government by explaining this methodology now. However, DCLG will keep this methodology under review in order to allow scope for further adjustments to be made in 2018/19, for example to account for any significant issues of unfairness.

- ii. The tariffs and top ups will also need to be increased in line with inflation in the normal way each year. To achieve this we may, in practice, first strip out inflation from the revaluation adjustment. We may do this by adopted a “zero inflation” SB multiplier at A above.
- iii. The revaluation factor is calculated before SBRR and before the SB supplement (i.e. it is just based on the SB multiplier). We will separately pay section 31 for the SBRR changes in 2016/17 including the increase in the threshold for the SB multiplier. We will consider that payment in the context of the revaluation adjustment.
- iv. The 2010 and 2017 lists should match – i.e. have the same hereditaments with same physical attributes etc. The draft list provided to you for 30 September will be taken from the live list on 23 September – hence the use of that date. We believe this methodology will achieve this but we will continue to check that assumption.
- v. The adjustment to the multiplier for 2017/18 is to remove the impact of the appeals assumption from the multiplier. This will reduce the multiplier in the calculation which in turn will give local authorities a surplus to offset against future appeal.

Annex B: Summary of consultation questions

Question 1: What other, additional grants, beyond those set out in para 2.2.2, could the Government consider including in the multi-year offer?

Question 2: Do you agree with the proposed methodology for allocating funding for the improved Better Care Fund as outlined in paragraph 2.3.4?

Question 3: Do you agree with the council tax referendum principles for 2017-18 proposed in paragraphs 3.2.1 to 3.2.2 for principal local authorities?

Question 4: Do you agree that referendum principles should be extended to larger, higher-spending town and parish councils in 2017/18 as set out in paragraphs 3.3.3 to 3.3.4?

Question 5: Do you agree with the proposed approach to take account of the transfer of responsibilities to town and parish councils as outlined in paragraph 3.3.5?

Question 6: Do you have any comments on the suggestion that referendum principles may be extended to all local precepting authorities as set out in paragraph 3.3.6? If so what level of principle should be set?

Question 7: Do you have views on the practical implications of a possible extension of referendum principles to all local precepting authorities as set out in paragraph 3.3.7?

Question 8: Do you agree with the methodology for calculating the revaluation adjustment to business rates tariff and top-up payments as outlined in paragraphs 3.4.1 to 3.4.8?

Question 9: Do you agree that the methodology, as outlined in paragraphs 3.5.5 to 3.5.13, for calculating changes to the local share of business rates and tariff and top up payments is correct and does not adversely affect non-pilot areas?

Question 10: Are you contemplating a voluntary transfer of funding between the Combined Authority and constituent authorities?

Question 11: Do you have any comments on the impact of the proposals for the 2017-18 settlement outlined in this consultation document on persons who share a protected characteristic? Please provide evidence to support your comments.

Annex C: Glossary of technical terms

Baseline funding level

The amount of an individual local authority's Start-Up Funding Assessment for 2013/14 provided through the *local share* of the Estimated Business Rates Aggregate uprated each year by the change to the small business multiplier (in line with RPI).

Business rates baseline

Determined for individual authorities at the outset of the business rates retention scheme by dividing the *local share* of the Estimated Business Rates Aggregate (England) between billing authorities on the basis of their proportionate shares, before the payment of any major precepting authority share.

Central share

The percentage share of locally collected business rates that is paid to central government by billing authorities. This is set at 50%. The *central share* is re-distributed to local government through grants including the *Revenue Support Grant*. This replaces the previous 'set-aside' policy.

Local government spending control total

The total amount of expenditure for Revenue Support Grant in the Department for Communities and Local Government's Local Government Departmental Expenditure Limit (LG DEL) plus the local share of the Estimated Business Rates Aggregate that is allocated to the local government sector by Government for each year of a Spending Review. It does not include the resources identified in the 2013 Spending Round for social care and Troubled Families.

Local share

The percentage share of locally collected business rates that is retained by local government. This is set at 50%.

Revenue Support Grant

Billing and most major precepting authorities receive Revenue Support Grant from central government in addition to their local share of business rates Aggregate. An authority's Revenue Support Grant amount plus the local share of the Estimated Business Rates Aggregate will together comprise its Settlement Funding Assessment.

Safety net

Mechanism to protect any authority which sees its business rates income drop, in any year, by more than 7.5% below their *baseline funding level* (with baseline funding levels being uprated by the small business rates *multiplier* for the purposes of assessing eligibility for support).

Start-up funding assessment

A local authority's share of the local government spending control *total* which will comprise its Revenue Support Grant for the year in question and its *baseline funding level*.

Tariffs and top ups

Calculated by comparing at the outset of the business rate retention scheme an individual authority's business rates baseline against its baseline funding level. Tariffs and top ups are self-funding, fixed at the start of the scheme and index linked to RPI in future years.

Tariff authority

An authority with, at the outset of the scheme, a higher individual authority business rates baseline than its baseline funding level, and which therefore pays a tariff.

Top-up authority

An authority with, at the outset of the scheme, a lower individual authority business rates baseline than its baseline funding level, and which therefore receives a top up.



Business Case for Modernising Local Government in Buckinghamshire

Executive Summary

Buckinghamshire
Council

September 2016

Buckinghamshire is an attractive county. It is a successful place to do business, contributing £14.8bn in Gross Valued Added (GVA) to UK economy and ranking 3rd in terms of GVA productivity. Many parts of

the county enjoy low unemployment, higher than average household incomes and good health outcomes, yet we also have a number of challenges. This paper sets out why there is a compelling case for change.

Change is essential for future growth in Buckinghamshire

The profile of Buckinghamshire is set to change significantly over the next twenty years. Emerging local plans identify a need for **50,000 new homes by 2033**. Buckinghamshire is becoming even more multi-cultural and diverse. The population over the age of 65 is increasing, as are levels of disability, leading to significant pressures on services.

Past success is no longer a guarantee of continued prosperity. The need for change has become all the more apparent in recent years, a period that has seen rapid changes in attitudes and expectations amongst residents and businesses alike, together with rapid increases in demand. Future public services need to be fit to meet these challenges.

Services provided by the public sector are increasingly unaffordable, particularly in the context of fiscal constraint. By the end of 2016/17, the county council will have delivered **£145m savings since April 2010**. Collectively, the county and district councils have to deliver further savings in excess of £30m by 2020. Traditional approaches are not sustainable.

The role of the public sector is being transformed, driven by a growing demand for a new form of civic leadership that works with communities to realise a shared vision for their future, whilst being a powerful advocate in partnership and sub-regional arrangements. **Residents want better quality services that are easier to access, and they want a real say in services and decisions that affect them.** Ambitious town and parish councils want greater responsibility for assets and services so that they can tailor these to community needs. We want to play our part in relieving the acute pressure in the housing market alongside providing sustainable infrastructure for our communities.

The resources and energy tied up in coordinating five individual councils in a relatively small county not only frustrates the effective use of public resources but also prevents the agile leadership that is critical to meet the mid 21st century challenges of shaping sustainable communities, delivering new homes and jobs, devolving power to communities, promoting economic prosperity and ensuring the health and wellbeing of residents.

Now is the time for change

The current configuration of local government within Buckinghamshire is no longer fit for purpose. Furthermore, it is not affordable. Reform will take time but, if implemented now, is achievable within existing resources and manageable without jeopardising the performance of front line services. Any delay brings further risks to the sustainability of essential services and the successful delivery of growth across the county, whilst the capacity to manage a recovery strategy will diminish.


“No change” is the highest risk strategy.

The options

Unitary government offers significant benefits for residents, communities and businesses in Buckinghamshire. Other local authorities who have made this transition have identified a variety of opportunities, including cost savings, service improvements and growth.


Three options have been considered for the future configuration of local government in

Buckinghamshire based on the economic geography of the areas that make up Buckinghamshire, travel to work patterns, the urban and rural nature of the county, and population size. A detailed appraisal of these options has been undertaken and externally validated by Grant Thornton. The options considered are as follows:




One Unitary

A county-wide unitary responsible for delivering the full array of local authority services across Buckinghamshire



Two/Three Unitary

Would either see the county divided into North and South, or would follow a similar division to the current district boundaries



Three Unitary with Combined Authority

Three unitary authorities with strategic services pooled into a combined authority that would deliver these services county-wide. E.g. include health and social care and strategic planning and transport

The financial assessment

Option	Reasons	Rank
Option 1 - One Unitary Authority	Net 5 year revenue savings of £45.4m (£18.2m annual)	1
Option 2a - Two Unitary Authority	Net 5 year revenue savings of £17.3m (£10.3m annual)	2
Option 2b - Three Unitary Authorities	Net 5 year revenue savings of £5.6m (£5.5m annual)	4
Option 3 - Three Unitary Authorities + Combined Authority	Net 5 year revenue savings of £11.1m (£5.4m annual)	3

The non-financial assessment

The options have also been evaluated against a set of non-financial criteria, based on discussions with senior civil servants at the Department for Communities and Local Government, together with similar studies that have been undertaken elsewhere within the country. In summary:

- **Option One: A single county-wide unitary model would achieve the highest annual revenue savings for investment in local priorities, whilst offering clear accountability, simplified arrangements for partners, and a strategic focus to maximise opportunities for communities and businesses. The challenge would be to develop a model that balances strategic coordination with local need;**
- **Option Two: A multiple unitary model offers clear accountability, together with a focus on the distinctive characteristics and challenges in different parts of the county and delivery of modest savings. However, the multiple unitary options would increase complexity for local partners and present risks in terms of the disaggregation of critical child and adult safeguarding services. This option would not provide the scale and capacity to offer significant efficiencies or longer term sustainability;**
- **Option Three: A 'Combined Authority' option offers a potential model for balancing the benefits of multiple unitaries with county-wide scale for strategic services such as social care and strategic planning. However, this model offers the lowest level of savings and risks recreating the issues of a two tier system, with reduced local accountability. A major challenge would be designing the governance arrangements to allow quick and effective decisions and balance potentially conflicting interests to mutual benefit. The 'Combined Authority' model is untested in the context of replacing a two-tier system.**

The non-financial appraisal is summarised in the matrix below.

Option	Service Performance	Democratic Leadership & Accountability	Local engagement & decision making	Sustainability				Average sustainability score	Total score	Non-Financial Rank
				Economic Growth	Skills & Capacity	Engagement of supply chain (business and supply chain)	Coterminosity with partners (partnership working)			
Option One: Single unitary	1	1	3	1	1	2	1	1.25	6.25	1
Option Two: Multiple Unitary	3	3	1	3	3	2	3	2.75	9.75	3
Option Three: Combined Authority Option	2	2	2	2	2	1	2	1.75	7.75	2

1 - low scoring, 2- medium scoring, 3 - high scoring

The conclusion

The options appraisal has identified that a single county-wide unitary model for Buckinghamshire offers the greatest likelihood of meeting the needs of Buckinghamshire in the future. Key benefits highlighted in the options appraisal were:

- **a single point** of accountability and responsibility for the quality of all local authority services **within the area**, supported by a single executive function;
- **simplified** arrangements from the perspectives of the public, partners and businesses;
- **opportunities** to improve the conditions for economic growth by bringing together related services such as spatial planning, housing, transport and infrastructure;
- **enhancement** of existing county-wide social care and safeguarding services through closer connection with related services such as housing, leisure and benefits;
- **protection** of a robust platform for further health and social care integration;
- **ability** to maximise the investment over the longer term in preventative services

The key challenge identified with this option would be to provide confidence to residents that a large single unitary council would be able to respond to distinctive local needs, respect local identity and put decision-making in the hands of local communities.

Blueprint for a new county-wide single unitary council for Buckinghamshire

Our proposition is to abolish the county council and the four district councils and establish a **brand new, county-wide single unitary council** at the forefront of modern local government, committed to improving the quality of life and wellbeing for all local residents, designed to engage effectively with each of the multiple communities county-wide, and to develop

a prosperous and sustainable future for Buckinghamshire.

This section sets out a blueprint for what a new council could look like. This is for illustrative purposes; ultimately it will be for a brand new council to design its own vision, priorities and operating model.

A new vision

Our vision for the future of Buckinghamshire is to provide a new form of civic leadership fit for purpose in 2020 and beyond, one that gives local people a stronger say in the choices that affect them and enables each local community – from Buckingham to Burnham – to realise its own shared vision for the future.

Our vision is to redefine the role of the public sector from one of control and top down dialogue to one of enabling and facilitating initiative, innovation and ambition, whilst at the same time strengthening the safety net for the most vulnerable and removing the gaps that people can slip through.

Our proposal is for a brand new form of local government which builds upon the strong track record of the four district councils and the county council, whilst seizing the opportunity to design and establish new structures that ensure interests are represented at the right level, so that decisions can be taken to deliver the best outcomes.

To date it has not been possible to achieve a consensus between the county council and the district councils on the preferred end state of any reorganisation. Our proposition has been developed to reflect what we have heard from residents, businesses, parish and town councils and other key stakeholders

Our ambition for a new county-wide single unitary council for Buckinghamshire:

- **Single voice** – speaking up on behalf of residents, businesses and partners
- **More local** – delivering an innovative locality based structure built on the ambition of our **town and parish councils** who are leading the way both locally and nationally, and new, legally constituted **Community Boards** with decision making powers
- **Better quality** – improving the quality, cohesiveness and accessibility of services, with local delivery enabled by a network of multi-agency **Community Hubs**
- **More efficient** – moving **£18m** of council tax payers money each year away from management overheads and investing it in priority, front line services

Single Voice

A new county-wide unitary council for Buckinghamshire, aligned with key partnership structures already in place such as the Buckinghamshire Thames Valley Local Enterprise Partnership and the Buckinghamshire NHS Clinical Commissioning Groups, would have the strategic accountability to deliver a place shaping agenda, seizing the opportunities of growth as the catalyst for change.

A new county-wide unitary council for Buckinghamshire, with a **single strategic voice**, would be able to be a powerful advocate for ensuring the opportunities and needs of Buckinghamshire shape the emerging sub-national agenda and the commitment (through the National Infrastructure Commission) to address barriers to growth. It would be able to build upon the initiative that has created England's Economic Heartland Strategic Alliance – an emerging Sub-national Transport Board – using the ability of its civic leaders to develop momentum and deliver a change agenda. It would have the professional skills required to deliver an ambition for Buckinghamshire in a way that has not previously been possible.

More Local

A new county-wide unitary council for Buckinghamshire would have the confidence to enable greater empowerment at a local level. Through the implementation of new, stronger and well-resourced local area structures, transparency and accountability of decision making could be strengthened and the delivery of things that matter most to residents could be managed wherever possible at the local level. Key features could include:



A new offer to town and parish councils with flexible opportunities and support to deliver their own services and assets currently not possible. This would include the ability to deliver these far more locally with greater transparency and accountability.

5
19

Local area planning committees, which will be able to continue to be taken on and approved by the county council.
Newly formed Community Boards, which will be able to take on and approve the delivery of certain local services.



Planning Committee

Local Councillors making decisions



Town Council

Town Council running a service

New Buckinghamshire Council



Community Hub

The visible face of the Council



Community Board

Residents having their say



Parish Council

Parish Council running a service

Better Quality

A new county-wide unitary council for Buckinghamshire would clarify accountability and enable customer needs to be managed simply and holistically, taking a customer focused approach to supporting need at every stage of life to improve outcomes for all.

A new county-wide unitary council for Buckinghamshire would be able to deliver a **single point of contact and a single website** for residents, businesses and town and parish councils. The county council currently receives 680 telephone calls per month from residents trying to access district council services, with an annual cost of £34k. A single telephone number,

with clear links to town and parish councils, would put an end to this frustration for residents.

A new county-wide unitary council for Buckinghamshire would be able to use its resources to develop a network of multi-agency **community hubs**, enabling residents to access services from a place local to them.

A new county-wide unitary council for Buckinghamshire would be able to **eliminate duplication and deliver faster, lean decision-making**, ensuring that Buckinghamshire remains a place in which entrepreneurs want to create the future.

More Efficient

A new county-wide unitary council for Buckinghamshire provides the greatest potential to cut bureaucracy and release efficiency savings for investment in local priorities, whilst ensuring at the same time that the safeguards valued by local communities are maintained.

A new county-wide unitary council would be able to deliver **£18.2m ongoing annual net revenue savings**. Transition costs of £18.4m would be affordable within existing resources and repayable within three years, resulting in a return on investment of **£45m in net revenue savings over the first five years of the new council**.

Together, the five councils hold up to **£1bn** in assets. A recent property review highlighted the potential for net capital receipts of up to £48m by rationalising the county council's assets alone. This could be significantly enhanced by looking at the opportunities across the wider public estate.

A new county-wide unitary council would be able to ensure that the total reserves currently held by the five councils (**£285m as at 1 April 2016**) are effectively deployed to manage risks and invested in delivering the priorities of our residents, communities and businesses.

Council tax can be equalised at the lowest level in the first five years of a unitary, meaning council tax payers in the Chilterns, South Bucks and Aylesbury Vale would have their bills reduced to the level paid in Wycombe.

A single unitary council would not only be able to maximise the resources available to local government but would release efficiencies across county-wide partners, including housing associations and local charities, who allocate considerable resource in navigating their way through the different operating models of five councils.

Transition to Transformation

A new county-wide unitary council for Buckinghamshire would be built on the strong track record of the legacy councils, which collectively have the delivery credentials to underpin this vision, together with recent relevant experience of local government reform in areas such as Wiltshire, Durham and Shropshire.

The transition plan illustrates that a new county-wide unitary council could be in place by 1 April 2019. The establishment of a new council would be phase one of a journey, not the end in itself. It would provide a building block for a future which will be connected to growth in the region and

in the UK as a whole, and offer the potential for developing a devolution deal with government in the future.

The implementation of a major change project inevitably comes with transitional costs as well as potential short term risks to service continuity. The costs will be significantly outweighed by the long term gain to local residents and businesses. Risks can be systematically mitigated, as demonstrated by evidence of successful change already managed by the councils in Buckinghamshire, and from the experience of other new county-wide unitary authorities.

Public sector reform is essential for the future of Buckinghamshire and now is the time for change



13 September 2016

Mr C P Wayman
Town Clerk
Buckingham Town Council
Town Council Offices
Buckingham Centre
Verney Close
BUCKINGHAM
MK18 1JP

The University of Buckingham
Buckingham
MK18 1EG
United Kingdom

Tel +44(0) 1280 814080
Fax +44(0) 1280 822245
info@buckingham.ac.uk
www.buckingham.ac.uk



Dear Chris

Re: Tanlaw Mill Leat

Further to your letter to the Vice Chancellor of the 22nd August, (your Ref Leat3 294/16), re the Tanlaw Mill Leat, Sir Anthony has ask me to respond.

Whilst I appreciate the concern raised about the area, I don't feel it is any more dangerous than other parts of the river around and through the University, (e.g. the depth of water by the adjacent sluice gates, which is in excess of 3 metres, or the weir at the top by Lords Bridge where a large number of people paddle and play during the summer months). It is also better protected than much of the river having fencing restricting access on all sides. Therefore I do not feel it requires any specific maintenance and currently have no plans to do so.

Having said that, we are looking at the possibilities of removing the Leat altogether, mainly because of the damage it is causing to the Mill below the water line, although this is unlikely to happen in the short term.

We will continue to monitor the situation and assure you that we would take any necessary action should we believe the area becomes a particular hazard or danger to students, staff or visitors to the site.

Yours sincerely

Colin Stocker
Estates Bursar
Direct Line +44(0) 1280 820256
colin.stocker@buckingham.ac.uk



13 September 2016

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Dear Chris

Re: Railway Walk

Thank you for your letter of the 25th August, (your ref 774/15), re the footpath from the Railway Walk to the Chandos Road car park.

As I am sure you are aware, the University is looking at the potential of building on the car park area and part of this proposal is to reinstate the old station platform and improve the path links between the two 'ends' of the Railway Walk at the boundaries to our area. Whilst this is currently only a proposal, I am sure you will appreciate that we are not keen to put any significant investment into the existing path prior to any decision we take on whether to take this proposal forward.

However, I do agree that the path is not in a good state of repair, which is only likely to worsen during the coming winter months, therefore I have arranged for some works to be carried out to improve the situation.

I hope this is acceptable.

Yours sincerely

Colin Stocker
Estates Bursar
Direct Line +44(0) 1280 820256
colin.stocker@buckingham.ac.uk



Aylesbury Vale Association of Local Councils

40th ANNUAL GENERAL MEETING Aylesbury Vale Association of Local Councils

Saturday, 5th November 2016 at 10.00 am

**Watermead Village Hall, The Piazza, Lakeside, Watermead,
Aylesbury. HP19 0FX**

Jenny Hunt:
Chairman

12th September 2016

AGENDA

1. Welcome and Apologies for Absence
2. Minutes of the 39th AGM held on 23 October 2015
To agree the minutes as a true record (attached)
3. Chairman's Report
4. Treasurer's Report [to follow]
5. Election of Executive Committee (12)
6. Appointment of Examiner for Accounts
7. Election of Officers – Chairman, Vice Chairman, Hon Treasurer
8. Election of Representatives to BMKALC [2]
9. Election of Parish Representatives to AVDC New Homes Bonus Panel
[2+1 reserve]
10. Date of AGM 2017 – to be agreed
11. Open Discussion for Parishes

10.45 am refreshments [15 Minutes]

11.00am

DAVID LIDINGTON MP FOR AYLESBURY

"The Role of Parish and Town Councils in Local Governance Arrangements – Opportunity or Threat ? "

What does the Future Hold for Parish and Town Councils ?

Devolved services – are they likely to increase ?

*How does HMG see the future for our tier
of Local Government ?*

*These are but a few of the topics which have come before AVALC -
Where do we go from here ?*

rsvp by 28th October and for further details contact hunt935@btinternet.com

AYLESBURY VALE ASSOCIATION OF LOCAL COUNCILS
MINUTES OF THE 39th ANNUAL GENERAL MEETING
OF THE AYLESBURY VALE ASSOCIATION OF LOCAL COUNCILS
Held on 23rd October 2015 at 7 pm
At St. Laurence's Room, Market Square, Winslow.

Present: Cllrs – Jenny Hunt, Stoke Mandeville PC [in the Chair], David Barry [Winslow TC] , Bob Saintey [Pitstone PC], Andrew Brunet [Ickford PC], Nick Heirons [Quinton PC], John Gilbey [Gt Horwood PC], John Riches [Middle Claydon PC], Jon Harvey [Buckingham TC and Maids Moreton PC], Llew Monger [Winslow TC], Bob Carvey [Aston Abbots PC]. Brian Pethick [Calvert Green PC], Mark Bull [Little Horwood PC]

Guests: Paul Hodson, Localities Manager, Buckinghamshire County Council
Nick Phillips, Group Chief Executive. Community Impact Bucks

1. Apologies:

Padbury PC, Whaddon PC, Mursley PC, Turweston PC, Denise Summers ATC, Phil Aylesbury, Milton Keynes District ALC, Brian Swain, High Wycombe District ALC, Sandy Saunders, Chairman BMKALC

2. Welcome

In welcoming Councillors and guests to the Annual General Meeting the Chairman noted that the formal business would be followed by a presentation by Nick Phillips from Community Impact Bucks and Paul Hodson BCC Localities Manager.

3. Minutes of the 28th AGM held on 1st November 2014.

The Minutes of the previous meeting had been circulated with the agenda and were agreed as a correct record on a proposal received from B Saintey seconded by J Riches and duly signed by the Chairman.

4. Annual Report 2014/2015

The Annual Report from the Executive Committee was presented by the Chairman and covered the period November 2014 to October 2015. She said that the elections in May of 2015 had resulted in a number of long standing Councillors retiring but new people had come forward with fresh enthusiasms and ideas. Three new Councillors had been welcomed to the AVALC Executive but two vacancies still remained. She paid tribute to Rachel Webb who had been a fully active member of the Committee for several years and had resigned in May. During the year a number of issues had been addressed and were noted from the Annual Report.

- Difficulties were still being experienced by some Parishes in dealing with the new planning communication system introduced the previous year.
- Parishes expressing an interest in becoming involved in services devolved by Transport for Bucks had been concerned and disappointed at the way this had been handled. Independent legal advice had been taken from NALC and considerable input from Councillors and Clerks had resulted in a satisfactory outcome. The second tranche was now beginning but there was uncertainty as to for how long the work would continue.
- Considerable problems were being experienced by Parishes grappling with Neighbourhood Planning with AVDC using the interpretation of the 'Woodcock' case in determining applications for development. The matter was a moveable feast with various planning application decisions being in the process of being "called in" by the Minister of State and local MP challenge. The action by the LPA had left other Parishes uncertain as to whether there was any merit in sustaining this work.

- The Executive Committee had opposed the closure of Aylesbury Magistrates Court believing this to be a retrograde step compromising those most in need by causing difficulties of access to alternative sites. Furthermore, as the county town of Buckinghamshire the Courts should remain in the town of Aylesbury.
- The Chairman paid tribute to Winslow Town Council for the use of the Town Council Offices for Committee meetings of the Executive Committee.

5. New Homes Bonus

A report on New Homes Bonus grants was given by Parishes representatives to the AVDC NHB Grants Committee Nick Heirons and John Gilbey. It was emphasised that eligible Parishes should make use of this asset by submitting applications to fund community projects.

6. Liaison with Aylesbury Vale District Council

The Chairman said that two meetings had taken place with AVDC to date and a third was scheduled for December. Items discussed had included -

- Standards Committee
- Proposals for a Unitary Authority for Aylesbury Vale and the early engagement of Parishes
- S.106 monies and the adoption of public areas on new developments
- Finance and Parish Precepts
- Settlement Hierarchy
- The collection of Council Tax by Precepting Authorities
- Annual Meeting between Members of the AVDC Cabinet and Parish and Town Councillors

The Report of the Executive Committee was adopted.

7. Report of Treasurer

Councillor David Barry, Treasurer, presented the audited accounts for the financial years 2013/14 and 2014/2015 which had been circulated. It was noted that £3,314 total funds remained. He noted the sum of £775 which had been received as voluntary donations and thanked those Parishes who had contributed to the running costs of AVALC. However, he warned that action would have to be taken by the Committee in the longer term respect of the income stream as any unplanned expenditure would cause a severe drain on AVALC resources, No income existed other than voluntary donations from Parishes. In concluding his presentation the Treasurer paid tribute to the Honorary Examiner of accounts, David Starr. It was agreed that The Annual Accounts be adopted.

8. Election of Executive Committee

The Chairman asked for nominations to the Committee. Current members agreed to be re-nominated. There being no further nominations, the following were elected for the following year -

David Barry, Andrew Brunet, Bob Carvey, John Gilbey, Jon Harvey,
Nick Heirons, Jenny Hunt, Martin Jarvis, John Riches, Bob Saintey.

9. Appointment of Examiner of Accounts

It was unanimously agreed that David Starr be appointed as Examiner of Accounts for the forthcoming year. The Committee expressed appreciation for the work he had undertaken.

10. Election of Officers

It was proposed, seconded and unanimously agreed that the following Councillors be elected to serve for the following year –

Chairman : Cllr Jenny Hunt
Vice Chairman: Cllr John Gilbey
Hon Treasurer: Cllr David Barry

11. Representatives to Buckinghamshire & Milton Keynes

Association of Local Councils

It was proposed, seconded and unanimously agreed that Cllr J Hunt [Chairman], Cllr J Gilbey [Vice Chairman], Cllr B. Carvey and Cllr J Riches be elected as representatives to the BMKALC Executive Committee for the forthcoming year.

12. Election of Parishes Representatives to AVDC New Homes Bonus Panel

It was proposed, seconded and unanimously agreed that Cllrs J.Gilbey and N Hierons be nominated as Parishes representatives to the AVDC New Homes Bonus Panel for the forthcoming year and Cllr J Harvey as Deputy.

13. Date of AGM 2016

It was agreed that the AGM for 2016 should return to a Saturday morning and that dates be discussed by the Executive and member Parishes be notified.

Open Discussion

a] New Futures Programme

Paul Hodson, Localities Manager, Bucks County Council, addressed the meeting about a draft proposal for supporting parishes across the county to meet the challenges and opportunities they may face. It was proposed to invest in a scheme based on the New Futures programme for voluntary and community sector groups. The scheme would offer free support from a suitable organisation to help explore and confirm key areas of the council's need and up to nine days of free specialist support to help parishes to address these needs and improve work already done or to take a new direction. A Conference organised by BCC was to take place in Amersham on 25th November 2015, about which details had been circulated.

b] Aylesbury Vale Local Plan

Attention was drawn to the publication of the first stage of the new Vale of Aylesbury Local Plan and the hope that all Parishes would study the documentation which had been recently issued, especially the Issues and Options Paper. This was particularly important for Parishes involved in Neighbourhood Plans. Nine different options for growth in Aylesbury Vale had been identified. Of the 31,000 dwellings documented only 21,500 were required to meet the needs within the District, the remainder being required to accommodate populations from neighbouring Districts. Mention was made of the HEELA Report, the housing and economic land available assessment which took into account employment land. All sites were currently being examined and decisions made in principle. The consultation was open until 4th December and details of public consultation events were to be circulated.

GUEST SPEAKER

Nick Phillips, Group Chief Executive

Community Impact Bucks

'Collaboration in Rural Areas'

A warm welcome was expressed to Nick Phillips who had attended the meeting by invitation to address Collaboration in Rural Areas. Nick said that projects run by CIB are the core element of volunteering. Support is given to community groups and charities when they start up, develop and expand and also more lately organisations in crisis. Most are local community based charities and organisations. He said that volunteering helps organisations to be effective and in some cases to

even exist! Some organisations in the commercial world give their time freely. He spoke of the two most popular stages of volunteering as being those between 16 – 24 years of age and those between 48 – 54 years old which left a huge gap in the centre. Nick went on to say that CIB also acts as the Rural Community Council and that ACRE works with DEFRA to raise money for rural communities. There exists in Government a strong opinion that problems in rural areas are the same as those in urban areas. Equally, that Buckinghamshire is a leafy county of wealth. However rural areas had specific issues which were not so apparent in urban areas e.g. the lack of high speed Broadband. Problems more prevalent in rural areas were transport, communications and rural crime. The impact of crime in rural areas is significant. Large financial cuts have impacted greatly on rural communities and will become much more apparent. Devolution of services is however finding its own solutions. Where communities are finding their own solutions with Neighbourhood Planning, Community Right to Build and other projects, Local Authorities were going to have to change the way communities were supported.

Collaboration is key to the success of community based projects such as in transport, village halls, farmers markets etc. Support was available in project planning and establishing a community interest company. CIB seeks to share examples of what can be possible in communities and through 1-2-1 surgeries can help set up Community Interest Companies or find ways of raising funds.

The principles of engagement are identifying a champion and a champion's "mate", priority setting, having a clear vision/ mission, development of an action plan and building in a monitoring process. He concluded that the future around rural collaborative projects was built around clear local commitment to the project, a willingness to invest both time and some money and in some cases an appetite for investment risk where the proposal is based on a community business (Pub/Shop/Village Hall). Funding and advice is available from Community Impact Bucks but there needs to be a clear vision and showing strong benefits to the community. A useful discussion ensued centring on rural housing and the new Community Right to Build Policy with which CIB are now supporting parishes. (For information on Community Right to Build contact Jean.fox@communityimpactbucks.org.uk)

Nick Phillips was thanked for his interesting and informative address.

AYLESBURY VALE DISTRICT COUNCIL

Legal & Estates Services

Please ask for: Ifty Ali
Direct Line: 01296 585032
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: righttobid@aylesburyvaledc.gov.uk
Our Ref: Legal/ACV_PC_MK18 1NY_300816
Your Ref:



30 August 2016

Mr Christopher Wayman
Clerk to Buckingham Town Council
Room 32
The Buckingham Centre
Verney Close
Buckingham
MK18 1JP

Dear Mr Wayman

**Re: Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road,
Buckingham, MK18 1NY
Nomination for registering as assets of community value**

For your information, a Community Right To Bid has been listed in your area – please find enclosed the Decision Notice by way of confirmation.

Yours sincerely

Ifty Ali

Monitoring Officer



Aylesbury Vale District Council

Community nomination in respect of

**Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road,
Buckingham, MK18 1NY**

Notice under section 91 of the Localism Act 2011

1. The Nomination

Aylesbury Vale District Council received a nomination under section 89 of the Localism Act 2011 ('the Act') to list Buckingham Athletic Sports & Social Club, Stratford Fields, Stratford Road, Buckingham, MK18 1NY as an asset of community value. The nomination was made by the Buckingham Athletic Sports & Social Club Community Group. A copy of the nomination is attached at Appendix 1 and plan showing the boundaries of the nominated land is attached at Appendix 2.

A summary of the nomination is set out below:

- (a) The property is located at Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road, Buckingham, MK18 1NY and provides football and leisure facilities to the community.
- (b) The facilities comprise one football pitch; changing rooms and stands; training areas; a well-equipped club house and a car park.
- (c) The property is considered to be a huge asset to Buckingham. It offers a home to the British Legion, Dominoes, Weight Watchers, Musical Minis, the Pigeon Society, Darts, Pool and other clubs. It also provides free Sky viewing for sports games and offers a warm welcome to all. The Club is hired out for birthdays and wakes and there is also a selection of music nights. The Club offers free facilities to charity events – this includes Alec's Angels, Whizz Kidz and Cancer Research. The Club also provides football.

2. The Law and Statutory Guidance

Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council's opinion an actual current use of the building or other land that is not ancillary use, furthers the social wellbeing or social interests of the local community, and it is realistic to think that there can continue to be non-ancillary use of the building or other land, which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Under section 89 the Council can only include land in its list of assets of community value in response to a community nomination or where permitted by regulations. A

community nomination in England can only be made by either a Parish Council in respect of land within its area or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made the Council must consider it and must accept the nomination if the land is within its area and is of community value

3. Decision and Reasons

The Council **accepts** the nomination by the Buckingham Athletic Sports and Social Club Community Group and includes the Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road, Buckingham, MK18 1NY in its list of assets of community value.

The reasons for this decision are as follows:

- (a) The land and building comprising the Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road, Buckingham, MK18 1NY lie within the administrative area of Aylesbury Vale District and within the town of Aylesbury.
- (b) The Buckingham Athletic Sports and Social Club Community Group are eligible under section 89(2) b (iii) to make a community nomination in respect of the Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road, Buckingham, MK18 1NY . The community nomination made by the Buckingham Athletic Sports and Social Club Community Group includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012
- (c) The land and building does not fall within a description of land which may not be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations)
- (d) The Council considers that the current use of the land is not an ancillary use, and that this use furthers the social wellbeing and social interests of the local community and that the land is of community value

4. Next Steps

The Buckingham Athletic Sports and Social Club, Stratford Fields, Stratford Road, Buckingham, MK18 1NY will be included in the list of assets of community value maintained by the Council under section 87 of the Act.

In accordance with section 91 of the Act the Council will send this notice to:-

- (a) the owner of the land
- (b) the Buckingham Athletic Sports and Social Club Community Group as the nominee body
- (c) Buckingham Town Council

5. Consequences of Listing

The land will remain on the list of assets of community value for a period of 5 years from the date of this notice unless removed with effect from some earlier time in accordance with the provision of the Regulations.

Inclusion of the land in the list of community assets is a local land charge under the Local Land Charges Act 1975.

The Council is required under Schedule 4 of the Regulations to apply to the Land Registry for a restriction to be added to the registered title of the land that “No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011”.

Under section 95 of the Act an owner must notify the Council by writing to the Head of Legal and Estates Services at Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF if they wish to enter into a relevant disposal of the land. Relevant disposal is defined in section 96 and (subject to exemptions in section 95(5) and Schedule 3 of the Regulations) means, a freehold disposal or the grant or assignment of a qualifying leasehold interest, with vacant possession.

A moratorium period is triggered by notification under section 95 to allow any community interest group to submit a written request to be treated as a potential bidder for the land. Owners are advised to refer to the Part 5 Chapter 3 of the Act and the Regulations in full and to seek legal advice if they wish to dispose of the land. **A disposal of listed land which contravenes the requirements of Act and Regulations will be ineffective.**

6. Right of Review

In accordance with section 92 of the Act the owner of the land is entitled to request a review of this decision. The review will be carried out by a senior officer of the Council nominated by the Chief Executive. A request must be made in writing and received by the Council within 56 days of the date of this notice or such longer period as the Council may agree in writing. Please ensure that the request explains on what grounds the decision should be reviewed.

If a request is made the Council will complete the review within 56 days of receiving the request or such longer period as is agreed with the owner in writing. A request must be addressed to The Chief Executive, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

7. Right to Compensation

In accordance with paragraph 14 of the Regulations an owner or former owner of the land is entitled to claim compensation from the Council of such amount as the Council may determine, where they have incurred loss or expense in relation to the land which would be likely not to have been incurred if the land had not been listed.

A claim for compensation must be made in writing within 91 days of the loss or expense being incurred (or as the case may be) finish being incurred; must state the amount of compensation sought for each part of the claim and be accompanied by supporting evidence for each part of the claim.

If a claim is made the Council will consider the claim as expeditiously as possible. A request must be addressed to the Director of Finance at Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

8. Additional Help

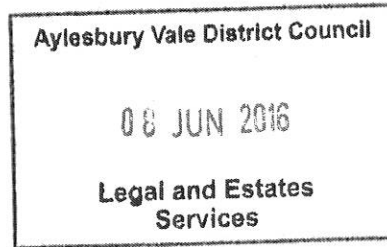
Further information about assets of community value is available from the website <http://mycommunityrights.org.uk/community-right-to-bid/> If you need any additional support in relation disposal of the land, the right of review or right to compensation you are advised to seek independent legal advice.

Signed Ifty Ali, Monitoring Officer



Dated 30 August 2016

Community Right to Bid
NOMINATION FORM



Please use this form to nominate an asset of community value.

The form is split into three sections to enable you to give details about: (a) who you are; (b) the asset you wish to nominate and (c) what community value you believe the asset has. We ask for this specific information to help assess whether your nomination meets the requirements of the legislation relating to this community right.

Guidance notes are provided at the end of the form to explain in more detail what is required and we encourage you to read these either before or as you work through this submission.

Your nomination will be considered and responded to 8 weeks from the date that it is validated.

Please submit your completed nomination form to the following address:

**Community Right to Bid
Legal and Estates Services
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury, Bucks
HP19 8FF**

or alternatively email it to:

righttobid@aylesburyvaledc.gov.uk

Section 1 ABOUT YOUR COMMUNITY ORGANISATION

Q1 Name and address of your organisation

Organisation name:

Buckingham Athletic Sports + Social Club

Address and postcode:

Stratford fields

Stratford Rd

Buckingham MK18 1NY

Registration number

(if you are a charity, company, CIC or social enterprise)

Q2 Please specify what type of organisation you are

Category

Tick ✓

Parish/Town Council

Unconstituted / unincorporated Community Group whose members include at least 21 individuals who appear on the electoral roll

✓

Neighbourhood Forum designated as pursuant to section 61F of the Town & Country Planning Act 1990

Industrial & Provident Society which does not distribute any surplus it makes to its members

Company Limited by Guarantee which does not distribute any surplus it makes to its members

Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004

Charity

Q3 Who should we contact to discuss this nomination?

Name:

Annmarie Carter

Address and postcode:

[REDACTED]

Telephone number

[REDACTED]

Email address

[REDACTED]

Section 2 ABOUT THE PROPERTY TO BE NOMINATED

Q4 Which asset do you wish to nominate?

Name of property:

Address and postcode:

Buckingham Athletic Sports + Social Club.
Stratford Fields
Stratford Rd
Buckingham MK18 1NY

Name of property owner

AVDC

Address and postcode:

Telephone number

Email address (if known)

Current occupier's name (if different from property owner)

Details of occupier's interest in property

Please confirm what the building/land comprises (e.g. function room/garden/ car park). Also provide details of whether there is residential accommodation at the property and whether it is integral or a self-contained unit.

Buckingham Athletic Sports + Social Club

Providing football and leisure facilities to the community

Comprises of one football pitch changing rooms + stands training areas a well equipped Club house car park. It does not have residential accommodation

Q5 What do you consider to be the boundary of the property?

Please provide a Land Registry title plan () showing the ownership boundary. If the area you are nominating differs from the property ownership then please illustrate this on a separate plan (an aerial photo is not acceptable).

A photo is included

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q6 Why do you feel the property is an asset of community value?

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes at the back of this form.

Note: Any information entered into this section may be copied and passed onto the owner of the property you are nominating.


This property is a huge asset to Buckingham. It offers a home to the British Legion, Dominoes Weight Watchers, Musical Mirrors, The Pigeon Society, Darts Pools and other clubs. We also provide free sky viewing for sports games and offer a warm welcome to all. We hire the Club out for birthdays, wakes and offer a selection of music nights. We offer free facilities to charity events and ~~also~~ this includes Alec Angels Whizz kids + Cancer research. We also provide football.

Attachment checklist

- Copy of the parish/town council resolution/minute which proposes the nomination (if applicable)
- Copy of organisation's constitution (if applicable)
- Names and home addresses of 21 members registered to vote in nomination area (if group is unconstituted/unincorporated community group)
- Copy of the Land Registry Register View/Official Copy register entries including title plan
- Any additional plans (if applicable)
- Evidence of current community use e.g. activity programmes, website links etc.

Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate

Signed: 
Print Name: ANN MARIE CARTER
Position in Organisation: Committee member
Date: 20/4/2016



Actions from the Meeting held on Monday 8th August 2016

Victoria Row – Chris to visit

The Garage Well St for Building Regs – Chris to visit

National Campaign for Building Regs – Chris to involve Warren

Timing of ‘Jardine’s’ lights – Mike to follow up

Repeater for ‘Jardine’s’ lights – Mike to follow up

DisabledGo launch – John/Chris to make final arrangements

- Chris contact Amanda/Eloise to get organisation list for Anna
- Chris to get final invite pass to Mike/Amanda
- Mike/Amanda to circulate widely
- ? posters to Parks team
- ? invite organisations like Bucks Vision to bring stands
- Mike/Chris to see Buckingham page before launch

Western/Overn Avenue – Chris to send comments/photos to Mike

- Mike to forward to Warren
- Copy to Warren/Jon for LAF’s attention

Entrance to Car Park – Chris to look at pothole and report

Leaflet – All to provide sketches of logo

Shopmobility – Chris to contact Sue re worthwhile/hours/cost

Minutes of the Meeting held on Monday 8th August 2016

1. Chairman’s welcome, introductions & apologies Mike Smith took the Chair and welcomed all.

In Attendance: Derrick Isham, Pat Knibbs, Cllr. Mike Smith, John Squires, Cllr. Chris & Peter Strain-Clark.

Apologies : John Russell, Cllr. Jenny Bates, Simon Garwood (*now area manager Community engagement and development team BCC*), Ed Grimsdale, Cllr. Ruth Newell, Clair Pudaruth, Una Robinson, Graham White (*Community Links Officer BCC*), Cllr. Warren Whyte

Due to the small attendance it was agreed that we would not in future hold meetings in August. This meeting was an exception due to the imminent launch of DisabledGo Buckingham.

2. Minutes of Last Meeting these were agreed.

3. Matters arising if not elsewhere on the agenda.

Victoria Row resurfacing has been completed. Chris and Peter will check to see it goes all the way to the cottages.

Action points from July:

DisabledGo is ongoing;

Mike has arranged for links to the BTC website;

Mike has followed up grass cutting problems and had conversations with Lee Phillips, the green spaces manager. Lee is aware of mowing problems in parts of the estate, but hopes these will be resolved when the workers are more experienced. We should have a blower for the cemetery soon.

Shopmobility – Chris still has to contact Sue to find out if she thinks it is worthwhile extending the service and if so what would be the additional hours and cost.

Action points not dealt with will be held over until after the summer holidays:

Chris and Peter still need to visit the Garage, which is now open for business, and get Warren on board with campaigning for better building regs for accessible toilets.

Mike will follow up the problem of the timing of 'Jardines' lights and the need for a button accessible to those in wheelchairs/scooters.

4. Acting Chairman's report

'Sorry I am away for this meeting. However I can report that our Disabled Go project is moving along for the launch on Tuesday 13th September.

I am very grateful for Christine's work in corresponding with Anna of Disabled Go, for all the arrangements needed, venue, timing who to invite. Great work well done'

The new start time has been agreed, DisabledGo will share the cost of the hall and do the refreshments. Mike has sorted out microphone and John R will do the welcome. Chris and John R will make the final arrangements.

5. Acting Secretary's report:

Last week Peter and I walked the Overn and Western Avenue paths, noted the worst bits of pavement, and the patchiness of the mowing. I took some photographs of the broken paths which Warren will bring to the local area technician's attention.

Residents have planted bushes and plants on the verge of the path and these have now overgrown it and obscured the original path edge. My photographs of vegetation growing over the paths will be followed up by Lee Phillips, the green spaces manager. Derrick suggested this should be brought to the attention of the LAF (Local Area Forum) so we will bring it to the attention of Warren and Jon Harvey.

The Local Area Technician has come up with a quick solution to the uneven surface of the ramp leading from Church Street to the parish church. How quick I don't know!

The awkward little step into the council chamber is being sorted out as we talk!

6. Treasurer's report

Funds are unchanged since last meeting. We still have £1110.19p in the kitty, not including the £500 from Warren and Robin, some of which will be spent on the DisabledGo launch.

7. DisabledGo –

As John wrote the launch date is Tuesday 13th September at 11.00 am in the Community Centre large hall. Anna Nelson will be sending out invitations this week by email or post for those without email. We need to make sure it is as widely advertised as possible and will contact Eloise/Amanda at BTC to access their lists of local organisations. We will need posters shortly to give to our Parks team to distribute them to the Community Centre and all the other notice boards.

There will be space at the back of the hall for one or two tables or displays from interested groups. Can we do something, or suggest other local groups who may be interested? Pat suggested that possibly Bucks Vision would be interested.

We believe the DisabledGo Buckingham website should be ready shortly. Anna has promised to provide a link to the site before the launch.

8. Website –and Access for All’s page.

Mike has sent the page around the group and has updated photos to include. Those present had no criticism of the text.

We need to decide on our logo. Everyone should bring along a sketch to the next meeting where we will make the final decision.

Our page can be put on the BTC site and where ever else will take it. It will contain a link to DisabledGo Buckingham.

9. Our Leaflet

Once we have our logo we can just put it on something very similar to what we handed over to Jayson.

10. Members concerns

Pat pointed out a dangerous pothole at the entrance to the Western Avenue car park where the footpath crosses the entrance.

11. Next meeting Monday September 12th 2pm-3.30pm in the Library.

Actions from the Meeting held on Monday 12th September 2016

Chris:

- to thank BTC for paying for hall hire and cups etc for DisabledGo launch.
- to look at the BTC website to see if the link to Mike's material is there yet.
- to set up a subcommittee – Chris, Claire and John – to put together our leaflet using Mike's logo suggestions.
- to monitor use of the Well St Centre as its viability seems in question.

Chris and Peter:

- will look into the problem of access to the new restaurant in West St as well as the Garage in Well St and have still to visit the restaurant in Nelson St and perhaps revisit Bartlett's.

Derrick:

- to contact Warren about the unresolved problems with pavements highlighted in our mass walk round.

Graham:

- to ask council communications people to see if any can help with leaflet.
- to look into the use of the Well St Centre for future parking in Well St.

Minutes of the Meeting held on Monday 12th September 2016

1. Chairman's welcome, introductions & apologies John Russell welcomed all.

In Attendance: Mary Buckingham, Derrick Isham, Pat Knibbs, Cllr. Chris & Peter Strain-Clark, John Russell, Graham White (*Community Links Officer BCC*),

Apologies : Cllr. Jenny Bates, Ed Grimsdale, Cllr. Ruth Newell, Clair Pudaruth, Una Robinson, Cllr. Mike Smith, Cllr. Robin Stuchbury, Cllr. Warren Whyte.

2. Minutes of Last Meeting these were agreed.

3. Matters arising if not elsewhere on the agenda. There were none.

4. Acting Chairman's report Other than being on holiday he has been in regular touch with the Secretary sorting out the details of the launch for DisabledGo Buckingham.

5. Acting Secretary's report: Other than being on holiday she has been in regular touch with John Russell, Anna, the Town Council etc., sorting out the details of the launch for DisabledGo Buckingham.

6. Treasurer's report

Funds are unchanged since last meeting. We still have £1077.19p – the only expenditure is the library meeting room.

7. DisabledGo Buckingham Launch

The launch is tomorrow!! We should try to be there at 10.30am for an 11am start. Hopefully enough people will have responded to help Anna's catering plans. The Town Council has already paid for hire of hall, cups, plates etc. We must thank them. John was pleased BTC was on our side. Now we just need the rest of the town! Unfortunately the advert for the launch appeared in last week's advertiser and not the current one. Let's hope people remember. Chris will send a final reminder by email tonight to her contacts. Previously she has given the launch publicity on the Facebook group 'Buckingham what matters to you'. This has 3000 members and she received a lot of ticks but will they attend? Anna has promised a press release after the launch and we wait to see it appear.

8. Website –and Access for All's page.

Mike has come up with something but Chris hasn't looked at the BTC to see if the link is there yet.

9. Our Leaflet

As soon as the DisabledGo launch is over we need a subcommittee – Chris, Claire and John – to put it together using Mike's logo ideas. Graham will ask around council communications people to see if any can help.

10. Members concerns

There is still concern that the timing of crossing lights near Jardine's has not been lengthened.

There is similar concern that problems with pavements highlighted in our mass walk round have yet to be tackled. Derrick will follow this up with Warren.

Mary and John highlighted problems with 'The Garage' in Well St and the new restaurant in West St. The former has stairs to the upper eating area and the latter has access problems including difficult road crossing, narrow pavement, A-Board and double step at the entrance. These were not surveyed by DisabledGo as both opened more recently but Chris and Peter will look into the problems. They have still to visit the restaurant in Nelson St and perhaps revisit Bartlett's.

Graham White gave an outline of his work as Community Links Officer combating loneliness and social deprivation. To find out about services available you should phone Prevention Matters on 0300 666 0159. They only help make contacts. Services and payment are up to individuals though they can send a Community Practice Worker to assess needs and possibly accompany you on first time visits.

There is a lot of concern over parking in Well St and in particular in the possible future use of the Well St Centre. Graham will look into this. The Advertiser has suggested it might be going to become parking for The Garage and other food outlets. Chris was concerned that the Well St Centre is frequently almost empty as prices have gone up to £50 a day and they have to pay for staff, heating etc. She will monitor this.

11. Next meeting Monday October 10th 2pm-3.30pm in the Library.