

CABINET – 31 October 2017

PROCEDURAL MATTERS

Members Questions

Question (1) Hazel Watson (Dorking Hills):

It is well known that there is a need for genuinely affordable housing in Surrey as a result of high property costs. Given that there is a shortage of affordable housing and that the proposed Joint Venture with a private partner involves the use of county council owned public land and buildings, why does OJEU concession notice 2017/S 032-058452 not mention:

- affordable housing
- housing associations
- shared ownership
- social housing
- key worker housing?

Please could the Cabinet Member set out whether these types of housing will be included as part of the JV?

Reply:

The council is looking to optimise the opportunity for the best outcome for Surrey Residents whilst recognising the need for additional housing across the County. Any proposed residential development will need to comply with both national and local planning policies and as part of the consideration of any application by the planning authority, they will undoubtedly take into account the local housing needs of the area.

Mr Tim Oliver
Cabinet Member for Property and Business Services
31 October 2017

Question (2) Hazel Watson (Dorking Hills):

What were the County Council's energy costs last year and what is the current energy efficiency rating for each of the following buildings:

- County Hall
- Quadrant Court
- Consort House
- Fairmount House?

Reply:

For the financial year 2016/2017 the council's buildings energy costs were £3,066,093 for electricity, water and gas utilities. In addition, a further £4,123,815 was paid in electricity for un-metered supplies, this includes streetlamps, illuminated signs, bollards and traffic signals.

The Display Energy Certificate (DEC) rating of the four buildings mentioned are County Hall C (58), Quadrant Court G (163), Consort House D (95) and Fairmount House D (94).

DEC Operating Ratings range from A to G. The DEC for a typical building is 100 – the high end of D bordering on E.

Mr Mike Goodman

Cabinet Member for Environment & Transport, and

Tim Oliver

Cabinet Member for Property and Business Services

31 October 2017

Question (3) Will Forster (Woking South):

The Cabinet Member will have seen recent news reports on the number of pumps available at fire stations including the one in Woking. Can she confirm how frequently these staffing and pump shortages occur, the effect it has on operational capacity and what steps she has taken to ensure that pump shortages do not occur in the future?

Reply:

The reallocation of staff and appliances is an established practice within Surrey Fire and Rescue. It is an important part of business as usual activity to ensure that the availability of resources are aligned to achieve the appropriate level of fire cover across Surrey. This is even more important in times of increased demand, for example, the flooding in 2013/2014. In the event of a station being understaffed, or a fire engine not being available, a tactical decision is made to reallocate staff and appliances to ensure that fire cover continues to be met across the county.

The ability to align resources in this way enables the Service to respond appropriately to demands on the Service, this is not a new way of working and Surrey Fire and Rescue Service has a number of measures in place to ensure that the right resources are in the right place at the right time. The Service uses sophisticated technology which shows the location of fire engines and other vehicles and allows the Service to monitor response cover across Surrey. Understanding risks and the location of assets across the county allows the Service to allocate available resources in a way that addresses risk whilst maximising value for money.

Ms Denise Turner-Stewart

Cabinet Member for Communities

31 October 2017

Question (4) Will Forster (Woking South):

Can the Cabinet Member confirm whether, given the construction of many tall buildings in Woking, developers will be required to fund specialist firefighting equipment (e.g. new ladder equipment) to tackle any potential fires in this new buildings?

Reply:

The Fire and Rescue Services Act 2004 places a duty on the Fire and Rescue Authority to extinguish fires in its area, and to protect life and property. The obligation for firefighting and rescue lies with the Fire and Rescue Authority and developers will not be required to fund any specialist equipment.

Buildings within Surrey are designed and built to comply with the Building Act 1984. Before any construction process can begin, developers must submit an application for approval. During the application process the fire service are invited to comment on the design and construction of the building, including access, for firefighting purposes.

During the construction phase, developers and other responsible parties have a duty to comply with the Construction, Design and Management Regulations 2015. These regulations make provision for fire safety, including prevention of risk from fire, emergency procedures, emergency routes and exits, and fire detection and fire-fighting.

The finished building will have a number of features to ensure that occupants are able to escape safely in the event of fire, and that the fire service is able to effectively deal with a fire within the building. These include:

- suitable means of escape for the occupants
- fire warning and detection systems (where required)
- adequate fire separation to prevent fire spread
- adequate access for the fire service; and
- the provision of fire mains for firefighting (where required).

Ms Denise Turner-Stewart
Cabinet Member for Communities
31 October 2017

Question (5) Jonathan Essex (Redhill East):

Please can you confirm when the business plan for the Joint Venture (OJEU notice 2017/S 032-058452) will be released? Please provide a copy of the technical specification setting out the minimum social and environmental criteria which will direct the development of these publically owned sites.

Reply:

At present Cabinet have not taken any decision around the appointment of a Joint Venture partner. Until they have, there is no additional information that I can provide.

Mr Tim Oliver
Cabinet Member for Property and Business Services
31 October 2017

Question (6) Jonathan Essex (Redhill East):

This website (<https://www.investinsurrey.co.uk/assets/documents/surrey-county-council-property>) refers to 36 "seed sites" for the Joint Venture and a "Tranche 1" and "Tranche 2" programme which could deliver "circa 2000 homes".

- i) Please set out the breakdown of the 2000 homes over the 36 sites and how this figure was calculated and what other (e.g. community uses, commercial use for these sites is also being considered).
- ii) The website also states: "*For each site we will consider the specific needs of areas and communities and in line with those decide on the right solution(s) for each site*" - how and at what stage will the public be involved in this process?

Reply:

The council commissioned external advisors to provide an indicative high level view of the number of housing units that might be achievable on a number of sites. However, the detailed configuration of each site (including the mix of use) will be assessed against national and local planning policies by the local planning authority. As these will be public applications residents will be able to fully contribute through the planning consultation process.

Mr Tim Oliver
Cabinet Member for Property and Business Services
31 October 2017