



Attendees	Vic O'Brien (VOB) / Tim Martienssen (TM) / Shahina Johnson (SJ) – via telecon
Guests	Amanda Peach (AP) / Phil Smith (PS), SBC / Carolyn Gibson (CG), Wiltshire Council / Carol Heneghan (CH), MJ Church
Apologies	Peter Wragg (PW) / Sally Burnett (SB) / Ariane Crampton (ACr)
Chair	Vic O'Brien (VOB)
Minutes	Denise Butterworth, PA-to-Go.
Venue	Committee Room C, Monkton Park, Chippenham
Start time	10 am
Finish time	12 noon

Item	Topic	Lead
1.	<p>VOB welcomed attendees to the meeting and apologies were noted. No Conflicts of Interest.</p> <p>The minutes of the previous meeting on 7 November 2017 were reviewed and approved.</p>	
2.	<p>Theme: Construction Sector</p> <p>Skills and other issues restricting development</p> <p>There is a significant concern about the lack of training and investment in training, compounded by the fact that the average age of a construction worker is 49. There is currently a lot of foreign labour here and with Brexit pending, the sector is not sure how this is going to play out in the future. We need a workforce to deliver projects, so we need to focus on how we can bring people into the industry.</p> <p>CH from MJ Church commented that Swindon and Wiltshire has a lack of skills to delivery so we need to focus more on education. Currently they are targeting Primary education, but the immediate need is at upper levels to get numbers through to the courses that some colleges offer. There is a need to attract more youngsters into the industry and to change their perception. They are fighting against the pull of companies like Rolls Royce and IT industries, but the Construction sector needs these similar skills as well. Constructing Excellence has spoken about modular, offsite construction, changing perception. It does this as a business through colleges, but there is a need to increase the number of students and bring in other skills.</p> <p>AP commented that there is a need to upskill, so Degree Apprenticeships are coming in, but it is still using the word "Apprenticeship". However, the perception of Degree Apprenticeships is starting to change.</p> <p>CH advised of an Offsite Modular Event at the Self-Build Centre at the beginning of May 2018 and added that they could change the focus of the event to tackle this issue. There is a need to change the perception of parents and teachers to instil that it is just as good to do a Degree Apprenticeship as it is a Degree.</p>	



They need to be made aware of the opportunities that there are within the industry. Initiatives where employers go into schools would be beneficial.

With such a large military presence in the area, there were potential candidates for the industry on leaving the Forces. ATP is funded to take people for training from the military in preparation for outside military life, but as an organisation they are difficult to engage with. If construction isn't on the agenda, then it is not funded by them. They are protective of their business and their funding. CH commented that they were having similar discussions with the cadet force.

Although a suggestion of the introduction of a framework to help create labour opportunities was put forward TM cautioned that such a Local Labour Agreement would need to be managed, monitored and enforced; a view seconded by CH. VO suggested that we have a look at what and how it is implemented in Wales and Bristol.

AP suggested putting a Construction Section on the Growth Hub and CH said more should be made of the Self-Build Centre, which is a good facility, in doing joint work with them.

CITB has trouble breaking into Wiltshire. Businesses are not talking to them. They now have two representatives in the area and we have agreed to signpost people to them for support.

The question was asked as to what support is available to help people set up their own construction business. Organisations such as The Chambers and Inspire are there to help and there are also grants and training available. But, in the wake of Carillion we need to give sound advice, because there is a lot in the news about sub-contractors not getting paid. Perhaps larger companies in the area could mentor the smaller.

SJ commented that Sally Burnett would be aware of whether there is something going into the bid for the IoT, as obviously it is there to support those higher-level skills for the construction sector. If there was an opportunity of joining up on a social media campaign, then SJ would be really pleased for the team to help support. There is a lot of good knowledge and initiatives out there and they would be happy to assist in some way. TM advised that there was a piece of work carried out two to three years ago around the perception of the construction sector and looking at public sector procurement. Obviously, this was pre-Carillion and Brexit days.

VO commented that there is a need for a SWLEP Construction Sector Strategy and Communication Strategy engaging with local businesses and local people. The Public Sector has always been an engine for driving standards and creating outcomes and the Private Sector needs to be encouraged to engage.



	<p>TM responded that there is a partial strategy due to the funding that has gone into Wiltshire College, Lackham, Salisbury etc, but this is only one area.</p> <p>ACTION: Ask SB for this document carried out two-three years ago.</p> <p>VO commented that proper engagement is needed from the Private Sector. This will be a substantial strategy which we need to communicate to the industry as well as to the people directly to join the industry. We need to find different ways to engage with construction and communicate with them. This will be a significant piece of work, but interesting.</p> <p>CH advised that MJ Church would be keen to help inform these pieces of work.</p>	TM
<p>3. Updates</p>	<p>Housing Figures and Review of Core Strategy</p> <p>PS advised that public consultation had closed before Christmas. Both Swindon and Wiltshire have completed responses into the database and are moving into the analysis phase. There were 240 responses across the two authorities, with Wiltshire collecting more than Swindon. The responses are being checked to ascertain whether there are any sites from the information received of which we were unaware. However, there are concerns over the timetable, about the updates from the National Planning Policy Framework and whether we are allowing ourselves enough time. In effect, have we been too ambitious? There were concerns that we are trying to squeeze too much in to get to the next phase, as Local Plans need to be reviewed by 2020. One of the risks identified were significant changes from the National Planning Policy Framework (NPPF) and that we would need to reflect on those.</p> <p>There were some concerns about the Employment Land figures. Overall, between Swindon and Wiltshire there is a reduction of 40% for housing, but until we see the government's final figures this remains uncertain. There should be some sort of economic analysis in terms of the council's position. The projection we have in response to job growth and the economy has not changed; the change is in housing numbers. Inevitably greenfield expansion is expected. Looking at council-owned land within the urban area and bringing the release of that forward. But, there will still be a requirement for greenfield sites. WC has a programme of works that includes alternative development strategies and looking at how we can accommodate theses across the three housing areas. We need to look at the distribution that will deliver the sustainable growth. VO commented that SWLEP might lend its weight to this because politicians have an aversion to lots of housing numbers at there are issues around using greenfield developments.</p>	



If there is an economic argument for development, then the SWLEP should help. WC is in the process of developing a SWOT analysis of the areas we are planning to develop and Highways England and Network Rail are going to produce one from their perspective. The question was raised as to whether the SWLEP would be prepared to produce a SWOT of the economic corridors.

Action : VO to check this and report back.

One other consultation comment was about it being a Statutory Plan rather than a formal evidence paper. We deduced that a non-statutory plan was more flexible for what we are trying to achieve. From SBC, it was the house builder's responses to the consultation that were interesting. They were concerned that the non-statutory only gets tested ultimately through the Local Plan, and that this is too far down the line.

Action : TM to review construction local labour and training scheme best practice.

The Board members were aware of schemes operating in Bristol and Wales and there may be other examples of it operating elsewhere in the country.

Chippenham Station Hub

- Phase 1 underway. GWR is carrying out improvements to the station the second part of which will be more focus on access.
- Phase 2 is the redevelopment of Saddlers Mead Car Park, which has been through Cabinet for approval.
- The next stage is procurement for the design and development and putting a team together which will take the lead on the hybrid outline for the remainder of the site delivered in phases. The project is on track.
- In terms of spend, project will complete by 2012. Entire redevelopment completion approx. 2023/24 due to housing. Predominantly about infrastructure, car parking and commercial development.
- TM suggested it would be useful to have a nominated Board Member fully briefed who understands the projects as a "critical friend".

Army Basing 2020

- There is a major programme of works underway which are on track.
- We have bid for funding for work with the MOD as there are a number of sites which will be released for redevelopment but, the time frame ranges from imminent to 20 years.
- In some cases, they have assumed that the sites will be released for housing, but some sites will be quite difficult for this.
- There is always a timing issue. If dovetailed and no certainty, then it runs alongside the plan rather than in it.

VO



	<ul style="list-style-type: none"> • We have talked with DIO and MOD about the potential for accelerating disposal, but there are nervous about committing as they have only just published their plan. • We are putting things in place now to facilitate the return of personnel and their families. <p>Royal Artillery Museum As PW was not available at the meeting, this item to be brought back to the Board when there is an update.</p> <p>The Maltings, Salisbury This project is on track. There was a consultation before Christmas with local residents, talking about outline plans and how it is intended to bring the site forward. First phases of process for pre-planning application is looking to start.</p> <p>Employment Land Review</p> <ul style="list-style-type: none"> • Swindon and Wiltshire have both produced their own review and are looking at the outcome of the FEMA and how it can be used. • The employment land review is about requirement and demand. We need what is already allocated to be taken up and ensure sufficient allocation of land in the appropriate locations. • Mixed sites for housing and employment would be more sustainable, but generally developers are only interested in housing. • No evidence that more land is required, but Policy 34 allows for strategic opportunities. • Wiltshire Council needs to be more actively engaged to open up our own land. • There is a general lack of interest due to small margins on the development of employment land, but the council benefits from business rates from this. • Outside our built-up areas, there are some significant pots of employment so there is a need to think about these in terms of plan review. 	
<p>4.</p>	<p>AOB</p> <ul style="list-style-type: none"> • TM would like to invite the SWLEP Board Members to a special Place Shaping Subgroup meeting in April to look at the joint framework and local plan review. VO agreed that April is an appropriate time and request that TM draft the necessary Agenda. • As a result, the Energy Infrastructure topic would be moved to the meeting in June 2018. 	<p>TM</p>



5.	Dates of Future Meetings Wednesday, 18 April 2018 10am-12noon Committee Room C, Monkton Park Thursday, 14 June 2018 10am-12noon Bewley Room, Monkton Park Tuesday, 14 August 2018 10am-12noon Committee Room C, Monkton Park Tuesday, 23 October 2018 10am-12noon Committee Room C,	
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V. O. Eric
18/4/2018