

Girton Parish Council

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The Pavilion
Girton Recreation Ground
Cambridge Road, Girton
Cambridge CB3 0FH

Minutes of the meeting of Girton Parish Council held on Wednesday 16th September, 2015 at St Vincent's Close Community Centre, Girton, at 7.30 p.m.

Residents in the parish were invited to attend this meeting and to speak at Item 15/121.2

Present: Cllrs: Williams (Chairman), Barnes, Buckler, Bygott, Cockley, de Lacey, Godby, Griffin, Ranken, M Taylor (until end of item 15/125.5) and Whittle.

Cllr L Harford (Cambridgeshire County Council) (until end of item 15/121.3)

Ms S Earrey and Mr K Bashi (Hallmark Homes Ltd) (until end of item 15/121.1)

4 members of the public (until end of item 15/121.2)

In attendance: S Cumming (Clerk)

15/118 Welcome from the Chairman The Chairman welcomed everyone to the meeting, especially the members of the public, County Councillor Harford, and representatives from Hallmark Homes. The Chairman informed the meeting that Harold Ballinger, a former Parish Clerk, had died in August and the Parish Council's condolences are to be sent to his family.

15/119 Apologies and reasons for absence Apologies had been received from Cllrs Harrington, Kettle, Noble and L Taylor, and from PCSO Mani, and the Chairman accepted their reasons for absence.

15/120 Members' declarations of interest for items on the agenda Cllr William declared an interest in item 15/125.7, . Cllr de Lacey declared an interest in item 15/125.2 as this will affect his District Councillor seat.

15/121 Public Participation session on agenda items and matters of mutual interest:

1. Presentation by Hallmark Homes on the proposed Care Home at Wellbrook Way, by Sue Earrey (Land & Development Manager) and Khosro Bashi (Architect). Frontier Estates secured a planning application for the site. They are a speculative company, and their design did not suit Hallmark's end requirements. Frontier applied for 70 beds – it is now proposed to have an 85-bed care home. They have reduced the footprint of the building which is now 2112m sq. There are more usable garden areas. The mass of the building was eased away from other housing. The building now sits lower. It is not a hard frontage, and has timberwork on gables etc, picking out quality details from surrounding buildings. The entrance to the building is now more central, and there is additional tree planting. An award-winning landscape gardener has been employed. There will be a cinema, hairdressers, cafe and therapy room at the hub. The car parking has been changed to suit the Planning Officer's requirements and parking is concealed from the road. Councillors' questions included whether the level of care required by residents had been discussed with local GP surgery, the 20% increase in beds being a stress on care provision in the village, how the height of the building relates to flooding, and whether there are fire-fighting lifts. There will be three categories of care provision in mind: Residential, Nursing and Dementia-Nursing. Hallmark had spoken with the Huntingdon Road Surgery three weeks before. There will be a full-compliment of nursing staff on site.

The Chairman thanked Ms Earrey and Mr Bashi, who left the meeting at this point.

2. Members of the Public. The Chairman of the Wellbrook Way Residents' Association spoke about the car park and landscaping at the proposed Community Hall. The revised proposals reduce the amount of play space, and the car park is not for residents. Following a survey carried out by residents amongst fellow Wellbrook Way residents, they ask for a review of options which may be available and are happy to share observations and ideas. They would like as much green

space as possible for children to play on.

Mr R Gordon, a Trustee of Girton Town Charity, spoke in reply. He expressed surprise that the residents claim no knowledge of the plans as the original plans date from 2006, showing the car park and community hall. In 2013, plans for site, including the bowls green and community hall were shown to the WWRA and GPC, and a display was shown at the Annual Parish Meeting. The application then went to the Planning stage, where no objections were given, with approval being given in December 2013.

The Chairman thanked the members of the public, who left the meeting at this point.

3. County Councillor's Report (*Appendix A*).

The Chairman thanked Cllr Harford, who left the meeting at this point.

4. District Councillors' Reports (*Appendix B*). There were no questions arising from Cllr de Lacey's report.

5. Police Report (*Appendix C*). The Council were notified of an aggravated burglary.

15/122 To confirm the Minutes of the Parish Council Meeting held on Wednesday 15th July, 2015 (previously circulated). The Minutes were proposed as a true record of the meeting by Cllr Williams, seconded by Cllr de Lacey, and approved with three abstentions.

15/123 To confirm the Minutes of the Parish Council Meeting held on Wednesday 19th August, 2015 (previously circulated). The Minutes were proposed as a true record of the meeting by Cllr Williams, seconded by Cllr Whittle, and approved with three abstentions.

15/124 Matters arising from the Minutes (for information only). None.

15/125 Business items requiring a decision, or consideration by the Council.

1. To approve the Chairman to seek valuation of the land adjacent to the proposed Community Hall at Wellbrook Way which is to be transferred to Girton Town Charity, the costs of valuation to be reimbursed by Girton Town Charity (quotations previously circulated). Cllr Williams proposed the quotation from Carter Jonas, seconded by Cllr Bygott. Girton Town Charity has guaranteed to pay this bill. Approved unanimously.

2. To approve a response to the public consultation from South Cambridgeshire District Council on whether to move to all-out elections in 2018 (details previously circulated).

3. To consider the PV installation business plan and authorise the Task & Finish Group to obtain an energy audit and draw up a detailed timeline for completion of a PV installation in time to qualify for the current rate of Feed In Tariff payments (business plan circulated separately) Proposed by Cllr Ranken, seconded by Cllr M Taylor.

4. To consider the pharmacy application by Huntingdon Road Surgery (*Appendix ?*) Support for the pharmacy application was proposed by Cllr Williams, seconded by Cllr Godby. Approved unanimously.

5. To agree a response to the public consultation on the Draft Cambridgeshire Flood and Water Supplementary Planning document.
Cllr M Taylor left the meeting at this point.

6. To approve the installation of a French drain at Girton Recreation Ground (*Appendix ?*). An amended proposal that if the quotations are like for like we would use the lowest, was proposed by Cllr Williams, seconded by Cllr Cockley and approved unanimously.

7. To approve expenditure of £300 for pond works at Town End Close Nature Reserve (*Appendix ?*) Proposed by Cllr Williams, seconded by Cllr de Lacey. The pond needs to be deepened to make it more viable and to catch more water. The costed proposal from the Town End Close Warden shows £687 from Girton Town Charity and South Cambridgeshire District Council, with the £300 shortfall being met by Girton Parish Council. Approved unanimously.

8. To approve a £50 donation to Girton Social Club for the village Christmas event on 4th December, 2015 (see correspondence item 15/127.1). Cllr Williams proposed that this item be postponed pending writing to the Social Club to ask what their

proposed budget is. Cllr Williams proposed to defer the item, seconded by Cllr Cockley and approved with four votes against.

9. To approve the selection of a contractor for crown lifting of trees in Smithy Green. Only one quotation had been received, so this item was deferred to a subsequent Planning Committee Meeting.

15/126 Finance and Resource Management

1. To approve payments for the previous month (*Appendix D*). Proposed by Cllr Williams, seconded by Cllr de Lacey. The payments schedule had previously been checked by Cllr L Taylor. Approved with one abstention.

15/127 Correspondence (to be received)

1. 10 Aug: Letter from Girton Social Club regarding Christmas Event 2015
2. 12 Aug: S106 indemnity for 15 St Margaret's Road, Girton.
3. 10 Sept: Concerns raised over location of island bus stop, Girton Corner. Received by the Council. The item on S106 indemnity will be approved at the October Parish Council meeting.

15/128 To receive reports

1. Chairman's Report (*Appendix E*) Received by the Council. There were no questions arising from the Chairman's report.
2. A14 Statement of Common Ground. A meeting had been held between GPC, Highways England and Arup Engineers on 14th September.
3. Girton Town Charity. No report this month.
4. Girton Youth Project (*Appendix F*). Received by the Council.
5. Footpaths.
6. Water Management. Cllr Whittle reported that his emails to the Environment Agency are unanswered. The office of Heidi Allen MP is taking up the issue.
7. Bowls Green Task and Finish Group. No report this month.

15/129 To receive unconfirmed Committee Minutes

1. Planning Committee Meeting of 3rd August, 2015 (previously circulated). Received by the Council.

15/130 Matters raised by Members (for information only)

The re-election of the Police and Crime Commissioner will be next year.

The meeting closed at 9.25pm

APPENDIX A
Cambridgeshire County Councillor's Report to Parish Councils
August/September 2015

At the end of November the Chancellor will publish his Annual Statement and Spending Review. This will include the announcement of government funding to County and District Councils. Again the expectation is that there will be cuts to that funding. In preparation for the detailed work on its own budget that will follow the announcement, the council opened its Budget Planning Consultation on 10 September. The consultation runs until 23 October and from 21 September you can give your views via an on-line survey.

Details: <http://tinyurl.com/nzkdq94>

There is no doubt that even at their present levels, cuts to government funding are creating enormous challenges for the council but there are other complications too that affect the council's ability to move forward with its plans for improvement. At the Adults Committee meeting in September members were asked to approve a contract exemption which effectively extended by a further 13 months the contract that the council has with Age UK to provide "services which promote independence and wellbeing for older people in Cambridgeshire". This extension was required to allow time for the council to bring its current 7 advocacy services into one integrated service across the county. Consultation on the proposal for this integrated service is currently running: <http://tinyurl.com/nkoreod> The extension was required as Age UK's contract includes provision of one of those advocacy

services, Community Advocacy for Older People.

Meeting agenda pack: <http://tinyurl.com/otq8sdh>

The Children & Young People's Committee agreed to sell the majority of the county's School Art Collection and use the proceeds to invest in the Cambridgeshire Culture Fund. Set up in 1947 items from the collection were to be lent to schools to introduce pupils to original art works. However, interest in this format has declined over the years for reasons including art subject leaders' preference for digital images which are available on the internet and which can be displayed on school white boards. The collection is estimated to be worth about £50,000. It is intended that the Cambridgeshire Culture Fund will use the money to attract 'match' funding of between £300,000 and £420,000 which will support a broad entitlement to cultural activities for the county's children and young people.

Meeting agenda pack: <http://tinyurl.com/nzrtn8h>

At its September meeting the Economy & Environment Committee approved Cambridgeshire's Strategy for Flood Risk Management 2015-2020. The updated strategy contains two key changes: the first is a revised assessment of areas in the county that are vulnerable to surface water flooding [approved by the committee in January] and the second reflects the new duties placed on the council as a statutory consultee for sustainable drainage [approved by the committee in May]. The strategy includes an action plan which is reviewed quarterly by the Cambridgeshire Flood Risk Management Partnership whose members include the Environment Agency, all city and district councils in the county, the Internal Drainage Boards, Anglian Water Services, Cambridgeshire Constabulary and Fire and Rescue Service.

Meeting agenda pack: <http://tinyurl.com/oepn69c>

Members of the Highways & Community Infrastructure Committee approved a 7 month extension until 31 March 2017 of the existing Highways Services Contract with Atkins/Skanska. At April's meeting the committee approved the preferred future highways services option of identifying a long term strategic partner to carry out the work currently covered by this contract. This was seen to provide the greatest opportunity for long term benefits to the council and the communities it serves. Since then it has become evident that a traditional outcome-based procurement process will not be appropriate and that further work is required to develop the process to effectively facilitate selection of an appropriate partner.

The committee also agreed the terms of reference and next steps for establishing a Member Reference Group to advise on income generation as part of the Library Service Transformation Programme. I am pleased to have been appointed as a member of that group.

Meeting agenda pack: <http://tinyurl.com/oc427o8>

Permission was given in August by the Fringes Joint Development Control Committee for the application by Network Rail for the new railway station. This was almost identical to the application by the County Council which was granted permission previously. Meeting agenda pack: <http://tinyurl.com/prepj7s>

The Greater Cambridge City Deal is planning to consult on better bus routes along the A428 corridor from 12 October to 23 November 2015.

Details: <http://tinyurl.com/p8j9vh4>

The fifth Cambridgeshire Energy Switch Scheme, procured by the council, was launched on 01 September. This uses the collective bargaining power of residents to bid for better gas and electricity prices. The scheme is open to all residents including those on credit or pre-payment meters. Over the last 4 auctions more than 700 Cambridgeshire households saved up to £224 a year.

Interest can be registered [no obligation to switch supplier] at:
www.cambridgeshire.gov.uk/switch

Alternatively help is available by email energy.switch@cambridgeshire.gov.uk or by phone, 01223 703874.

I hope that you are all refreshed by the summer break and look forward to seeing you at your forthcoming meetings. As always your comments and questions about the foregoing or any other local or strategic matter are welcomed.

Lynda

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APPENDIX B

Report from District Councillor Douglas de Lacey

10. 9. 2015

I'm told my attempt to simplify the boundary review in last month's GPN resulted only in confusion, perhaps because I did not give enough background. As this is a very significant change (whatever is decided) and the consultation period is very short, let me try to clarify. At present we have a mix of 1- 2- and 3-Member Wards; Girton having 2. And at present we have one-third of the Council up for election in each of 3 years of a 4 year cycle (with County elections in the fourth). Our 57 Councillors (Members) each represent about 2000 electors but with wide variations, which is why the Boundary Commission (BC) want to rationalise the situation. They also want us to reduce the size of the Council significantly so that each Member represents about 3000. Furthermore, if we continue our practice of electing one-third of the Council each year, the BC will insist that all Wards become 3-Member. If we want to retain the mix, we must have an all-out election every 4 years. So there are two questions: What size should the Council be? and How frequently should we have elections? The Commission sees these as independent, but each has significant ramifications for the other.

I have spent a lot of time with one of our officers (and by myself) puzzling over the options. The best place to start seems to be Histon and Impington. If this is to remain a single Ward with 3 Members, its size indicates that the maximum size of the Council should be 45 (it is so big that otherwise it would need 4 Members and that is not allowed). And if there are 45 Councillors then Girton by itself would be too big for a single Member and too small to merit two. So we shall have to share with other Parishes whatever we decide -- with several others, if we opt for 3-Member Wards throughout. At present my preference would be to retain the mix and accept elections only once in 4 years, but I need to do more work. And I need to know what the Council thinks.

For many years I have been trying to get the relevant authority to do something about the rivulet at the corner of High Street, and have been passed from pillar to post. The County Council has now accepted responsibility and is working on the problem. I chatted to a couple of Highways engineers as they endeavoured to clear the drain, and was told that it will not be a trivial or quick solution. But at least the work has started.

Having put a lot of time and involvement into the design of the Huntingdon Road cycle lane I am very disappointed at the way the implementation has been handled. Now that the new bus shelters have finally arrived the one at Girton Corner has been placed exactly opposite the windows of North View, an entirely inappropriate position for several reasons. I am working with Cllr Harford to ensure it is moved.

You may have seen in the press the headline on Thursday 10: "'Perfect storm' means Tory council faces more homelessness and loss of hundreds of affordable homes". South Cambs will be particularly badly hit by the latest round of Government cuts. I was briefed by our CFO on a number of current issues including the new rules on Right to Buy. Housing Associations will now be included in RtB which means their homes must be offered at 70% of market rate, the remaining 30% being reimbursed by central government -- funded by a levy on local councils. To pay for this we shall be obliged to sell off all of our higher value council houses whenever they become vacant -- this could be as much as three-quarters of our housing stock, over 100 houses each year lost to us. So our housing strategy funded from our Housing Revenue Account is completely shot to pieces, and the multi-million pound debt we so confidently took on a year or so ago (to finance previous cuts) can no longer be serviced by housing income.

On the Local Plan too there is little good news. The latest estimate for a decision on the Plan is now not till the autumn of next year; appeals are pending against some of our refusals of speculative developments but will not be heard until February 2016 at the earliest; shortfalls

in our housing targets are still large. Meanwhile changes in the law make it increasingly difficult for us to access adequate Section 106 funding for infrastructure unless a clear need has already been demonstrated. The big projects in the pipeline: the City Deal, devolution and our plans to share services with other Councils; are having mixed effects including a need for a new joint Local Plan with the City which will have to be produced almost as soon as the current one is decided.

The 19 August JDCC approved the plans for Chesterton Station which are now in the hands of Network Rail. We regretted the fact that no attempt had been made to improve the plans we reluctantly approved last time. (But then why should there have been?) I was very disappointed to learn that the plan to base the wall design on Conway's 'Game of Life' was not to be a dynamic display -- in other words it will just be black and white squares and very few people would be able to guess the significance. We also approved more of the housing at Clay Farm.

We are planning a number of shared services with other Councils; this was initially puffed as a great money-saver but the main thrust is actually to provide resilience as staffing problems increase. I am not convinced that all our schemes are well based and shall continue to explore.
Douglas de Lacey

APPENDIX C

Police Report for July-September 2015

CF0292040715

Between 16:00 hours on 20/07/2015 and 07:30 hours on 21/07/2015, at Woody Green, Girton, criminal damage to a vehicle occurred. The windscreen on purple VW caddy van index LD03 AXJ was damaged whilst parked near aggrieved house.

CF0317160815.

Between 21:30 hours on 05/08/15 and 07:30 on 06/08/15 unknown offender has smashed both nearside windows of a Blue Toyota vehicle which was parked overnight in Duck End, Girton.

CF0359550915

Criminal damage to a vehicle in Thornton Road, Girton 01/09/2015 18:00 - 03/09/2015 18:00 During stated times the front near side window of a Peugeot 308 has been smashed by unknown offender/s

APPENDIX D

Payments Schedule for Girton Parish Council – September 2015

Girton Parish Council

September 2015 Payments

Current Account 61498334 /

General Parish Expenses

| Date | Chq No | A/c Payee | Expense Description | Details | Net | VAT | Total | Cheque Total | |
|---------------------------------------|--------|------------------------------|--|---------|------------------|----------------|-------|------------------|------------------|
| 16/09/15 | 103765 | CMR Wilson | Salary | | 1,075.34 | | | 1,075.34 | 1,075.34 |
| 16/09/15 | 103766 | Linda Miller | Salary | | £673.86 | | | 673.86 | 673.86 |
| 16/09/15 | 103767 | Norman Lewell | Salary | | 241.46 | | | 241.46 | 241.46 |
| 16/09/15 | 103768 | Susan Cumming | Salary | | 983.42 | | | 983.42 | 983.42 |
| 16/09/15 | 103769 | HMRC | NI and Income Tax | | 514.20 | | | 514.20 | 514.20 |
| 16/09/15 | 103770 | Cambridgeshire Acre | Payroll services | | 68.40 | 13.68 | | 82.08 | 82.08 |
| 16/09/15 | 103771 | Paul Laston Garden Services | Wellbrook Way Maintenance | | £325.00 | | | £325.00 | £325.00 |
| 16/09/15 | 103772 | Paul Laston Garden Services | Open Spaces Contract | | £471.43 | | | £471.43 | £471.43 |
| 16/09/15 | 103773 | Brookfield Groundcare | Grass Verge Cutting; August | | £750.00 | £150.00 | | £900.00 | £900.00 |
| 16/09/15 | 103774 | South Cambs District Council | Non-Domestic Rates | | £672.00 | | | £672.00 | £672.00 |
| 16/09/15 | 103775 | Linda Miller | Expenses: Stamps and Stationery | | £27.04 | | | £27.04 | £27.04 |
| 16/09/15 | 103776 | Pettitt Sports | Goal nets | | £139.00 | £27.80 | | £166.80 | £166.80 |
| 16/09/15 | 103777 | Avocet Cleaning Services | Pavilion cleaning contract: July & August | | £914.00 | £182.80 | | £1,096.80 | £1,096.80 |
| 16/09/15 | 103778 | Cathedral Leasing Ltd | Supply of hygiene services | | £67.59 | £13.52 | | £81.11 | £81.11 |
| 16/09/15 | 103779 | WF Senate | Electrical supplies: bulbs and switch-unit | | £25.86 | £5.17 | | £31.03 | £31.03 |
| 16/09/15 | 103780 | A to Z Supplies | Stationery: desk diary 2016 | | £2.39 | £0.48 | | £2.87 | £2.87 |
| 16/09/15 | 103781 | CGM Cambridge Ltd | Mowing at Recreation Ground | | £817.24 | £163.45 | | £980.69 | £980.69 |
| 16/09/15 | 103782 | HMRC | Underpayment of PAYE : July 2015 | | £111.31 | | | £111.31 | £111.31 |
| | | | | | £7,879.54 | £556.90 | | £8,436.44 | £8,436.44 |
| Wellbrook Way Account 61737396 | | | | | | | | | |
| 16/09/15 | 500102 | British Gas | Electricity charge for bowls green | | £19.46 | £0.97 | | £20.43 | £20.43 |
| | | | | | £19.46 | £0.97 | | 20.43 | £20.43 |

APPENDIX E Chairman's Report 10th September 2015

The opening of consultation with Wellbrook Way Residents Association on the layout of the green space adjacent to the Bowls Green has proved to be something of a can of worms. While our intention had been to decide the preferred layout of the grassy area (flat for ball games versus mounded for picnics), some Residents took it to be an opportunity to object to the car parking provision already agreed with the Planners in 2013. The Town Charity has been obliged to make it clear that any change to the car park layout would be unlikely to satisfy all parties and would in any case require a new planning application which would delay matters for at least a further year. The latest plan which provides a flat grassed space suitable for ball games, between the car park and the play area is the best compromise that can be achieved. Steps are being taken to have the plot valued in preparation for its transfer to GTC.

Our request for inclusion in the Highways Agency development of Statements of Common Ground with Parish Councils affected by the A14 improvement scheme, has led to arrangement of a meeting with the Agency on September 14th, to which all Councillors are invited. A small group of Councillors who have been involved in the earlier consultation process (PC Chair & Vice Chair, SCDC Councillors de Lacey and Bygott, and our Flooding expert Doug Whittle), have met to consider the issues that need to be raised.

Hallmark, the Developers of the new Care Home in Wellbrook Way have submitted their revised planning application and had a meeting with the Surgery to discuss their concerns. The Surgery has considerable concerns about the effect of the development on their ability to meet the medical needs of Girton residents and is proposing to present their views at the appropriate PC planning committee meeting later this month. Hallmark is to make a presentation on their plans at Wednesday's Council meeting.

Our insurance company have agreed to consider a claim for the vandalism to the play area in Wellbrook Way. However one contractor engaged to quote for repairs, has reported that he believes the cushion surface in question was wrongly laid and that the original contractor should be asked to rectify. We have approached Taylor Wimpey and they have agreed to send their 'experts' to investigate urgently.

Correspondence with the Surgery on their proposals for a Pharmacy at Pepys Way indicates that it should be a real asset to the village and to the Practice. If Councillors have any further questions on the issue they should raise them in advance of Wednesday's meeting when we shall need to make a decision on whether we support the proposal.

We have received a complaint about the low hanging branches of the trees on the Cambridge Road side of the Mayfield Road green space. They require minor attention but as they are all subject to TPOs we have to ask ourselves for official permission to have the work done! This is being progressed by our Tree Warden who is happy to do the work himself. We have included the London Plane tree on Smithy Green in the application. The work on this tree is more extensive and contractor quotations are being obtained.

Following a spate of vandalism to the Cricket Club portable cricket pitch covers, the grounds man and I have met the Cricket Club who have asked if they could fence off an area of land adjacent to the MUGA to provide an enclosure to store them when they are not being used. This is the area where their nets are situated and would also protect them from interference. The fence would be an extension of the current MUGA fencing (about 10 feet high chain link), from each end to the boundary hedge. This is agreed in principle but may need planning approval. Advice from SCDC has been sought.

Further promptings to our requests to Costain and Skanska for assistance with car park repairs, have met with deafening silence! I clearly lack some magic touch but I will persist!
Haydn Williams

APPENDIX F

Summary of Girton Youth Project Report for June and July 2015

Our summer activities at the club have revolved heavily around going to the Rec. The Monday group are always expressing their wish to go and play in the woods, but due to the weather we have also organised Bulldog, 40-40-in and any other tag games that involve a lot of running around! Thursday evenings we have played basketball games, football, but also volleyball and ultimate Frisbee.

Summer activities were organised and arranged almost exclusively by Ellie Course and included the requests of staff and young people. Ellie did a phenomenal job and all the days were arranged incredibly well. I must congratulate and thank Ellie for everything she has done.

As a result, we've now finished our activities fortnight, which went without a hitch and was enjoyed by everyone that was involved.

Kyle, Kienan and I spent two days on the 21st and 22nd of July at Bar Hill school completing our second mural. As a result the school have fully embraced this new relationship and the plans for a Graffiti Jam day have been agreed for Saturday 5th September.

To support the Feast Week celebrations we were asked to produce a graffiti style mural. As a result we made a 25ft screen out of parcel wrap (cling film) and then spray painted 'Girton Feast Week', receiving many compliments on the initiative.