



# AGENDA

For a SPECIAL meeting of the
<b>RESOURCES DEVELOPMENT AND SCRUTINY PANEL</b>
to be held on
<b>THURSDAY, 22 DECEMBER 2005</b>
at
<b>9.00 AM</b>
in
<b>COMMITTEE ROOM 1, COUNCIL OFFICES, ST. PETERS' HILL, GRANTHAM</b>
Duncan Kerr, Chief Executive

Panel Members:	Councillor Robert Conboy, Councillor Dorrien Dexter, Councillor Brian Fines, Councillor Kenneth Joynson, Councillor John Kirkman (Vice-Chairman), Councillor Reg Lovelock M.B.E. (Chairman), Councillor Andrew Roy Moore, Councillor Gerald Taylor and Councillor John Wilks
Scrutiny Officer:	Paul Morrison 01476 406512 <a href="mailto:p.morrison@southkesteven.gov.uk">p.morrison@southkesteven.gov.uk</a>
Scrutiny Support Officer:	Rebecca Chadwick 01476 406297 <a href="mailto:r.chadwick@southkesteven.gov.uk">r.chadwick@southkesteven.gov.uk</a>

**Members of the Panel are invited to attend the above meeting to consider the items of business listed below.**

**1. COMMENTS FROM MEMBERS OF THE PUBLIC**

To receive comments or views from members of the public at the Panel's discretion.

**2. MEMBERSHIP**

The Panel to be notified of any substitute members.

**3. APOLOGIES**

**4. DECLARATIONS OF INTEREST**

Members are asked to declare any interests in matters for consideration at the meeting.

**5. CALL-IN OF CABINET DECISION 5TH DECEMBER 2005 - LARGE SCALE VOLUNTARY TRANSFER: PROGRESS REPORT**

The following decision taken by Cabinet on Monday 5<sup>th</sup> December 2005 has been the subject of a request for call-in by Councillors O'Hare, Kerr, John Hurst, Gibbins and Bisnauthsing, in accordance with rule 16 and in compliance of section 16(c) of the Overview and Scrutiny Procedure Rules:

**DECISION:**

**That Cabinet**

- (1) accepts the progress report and notes that there will be Council briefing on 14<sup>th</sup> December 2005, as requested by the chairman of the Council, to consider the information in relation to the strategic choice of landlord.**
- (2) recommends to Council, for the purposes of negotiating and developing an "Offer to Tenants", that in the event of a transfer of the Council's housing stock proceeding that:-**
  - (a) 50% of the available usable capital receipt from transfer be made available for affordable housing after protecting the General Fund from the impact of transfer;**
  - (b) 100% of any share of "Right to Buy" receipts be made available for affordable housing.**

The reasons for exercising the call in are:

- (1) "Any lump sum received if the Transfer (sale) of Council Housing proceeds is an asset coming from Housing and should go back to Housing.
- (2) The principle of ring fencing Housing finance – so that Councils can not apply housing money to non housing purposes – is well established. No case is made to abandon that principle.
- (3) A significant cry in favour of proceeding down the transfer route has been that it will release money to develop affordable housing: you do not develop affordable housing by taking half the lump sum away from Housing.
- (4) A real belief in the need for Affordable Housing should mean at least 75% of any lump sum being ring-fenced for Affordable Housing – with the remaining 25% going on Strategic Housing.
- (5) When the category A priorities were first set there was no chance of this Council receiving a lump sum from possible Housing Transfer. Those priorities were set on being able to deliver from money **then available.**"

Copies of the call-in request form, the relevant Cabinet minute and report to Cabinet are attached.