

AGENDA



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

For a meeting of the
SHAREHOLDER COMMITTEE
to be held on
TUESDAY, 3 JULY 2018
at
2.00 PM
in the
**WITHAM ROOM - COUNCIL OFFICES, ST. PETER'S HILL,
GRANTHAM. NG31 6PZ**
Aidan Rave, Chief Executive

Chairman
Councillor Barry Dobson
Councillor Ashley Baxter
Councillor Kelham Cooke
Councillor Graham Jeal
Councillor Jacky Smith (Vice-Chairman)

Committee Support Jo Toomey Tel: 01476 40 60 80 (Ext. 6152)
Officer: E-mail: j.toomey@southkesteven.gov.uk

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

1 MEMBERSHIP

The Committee to be notified of any substitute members.

2 APOLOGIES

3 DISCLOSURE OF INTERESTS

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

4 MINUTES OF THE MEETING HELD ON 17 APRIL 2018

(Enclosure)

5 CONSIDERATION OF DIRECTORSHIPS

Exclusion of press and public

It is anticipated that the press and public will be excluded during discussion of the following item of business because of the likelihood that information which is exempt under paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) would be disclosed to them. This is information relating to the financial business affairs of any individual (including the authority holding the information).

6 GRAVITAS DEVELOPMENT PIPELINE

A presentation to be made to the Shareholder Committee.

7 UPDATE ON WHERRY'S LANE

Report of Gravitas.

(Enclosure)

8 ANY OTHER BUSINESS, WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT

MINUTES

SHAREHOLDER COMMITTEE
TUESDAY, 17 APRIL 2018



SOUTH
KESTEVEN
DISTRICT
COUNCIL

COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter
Councillor Kelham Cooke
Councillor Barry Dobson (Chairman)

Councillor Graham Jeal
Councillor Jacky Smith (Vice-Chairman)

OFFICERS

Assistant Director, Legal & Democratic
(Lucy Youles)
Principal Democracy Officer (Jo Toomey)

OTHER MEMBERS

Councillor Nick Neilson

GRAVITAS

Steve Ingram (Director)
Andrew Sweeney
Gemma Harte

22. MEMBERSHIP

The Committee was notified that Councillor Cooke would be substituting for Councillor Lee for this meeting only.

23. DISCLOSURE OF INTERESTS

No interests were disclosed.

24. MINUTES OF THE MEETING HELD ON 11 OCTOBER 2017

The minutes of the meeting held on 11 October 2017 were agreed as a correct record.

Reference was made by Members to a workshop held on 16 January 2018 in order to talk about the future direction of Gravitas. It was the intention of the Directors to present the updated draft business plan, taking account of the comments made during the workshop, at the next meeting of the Committee. The notes of the workshop would be made available as a background paper to the document.

During the previous meeting consideration had been given to some of the

advantages and disadvantages of creating specific companies for different specific projects that would then be appropriately closed down on completion. Members were advised that this was an option that was receiving the consideration of the Directors and that any such proposal would be brought forward as part of the updated business plan. Members were also interested in future projects that Gravitas could undertake following a decision that had been made by the Cabinet which identified it as a potential vehicle for delivering the Housing Development Programme.

Members requested the preparation of a work programme that included a standing agenda item for financial updates covering budget and forecast outturn. Members also felt it would be useful if Directors circulated a monthly activity report. Members of the Committee also agreed that there may be a need for more regular meetings, with the suggestion made that they should be provisionally scheduled on a monthly basis.

Action Points

- **Create a Shareholder Committee work programme including:**
 - **Financial reporting including budget and forecast outturn**
 - **Monthly activity reports**
 - **Identification of pipeline projects**
- **To schedule monthly meetings of the Shareholder Committee as part of the 2018/19 municipal calendar**

25. WHERRY'S LANE RESIDENTIAL DEVELOPMENT PROJECT - UPDATE REPORT

Exclusion of the public

It was proposed, seconded and agreed that the press and public be excluded from the meeting during consideration of the following item of business because of the likelihood that information would be disclosed to them that is exempt under paragraph 3 of the Local Government Act 1972 as amended.

14:56 – The press and public were excluded from the meeting

Report number CMT001 was presented to the Committee, which updated Members on the progress of the project and provided them with a copy of the project plan.

A community consultation event had taken place at the Wherry's Lane site in Bourne during which local stakeholders had the opportunity to view and discuss the company's development proposals and provide feedback. This was a requirement of the planning process. Members were interested in the cost of the consultation event so that it could be used to assess viability for other project proposals and identify the point at which a development was so small the cost of an extensive consultation would become prohibitive.

Action point

- **Cashflow analysis to be provided as part of financial reporting including a nominal account for pre-planning preparation and marketing**

As a result of the feedback received during the drop-in session, appropriate amendments had been made to the planning application prior to its submission. It was anticipated that the application would be placed before the Development Management Committee for determination on 29 May 2018.

Members sought and received reassurance that during construction Gravitass would be a considerate neighbour. It was confirmed that the tender documents and specification would include a requirement for contractors to be members of the Considerate Constructors scheme. Members suggested that Gravitass should ensure that its minimum requirements for contractors were consistent with the minimum requirements for Council-let contracts. Members were reassured that the contractors that were being considered were known within the area and had a good reputation.

Council officers were being employed by the company to manage the project on its behalf with architectural and quantity surveying consultancy services being commissioned externally to support the project team.

Some discussion ensued on the details of the proposed scheme, including design and layout and how it would sit alongside existing development in the area. Comments were also made about potential disposal options.

Members were advised that the company was considering how the scheme would be marketed and identifying agents who had knowledge of local markets and market incentives. The involvement of the Council's Communications Team was also discussed.

Members felt that the company needed to define its identity as separate from the Council and it was suggested that Directors should look at brand development through the creation of a company website. This would help Gravitass build its presence without relying solely on the listing with Company's House. It was subsequently suggested that the Directors should consider adding risks to the Council's reputation to the company's schedule of risks and mitigation.

26. CLOSE OF MEETING

The meeting was closed at 15:43.

Agenda Item 7

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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