

# MINUTES

## CABINET

THURSDAY, 7 SEPTEMBER 2017



**THE LEADER:** Councillor Matthew Lee (Chairman)

**THE DEPUTY LEADER:** Councillor Kelham Cooke (Vice-Chairman)

### CABINET MEMBERS PRESENT

Councillor Michael King

Councillor Helen Goral

Councillor Nick Robins

Councillor Jacky Smith

Councillor Adam Stokes

Councillor Dr Peter Moseley

Councillor Nick Neilson

### NON-CABINET MEMBERS PRESENT

Councillor Nick Craft

Councillor Phil Dilks

Councillor Bob Sampson

### OFFICERS

Chief Executive (Aidan Rave)

Strategic Director, Corporate (Daren Turner)

Strategic Director, Growth (Steve Ingram)

Assistant Director, Environment (Ian Yates)

Assistant Director, Growth & Development (Paul Thomas)

Assistant Director, Legal & Democratic (Lucy Youles)

Assistant Director, Transformation & Change (Judith Davids)

Corporate Finance Manager (Richard Wyles)

Principal Democracy Officer (Jo Toomey)

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### CO58. MINUTES OF THE MEETING HELD ON 13 JULY 2017

The minutes of the meeting held on 13 July 2017 were agreed as a correct record.

CO59. DISCLOSURE OF INTERESTS (IF ANY)

No interests were disclosed.

CO60. HOUSING STRATEGY

**Decision:**

- 1. Cabinet approves the draft Housing Strategy (subject to the amendment to page 12 of the draft strategy as noted in minute CO60) and the Housing Strategy Action Plan (appendix 1 and 2 of report HS3) for consultation in accordance with the consultation strategy attached as appendix 3 of report HS3**
- 2. That delegated authority be given to the Cabinet Member for Communities and Wellbeing to approve the final version of the Housing Strategy and Housing Strategy Action Plan**

Considerations/reasons for decision

1. Report number HS3 of the Cabinet Member for Communities and Wellbeing and the appended draft Housing Strategy and Action Plan
2. National policy changes affecting the housing agenda including a new Government focus on housing delivery, a new Planning Act, a Housing White Paper and legislative changes affecting private rented accommodation
3. The Council's progression of a £2.2m Housing Revenue Account development programme
4. Provision of 27 additional new homes for social rent being developed across three sites, which were on target for completion in 2017/17
5. Two housing summits held with Councillors in early 2017
6. Comments raised during a briefing session for Councillors held on 22 May 2017
7. Consideration of the Communities and Wellbeing Overview and Scrutiny Committee on 11 July and 5 September 2017
8. Roundtable discussions involving developers, registered providers, other local authorities, landowners and landlords from which six key themes arose:
  - a. Planning
  - b. Opportunities to work together
  - c. A role for the Council in the private rented market
  - d. The need for a tailored approach to meet contrasting needs in different parts of the district
  - e. The importance of land issues
  - f. A desire to meet again
9. The proposed consultation strategy attached as appendix 3 to report HS3
10. The proposed timetable for adoption set out in report HS3
11. Comments made by non Cabinet members, Councillors Dilks and Craft,

during the Cabinet meeting

In presenting the draft Housing Strategy, the Cabinet Member for Communities and Wellbeing summarised report HS3, highlighting the process that the draft strategy had followed during the course of its development and how feedback from each stage had been incorporated within the draft.

One theme raised during the meeting was whether the Council's commitment to providing affordable housing could be expressed more specifically however an argument was made against this. New initiatives, including the starter homes programme, could meet a proportion of any affordable housing target set by the Council which meant that citing an exact figure may not be appropriate. Consequently it was agreed that the wording of the final bullet point on page 12 of the draft strategy be amended to read:

- *Lobby central Government on future policy development for the affordable housing sector to maximise resources available for future investment, including the retention of a negotiated quota on new developments through Section 106 of the Planning Act as this is the principal contributor to new stock.*

During discussion of the item Cabinet Members' attention was drawn to a recommendation from the Communities and Wellbeing Overview and Scrutiny Committee: that the Cabinet to commits to a test/pilot scheme for modular housing on Council-owned land as part of the housing strategy. As a result, the Cabinet Members for Communities and Wellbeing and Economy and Development were asked to work together to bring forward options relating to such a scheme.

#### Other options considered

To continue delivery against the current Housing Strategy 2013-18 until the specified end date. This option has not been taken because changes in housing policy have necessitated early review to ensure that the Council's approach to strategic housing remains relevant and deliverable.

The Leader requested that the Cabinet's thanks be formally recorded to Councillor Neilson, the current Cabinet Member with responsibility for housing and Councillors Linda Wootten and Rosemary Woolley, former Cabinet members who had had housing within their remit, for their work in the development of the strategy.

#### CO61. QUARTER 1 BUDGET MONITORING REPORT

The Cabinet noted the contents of report CFM430 which provided the forecast outturn position at the end of quarter 1 (up to 30<sup>th</sup> June 2017). The Cabinet Member for Finance drew Members' attention to table A of the report, which showed a forecast variance of £333,000 over budgeted levels for the General Fund. He stated that strategies were in place to recover this variance during the remainder of 2017/18 including opportunities to generate new income.

Table C showed General Fund significant income streams. An updated version of this table was circulated to Members as a supplementary paper. A question was raised by a non-Cabinet Member about investment income. The Cabinet Member stated that consideration was being given to a number of investment opportunities, including acquisition of properties, to give a commercial return that would offset the variance below budgeted levels in investment income.

The Cabinet noted the report.

**CO62. MATTERS REFERRED TO CABINET BY THE COUNCIL OR OVERVIEW & SCRUTINY COMMITTEES**

Report number LDS229 summarised the activity of those Overview and Scrutiny Committees that had met since the last meeting of the Cabinet on 13 July 2017. Cabinet members noted the report.

**CO63. ITEMS RAISED BY CABINET MEMBERS INCLUDING REPORTS ON KEY AND NON KEY DECISIONS TAKEN UNDER DELEGATED POWERS.**

Report number LDS227 informed the Cabinet of decisions that had been taken by individual members since the last meeting of the Cabinet was held on 13 July 2017. An additional appendix (Appendix E) to the report was circulated to Cabinet members at the meeting as the decision to which it related had been made after the agenda had been published.

Appendix A referred to a non-key decision made by the Deputy Leader, which related to a lease with Peter's Motor Group that had been renewed for a further seven-year period.

Appendix B referred to an urgent key decision that was taken by the Cabinet Member for Visitor and Retail Economy and related to discretionary business rate relief, which was intended to support 1,000 businesses. The Cabinet Member provided a further update, stating 500 businesses would be assisted through the grant while the remaining 500 would be supported through three other grants that were currently available. This meant that the full grant had not been used. To ensure the full grant was fully utilised, members were advised that the criteria would be reviewed and relaxed to include high street stores.

Appendix C and D related to the adoption of neighbourhood plans for Colsterworth and District and Skellingthorpe. Both plans had been subject to examination and aligned with the emerging Local Plan for South Kesteven.

Appendix E related to a non-key decision on the St. Peter's Hill project taken by the Cabinet Member for Major Development Projects. It delegated authority to the Strategic Director, Property, in consultation with the Cabinet Member for Major Projects to incur expenditure up to a maximum of £200k (of the allocated capital budget) on external professional fees to progress the

pre-construction technical design and the updating of the detailed business case for the project. It also gave authority to the Executive Manager, Property, in consultation with the Cabinet Member for Major Projects, to instruct the Council's solicitors to prepare the Agreement for Lease and Lease with the cinema operator based on the Heads of Agreement.

CO64. REPRESENTATIONS RECEIVED FROM NON CABINET MEMBERS

Report number LDS230 of the Leader of the Council informed Cabinet Members that no requests to speak by non-Cabinet members had been received prior to the publication of the agenda nor had any such requests been received after the agenda had been published.

CO65. CABINET FORWARD PLAN

Report number LDS228 of the Leader of the Council provided an overview of the items the Cabinet could expect to see on its agenda between 1 October 2017 and 31 December 2017. Several members highlighted updates that needed to be made to the attached plan:

- Following the creation of a working group to consider the community fund by the Communities and Wellbeing Overview and Scrutiny Committee, the date included in the plan needed to be amended from the Cabinet meeting on 12 October 2017 to 9 November 2017
- As the Housing Strategy related to the growth agenda, it would, following the consultation period, be subject to consideration by the Growth Overview and Scrutiny Committee in addition to the Communities and Wellbeing Overview and Scrutiny Committee
- The Key Decision to agree the fees and charges for 2018/19 would be made on 11 January 2018, not 7 December 2017

A request was made for the plan to list the relevant Cabinet Member and that the forward plan of items for Council also be incorporated.

CO66. CLOSE OF MEETING

The meeting was closed at 14:44.

**DATE DECISIONS EFFECTIVE:**

Decision CO60 as made on 7 September 2017 can be implemented on 15 September 2017, unless subject to call-in by an Overview and Scrutiny Committee Chairman or any five members of the Council from any political group.

**South Kesteven District Council, Council Offices, St. Peter's Hill, Grantham,  
Lincolnshire NG31 6PZ**

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