

# Minutes

**Cabinet**

**Tuesday, 7 March 2023**



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

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**The Leader:** Councillor Kelham Cooke, The Leader of the Council (Chairman)

**The Deputy Leader:** Councillor Adam Stokes, The Deputy Leader of the Council (Vice-Chairman)

## **Cabinet Members present**

Councillor Annie Mason, Cabinet Member for People and Safer Communities

Councillor Robert Reid, Cabinet Member for Housing and Property

Councillor Linda Wootten, Cabinet Member for Corporate Governance and Licensing

## **Officers**

Karen Bradford, Chief Executive

Nicola McCoy-Brown, Director of Growth and Culture (Acting Deputy Monitoring Officer)

Richard Wyles, Chief Finance Officer (Section 151 Officer)

Anne-Marie Coulthard, Assistant Director of Operations and Public Protection

Craig Spence, Acting Director of Housing

Graham Watts, Assistant Director of Governance (Monitoring Officer)

Karen Whitfield, Assistant Director of Culture and Leisure

Chris Prime, Communications Manager

James Welbourn, Democratic Services Manager

Gary Andrew, IT Services Manager

Patrick Astill, Communications Officer

## **88. Register of attendance and apologies for absence**

Apologies for absence were received from Councillors Nick Robins and Mark Whittington.

## **89. Minutes of the previous meeting**

The minutes of the meeting held on 7 February 2023 were confirmed as a correct record.

## **90. Disclosure of Interests**

There were no disclosures of interests.

## **91. Use of the ESPO Specialist Vehicles Framework**

### Purpose of report

The Council uses a range of specialist vehicles to deliver the waste and recycling and street cleansing functions. Approval is sought to utilise the ESPO Specialist Vehicles Framework for procurement of these vehicles.

### Decision

That Cabinet approves the use of the ESPO Specialist Vehicles Framework (215\_20) for the outright purchase of specialist vehicles until the expiration of the Framework on 30 November 2024.

### Alternative options considered and rejected

The Council could have gone directly out to the market for each vehicle purchase, however, it was considered that this was unlikely to lead to a more competitive alternative, as the benefits of the economies of scale bought about by using the Framework would not have been available.

### Reason for decisions

A variety of specialist vehicles was required to support the continued delivery of the waste and recycling and street cleansing functions.

A fully compliant procurement process was followed which allowed for the direct award to a range of suppliers for the outright purchase of vehicles which could be assessed against cost and specification.

According to the current programme, two compact street sweepers, a 12-tonne road sweeper and a tipper with a total approximate value of £460,000 would require replacement during the lifetime of this framework.

## **92. New Build Housing Scheme for 20 units at Swinegate, Grantham**

### Purpose of report

This report sets out the proposals for a 20-unit new build social housing development at Swinegate, Grantham and to recommend that the new build contract be awarded to Lindum Group Ltd.

### Decision

That Cabinet:

1. Approves the contract award to Lindum Group Ltd to undertake works to facilitate and deliver the development of a 20-unit new build housing scheme at Swinegate Grantham for the sum of £3,519,690.

2. Agrees to delegate price variations to the contract of no greater than 10% to the Chief Finance Officer, in consultation with the Cabinet Member for Housing and Property, due to the complexity of the new build and the associated price volatility.

#### Alternative options considered and rejected

Option 1 – to appoint Lindum via the Scape Framework on the works to facilitate and complete the development of a scheme of 20 new build housing units at Swinegate, Grantham for the sum of £3,519.690.

Option 2 – to allow Lindum to manage remaining pre-construction phase through to Royal Institute of British Architects (RIBA) Stage 4, in order to bring the scheme forward for construction phase works to be procured separately via an open tender process. This was not considered necessary as the Council's Contract Procedure Rules allowed for the use of Frameworks, and utilising the Framework ensured all due diligence had been undertaken on the named contractors and would ensure the scheme could progress without unnecessary delays.

Option 3 – not to progress the scheme following the viability and pre-construction phase works undertaken by Lindum. New Build delivery was a key element of the Council's Corporate Plan and adding new units to social housing stock was necessary to sustain the viability of the HRA financial Business Plan.

#### Reason for decisions

Following the completion of the open tender procurement process, it was recommended that Lindum be awarded the works contract.

This process was in accordance with the Council's Contract and Procurement Procedure Rules and the Public Contract Regulations 2015.

The acquisition of the land was driven by several objectives including enabling the Council to achieve land in a strategic location with the potential to acquire other adjacent sites identified as regeneration opportunities; this was to be undertaken whilst improving the street scene. The acquisition of the land would demonstrate the pursuance of a development opportunity in the centre of Grantham.

Construction was now ready to commence. The appointment of Lindum, and the progression of the scheme to RIBA Stage 4 would provide the Council with a high degree of financial certainty. The costs of bringing the scheme through construction to completion was £3,519,690.

Detailed costings would be established to enable accurate budgeting of the construction stage. The Council would be advised of anticipated cash flow to facilitate stage payments over the contract period along with any other consultants' appointments. The existing viability report from Lindum would produce a build cost of £175,985 per unit.

To facilitate the Swinegate development and deliver the optimum scheme there was a requirement to undertake alterations to the entrance and exit of the Watergate car park and its layout. This was projected to remove 16 chargeable car parking spaces. However, there were a range of other parking spaces available within Grantham, and some of the existing car parks were under-utilised.

The planned closure of the Westgate car park would result in 37 parking bays being out of use for the duration of the anticipated 61 weeks' work. The scheme in its current design would result in the loss of approximately 10 bays from the existing 95, with a further 6 bays lost due to the car park entrance revisions.

The following points were raised during debate:

- A Grantham Councillor, whilst welcoming the proposed new dwellings, had highlighted that a number of residents living on Swinegate used the Watergate car park out of normal hours, and the loss of 16 spaces would have an impact on these residents. There would also be an impact on the parishioners at St Wulfram's Church; however it was highlighted that there would be the opportunity for residents to purchase a parking permit for one space each.
- The Scheme would make use of currently under-utilised space and a derelict building, whilst revitalising the street scene.

### **93. Contract Awards in relation to Social Landlord Responsibilities**

#### Purpose of report

This report was for the contract award for the completion of fire risk assessments and fire compartmentation surveys within the Housing Revenue Account property portfolio. This has been through a compliant procurement process, with the contract to be awarded through the Fusion21 framework.

#### Decision

That Cabinet approves the award of a contract for Fire Risk assessments and Fire Compartmentation surveys with Penningtons following compliant procurement. Contract period was for a maximum of 4 years (2+1+1), with a contract value up to £400,000.

#### Alternative options considered and rejected

There were no other options available.

#### Reason for decisions

The proposed contract award had followed compliant procurement processes and should provide the Council with the appropriate contracts to aid the Council to deliver on its Corporate Priority to provide "Housing that meets the needs of all residents".

The decision helped support the delivery of improvements to the whole housing structure.

## **94. Lincolnshire District Councils' Health and Wellbeing Strategy**

### Purpose of report

To consider a recommendation made by the Rural and Communities Overview and Scrutiny Committee that the Lincolnshire District Councils' Health and Wellbeing Strategy be adopted as a framework to improve health and wellbeing across Lincolnshire, whilst requesting that the Council developed a local action plan for the district.

### Decision

That Cabinet:

1. Approves the adoption of the Lincolnshire District Council's Health and Wellbeing Strategy to provide a framework for improving health and wellbeing outcomes across the County.
2. Supports the Council's ongoing work with district partners to deliver the high-level action plan which has been developed to accompany the Lincolnshire District Councils' Health and Wellbeing Strategy.
3. Approves the development of a bespoke action plan, specific to the South Kesteven district, to maximise the impact of the Lincolnshire District's Health and Wellbeing Strategy on health and wellbeing outcomes at a local level.

### Alternative options considered and rejected

South Kesteven District Council was committed to developing an ambitious agenda for improving health and wellbeing across the district. Working collaboratively with the other districts to develop a shared vision and agenda for the county provided the opportunity for shared learning, greater collaboration and improved health and wellbeing outcomes. Therefore the 'do nothing' option was discounted.

### Reason for decisions

The Rural and Communities Overview and Scrutiny Committee had recommended to Cabinet that the Lincolnshire District Councils' Health and Wellbeing Strategy was formally adopted by South Kesteven District Council.

The development of the Lincolnshire Districts' Health and Wellbeing Strategy had identified that the seven district councils in Lincolnshire were ideally placed to positively influence health and wellbeing outcomes across the county. Once adopted the Strategy would be the guiding policy document providing a framework for future collaborative work, including the delivery of the action plan which had been developed.

The development of a bespoke local action plan would complement the actions identified in the Strategy and ensure future efforts were concentrated on the Council's key priority areas, ensuring the maximum benefit for residents of South Kesteven.

The report was a combination of work that had been developed in collaboration with district partners, and identified five key areas where district councils were uniquely placed to provide influence, namely:

- Housing and homelessness
- Activity and wellbeing
- Environment and climate
- Economic inclusion
- Working with communities

Once adopted, the Strategy and action plan would be used as a framework to create a bespoke local action plan for the South Kesteven district in accordance with identified health and wellbeing priorities, and the Council's corporate objectives.

Close engagement with partners via representation on the Health and Wellbeing Board and Better Lives Lincolnshire would continue, which demonstrated that work alongside system partners to develop and deliver action to improve health and wellbeing outcomes was ongoing.

During debate, Cabinet members welcomed the report, whilst highlighting that other matters such as A & E provision and the availability of NHS dentists and GPs would also contribute to improved health and wellbeing outcomes.

## **95. Car Parking Cashless Payments**

### Purpose of report

The award of a contract to a cashless payment provider for a pay by app offer at the Council's Pay and Display car parks.

### Decision

That Cabinet approves the cashless parking solution (pay by app) to RingGo Ltd with effect from 1 April 2023 for a three-year period (with an option to extend by a further 2 years).

### Alternative options considered and rejected

Not recommending a pay by app solution. It was recognised that users of the Council's car parks welcomed this function as it was convenient and offered the greatest flexibility.

## Reason for decisions

The 'pay by app' solution would have been considered at a previous meeting of the Cabinet had contractual arrangements allowed for this to occur. The initiative was designed to allow motorists to park with the convenience of no longer needing cash or being restricted on the length of parking period.

RingGo Ltd. were identified as the preferred provider through the ESPO procurement framework; other Councils across the country used the services that they provided.

Key features of the proposal included:

- Booking parking on a device such as a mobile phone without needing to use a pay and display machine
- Extending the duration of car parking from a mobile device
- Car parking reminders
- A transaction charge of 4p, leading to larger net revenue from fee collections
- The ability to download and save car parking receipts

The proposal included the opportunity for the Council to access real time data for the enforcement of any parking regulations. There would also be the opportunity for the Council to reduce the collection of cash and therefore the associated processing costs. An implementation plan for the new way to pay for parking would be discussed with RingGo Ltd.

The Council would now have the ability to accept cash, cards, and app payments, making it as easy as possible for visitors to the district to park in Council maintained car parks.

## **96. Key and Non-Key Decisions taken under Delegated Powers**

The decision taken under delegated powers was noted. Members commented that it was positive to see the unit at 1 Sheep Market, Stamford expanding and providing services to residents.

## **97. Cabinet's Forward Plan**

Members confirmed the following amendments to the Forward Plan, subject to provisional Cabinet meeting dates being confirmed by the Council's AGM in May:

- HRA Business Plan and Asset Management Strategy 2021-2026 to be considered by May's Cabinet
- Comprehensive Masterplan for Local Plan allocation at Low Road, Barrowby to be considered at July's Cabinet
- Proposed Development Brief for Land at Stamford North to be considered at July's Cabinet

A further housing stock condition report was to be added to the Forward Plan in due course.

In closing the meeting, the Leader of the Council thanked all Cabinet members and officers for their contributions over the previous four years and highlighted some notable achievements and projects during this time period.

The meeting closed at 2:35pm.