

Minutes

Environment, Enforcement & Housing Committee Tuesday, 25th June, 2019

Attendance

Cllr Hossack (Chair)	Cllr Clarke
Cllr Kerlake (Vice-Chair)	Cllr Naylor
Cllr Dr Barrett	Cllr Mrs Pearson
Cllr Bridge	Cllr Mrs Pound

Apologies

Cllr Laplain
Substitute Present

Cllr Haigh

Also Present

Cllr Aspinell
Cllr S Cloke

Officers Present

Angela Abbott	-	Housing Services Manager
Phoebe Barnes	-	Interim Financial Controller
Greg Campbell	-	Director of Operations
Gary Carr	-	Project Manager
David Carter	-	Environmental Health Manager
Zoey Foakes	-	Governance & Member Support Officer
Nicola Marsh	-	Housing Manager
Stuart Morris	-	Interim Housing Policy Manager
Lorne Spicer	-	Business Development and PR Manager
Steve Summers	-	Interim Chief Executive
Jacqueline Mellaerts	Van -	Chief Financial Officer

10. Right To Buy Capital Receipts

The report set out proposals to adopt a formal capital receipts expenditure mechanism relating to Right to Buy ('RTB') sales. The mechanism would allow for a more focussed and transparent approach to expenditure of monies from the sale of HRA housing stock (known as 'RTB capital receipts')

The mechanism was a high-level approach to ensuring that capital receipts were retained by the Council and allocated to garage site re-developments with outline planning permission. The purpose was to increase efficiency and to provide improved value for money through site-specific building projects.

The mechanism would adopt the procedure of seeking outline planning permissions and then linking earmarked capital receipts. Protection of the receipts in a timely manner would allow for subsequent approval of site specific projects by Committee and consideration of detailed feasibility reports.

Members requested that an updated HRA Capital Receipt Expenditure Tracker (Appendix A of the report) be brought to future committees.

A motion was **MOVED** by Cllr Hossack and **SECONDED** by Cllr Kerlake to agree the recommendations with a slight amendment (see below).

A vote was taken by a show of hands and it was **UNANIMOUSLY RESOLVED**:

1. That the Committee formally approve Option 1 (to implement the capital receipts expenditure mechanism.

2. That the Committee formally approves delegated authority for the Housing Services Manager in consultation with the Chair and/or Vice Chair of Environment, Enforcement and Housing Committee to designate sites for re-development and submit outline planning permission for those sites.

3. That if agreed, the proposal is referred to the Council's Policy, Resources and Economic Development Committee for approval.

Reasons for Recommendation

Option 1 was recommended as the most transparent option for the Council and supports the '*Getting our House in Order*' transformation programme for Housing Services. It would work towards ensuring financial stability and revenue protection.

Taking no further action would fail to advance corporate priorities and would be counter to our modernisation approach and monetary responsibilities.

11. Housing Development Programme

The Council owns a range of garage sites across the Borough, including those that are disused and hard to let. Members previously agreed that Officers should identify the potential redevelopment of sites that provided an immediate opportunity for new affordable housing.

Officers had identified two potential sites. One site was at Brookfield Close, Hutton and the second at Sir Francis Way, which is located in Brentwood, very close to the Town Centre. Both sites provided excellent potential for redevelopment.

At the Community, Health & Housing Committee on the 5th March 2019, delegated authority was approved for the Housing Services Manager to commission an architect to prepare a feasibility report for both sites to establish the viability of each which will outline potential on both sites, and inform in terms of quantum and tenure mix.

A motion was **MOVED** by Cllr Hossack and **SECONDED** by Cllr Kerlake to agree the recommendations with a slight amendment (see below).

A vote was taken by a show of hands and it was **RESOLVED UNANIMOSLY**:

- 1. That the Committee formally approves delegated authority for the Housing Services Manager in consultation with the Chair and/or Vice Chair of Environment, Enforcement and Housing Committee to submit outline planning permission for both sites at Brookfield Close, Hutton and Sir Francis Way.**
- 2. That the feasibility report outcomes are reported to the next appropriate Environment, Enforcement & Housing Committee.**
- 3. That if agreed, the proposal is referred to the Council's Policy, Resources and Economic Development Committee for approval.**

Reasons for Recommendation:

The mechanism proposed front-loads the procedure for allocating RTB monies to site-specific construction projects with outline planning proposals, without Committee approval at the initial stage. It would allow for a more streamlined and efficient method of retaining the RTB monies for use within the Borough.

Option 1 was recommended as the most transparent option for the Council and supported the '*Getting our House in Order*' transformation programme for Housing Services. It worked towards ensuring financial stability and revenue protection.

The meeting concluded at 9:00pm.