

BABERGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE BABERGH CABINET HELD IN CANTEEN,
BABERGH DISTRICT COUNCIL OFFICES, CORKS LANE, HADLEIGH ON THURSDAY,
10 AUGUST 2017

PRESENT: Jennie Jenkins - Chairman

Tina Campbell
Jan Osborne
Peter Patrick

Margaret Maybury
Lee Parker
John Ward

Cllr Jenkins welcomed to the meeting Jonathan Stephenson, the recently appointed Strategic Director, who will take up his post in October.

23 DECLARATION OF INTERESTS BY COUNCILLORS

None declared.

24 MINUTES

RESOLVED

That the Minutes of the meeting held on 13 July 2017 be confirmed and signed as a correct record.

25 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

None received.

26 QUESTIONS BY THE PUBLIC

None received.

27 QUESTIONS BY COUNCILLORS

None received.

28 MATTERS REFERRED BY THE OVERVIEW AND SCRUTINY OR JOINT AUDIT AND STANDARDS COMMITTEES

None referred.

29 BCa/17/13 - FORTHCOMING DECISIONS LIST

Cabinet was advised that the Leisure Strategy report identified for the September meeting would be re-scheduled but that any specific matters requiring a separate report would be considered at the appropriate time. It was anticipated that the Public Realm report would be brought to the October meeting.

RESOLVED

That the content of Paper BCa/17/13, as updated at the meeting, be noted.

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BCa/17/14 - HOME OWNERSHIP REVIEW

Jan Osborne, Cabinet Member for Housing, introduced the recommendations in the report and referred to the use of monies from the Transformation Fund to implement the Action Plan compiled by the Housing Quality Network (HQN).

Justin King, Consultant Project Manager, corrected the references to 'Council' in paragraphs 10.3, 10.4.5 and 10.4.11 of the report, which should read 'Cabinet' and responded to Councillors' questions about various aspects of the proposals, including the following:-

- The level of service to be provided – *to remain the same*
- The effect of the differences in charging regimes between the two Councils and levels of stock
- The opportunities to negotiate new leases when existing tenants request an extension – *expected within the next 10 years or so*
- The opportunity to consider buy back of leased properties on a case by case basis – *as set out paragraph 10.4.13 of the report.*

RESOLVED

- (1) **That the introduction of a new lease agreement with revised terms to support moving closer to a cost neutral service and strengthened legal obligations be approved. Further, that the Assistant Director of Housing be delegated authority to revise the lease terms and conditions based on internal legal practice and advice.**
- (2) **That a 'flat rate' Management Fee Structure of £279.00 per annum be implemented for new Leaseholders.**
- (3) **That existing Babergh District Council Leaseholders be excluded from the increased Management Fee until such time as the lease can be reviewed and a revised charging mechanism implemented.**
- (4) **That a fee structure for 27 types of administration charges set at the current sector average be implemented (as set out in Appendix One to Paper BCa/17/14).**
- (5) **That administration charges be increased annually on 1 April by CPI, as at 30 September of the previous year, and a market review every 3 years.**
- (6) **That a 15% Major Work fee of the total contractor costs for the planned works project be approved.**
- (7) **That a revised operating model which projects a saving of £20,258, or 24% of existing structure costs, be approved.**

The business of the meeting was concluded at 5.45 p.m.

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Chairman