

## **BABERGH DISTRICT COUNCIL**

Minutes of the meeting of the **BABERGH CABINET** held in the Frink Room (Elisabeth) - Endeavour House, 8 Russell Road, Ipswich on Thursday, 10 October 2019 at 09:30am.

### **PRESENT:**

Councillor: John Ward (Chair)

Councillors:	Jan Osborne	Derek Davis
	Clive Arthey	David Busby
	Michael Holt	Elisabeth Malvisi
	Lee Parker	

### **In attendance:**

Councillor(s): Alistair McCraw

Officers:

- Chief Executive (AC)
- Assistant Director – Housing (GF)
- Deputy Monitoring Officer (JS)
- Corporate Manager – Tenant Services (LC)
- Corporate Manager – Housing Solutions (HT)
- Interim Estates Surveyor (AB)
- Neighbourhood Planning Officer (PB)
- Governance Support Officer (CP)

### **170 APOLOGIES**

None received.

### **171 BCA/19/15 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 12 SEPTEMBER 2019**

It was **RESOLVED:-**

**That the minutes of the meeting held on 12<sup>th</sup> September 2019 be signed as a true record.**

### **172 DECLARATION OF INTERESTS BY COUNCILLORS**

Councillor Arthey declared a non-pecuniary interest in respect of Item 13 in his capacity as a private landlord.

### **173 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

There were no petitions received.

**174 QUESTIONS BY COUNCILLORS**

There were no questions received.

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

There were no matters referred.

**176 FORTHCOMING DECISIONS LIST**

The Forthcoming Decisions List was noted.

**177 BCA/19/16 CORPORATE PLAN (2019 - 2027)**

The Leader of the Council presented the Joint Corporate Plan for recommendation for approval at Full Council. Councillor Ward advised Members that there would be a more detailed presentation from the Chief Executive at the Full Council Meeting on 26<sup>th</sup> October 2019.

The recommendations contained in the report were moved by Councillor Ward and seconded by Councillor Malvisi.

Councillor Osborne commented that the Corporate Plan diagram did not include specific strategies and therefore does not tell the full story to officers. The Chief Executive advised that the Corporate Plan will be supported by workshops and further video content, details of which would be presented at full Council.

In response to a query from Councillor Malvisi, Councillor Ward confirmed that the Working Group set up to look at climate change and biodiversity would be reporting back to Council and this will have an impact across all strategic priorities. Councillor Ward further commented that the environment is a key strategic priority.

Councillor Parker endorsed the plan and commented that this was a good piece of work.

By a unanimous vote

**It was RESOLVED:-**

**That Cabinet recommended the draft corporate plan (2019 – 2027) to Council (as visually represented in paragraph 4.5 of the report) to replace the Refreshed Joint Strategic Plan (2016 – 2020).**

**Reason for Decision:** To ensure that Babergh and Mid Suffolk have an appropriate corporate plan in place, designed to address the challenges and seize the opportunities facing the districts, and their organisations, for the foreseeable future.

**178 BCA/19/17 ALDHAM NEIGHBOURHOOD PLAN**

The Cabinet Member for Planning introduced the report and confirmed that the Parish Council had made the necessary modifications to the plan and that these were awaiting agreement. The recommendations were moved by Councillor Arthey and seconded by Councillor Malvisi.

Councillor Arthey gave thanks to Paul Bryant, Neighbourhood Planning Officer, for his hard work.

Councillor Parker congratulated Aldham Parish Council and everyone involved in the production of the Neighbourhood Plan. The Neighbourhood Planning Officer confirmed he will pass this on to the Ward Member, Councillor Jamieson.

By a unanimous vote

**It was RESOLVED:-**

- 1.1 That Aldham Parish Council be requested to make the necessary modifications to their Neighbourhood Plan in accordance with the Examiner's recommendations.**
- 1.2 That, subject to the satisfactory completion of the above (to be agreed by the Corporate Manager for Strategic Planning), the Neighbourhood Plan be advanced to a local referendum covering the parish of Aldham.**

**Reason for Decision:** To enable the Council to meet its statutory obligations under Section 17A of the Neighbourhood Planning (General) Regulations 2012 (as amended) and to allow the Aldham Neighbourhood Plan to proceed to a local referendum.

**179 BCA/19/18 EXTRA CARE SHELTERED HOUSING SERVICE PROVISION - LEASING SCHEMES TO ORWELL HOUSING ASSOCIATION**

The Cabinet Member for Housing introduced the report which sought approval to explore a long-term lease arrangement with Orwell Housing in respect of two extra care sheltered housing schemes. Councillor Osborne advised that the report had been revised. The Corporate Manager for Tenant Services explained the revisions contained within the report.

The recommendations in the revised report were moved by Councillor Osborne and seconded by Councillor Davis.

Councillor Busby queried the figures included in the financial implications section of the report and enquired if Internal Audit had reviewed the report. It was confirmed this had been done. The Interim Estates Manager provided further explanations of the financial forecasting.

Members discussed the benefits of the scheme for the tenants, future costs of

maintenance of the properties, and the long-term viability of the properties. Councillor Osborne reminded Members that any proposals negotiated would come back to Cabinet before final approval by the Ministry of Housing, Communities and Local Government.

By a unanimous vote

**It was RESOLVED:-**

**That approval was given to begin the process of negotiating a long-term lease arrangement with Orwell Housing Association for the two Extra Care Sheltered Housing Schemes; William Wood House and Sydney Brown Court.**

**Reason for Decision:** The existing contract cannot be extended any further due to the length of time it has been in existence and the extensions historically provided. A decision on the long-term future of the sites is required to give all stakeholders security.

**180 BCA/19/19 DEVELOPMENT OF A BUSINESS CASE FOR A JOINT VENTURE FOR THE FUTURE DELIVERY OF BUILDING SERVICES**

The Cabinet Member for Housing introduced report BCa/19/19 and moved the recommendations, which were seconded by Councillor Davis.

In response to a question from Councillor Arthey, the Chief Executive confirmed that this was an executive decision.

Councillor Arthey then queried the increased costs in respect of void properties detailed in the report. Councillor Osborne advised that new regulations following the Grenfell Tower incident had led to increased costs such as asbestos checks, fire safety tests etc.

The costs of developing the business case for a joint venture to both Babergh District Council and Flagship Housing were discussed. The Assistant Director for Housing confirmed that the business case would be developed jointly and that there was a cap of £10,000 in place in total for the two districts.

The Assistant Director for Housing provided details of a staff event which had recently taken place to provide information and reassurance to existing members of staff.

By a unanimous vote

**It was RESOLVED:-**

**1.1 That a business case is developed by officers which explores the opportunities a Joint Venture would create to deliver Building Services.**

**1.2 That a business case, with a preferred option for the delivery of Building Services is presented to Cabinet, by early 2020, for a decision.**

**Reason for Decision:** The delivery of an efficient and effective, value for money building service continues to present a range of challenges. To ensure we provide the highest level of service to our tenants whilst managing costs, the development of this business case would explore the opportunities and benefits to deliver services within an alternative business model in the future.

**181 EXCLUSION OF THE PUBLIC (WHICH TERM INCLUDES THE PRESS)**

**Resolution to Exclude the Public**

*To consider whether, pursuant to Part 1 of Schedule 12A of the Local Government Act 1972, the public should be excluded from the meeting for the business specified below on the grounds that if the public were present during these items, it is likely that there would be the disclosure to them of exempt information as indicated against each item. The authors of the report proposed to be considered in Part II of the Agenda were satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.*

*Note: Information is exempt only if:*

*It falls within one of the 7 categories of exempt information in the Act and; In all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.*

**182 BCA/19/20 IMPROVING ACCESS TO THE PRIVATE RENTED SECTOR**

By a unanimous vote

**It was RESOLVED:-**

**1.1 That Cabinet approved the implementation of a two-year pilot Guaranteed Rent Scheme to be used as a preventative tool to reducing homelessness.**

**1.2 That Cabinet approved the development of the Central Suffolk Lettings Partnership, including the proposed branding.**

**Reason for Decision:** To agree to fund innovative new solutions to preventing homelessness, using homelessness grant and reserves funding.

The business of the meeting was concluded at 11.20 am.

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Chair (and date)