

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK CABINET** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Monday, 7 November 2022

PRESENT:

Councillor: Suzie Morley (Chair)
Harry Richardson (Vice-Chair)

Councillors: David Burn Julie Flatman
Jessica Fleming Lavinia Hadingham
John Whitehead

In attendance:

Councillors: Sarah Mansel
Andrew Mellen
Keith Welham – Chair of Overview and Scrutiny

Officers: Chief Executive (AC)
Deputy Executive (KN)
Monitoring Officer (IA)
Director – Corporate Resources and Section 151 Officer
Director – Assets and Investments (EA)
Director – Planning and Building Control (TB)
Housing Transformation Manager (DW)
Professional Lead – Key Sites and Infrastructure (CT)
Spatial Planning Policy Officer (RK)
Corporate Manager – Councils' Companies (HB)
Assistant Manager – Governance (HH)

Apologies:

Gerard Brewster
Peter Gould

49 DECLARATION OF INTERESTS BY COUNCILLORS

Councillor Richardson declared an Other Registrable Interest due to being a Director of Mid Suffolk Growth Limited for which he had received dispensation and was therefore able to debate and vote on the item.

50 MCA/22/24 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 3 OCTOBER 2022

It was RESOLVED: -

That with the following amendments the minutes of the meeting held on the 3 October 2022 be confirmed and signed as a correct record of the meeting:

Paragraph 46.3 amend to Councillor Gould Cabinet Member for Assets and Investments

Paragraph 48.3 amend to ... Councillor Richardson Cabinet Member for Economic Growth.....

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

None received.

52 QUESTIONS BY COUNCILLORS

None received.

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

There were no matters referred from the Overview and Scrutiny or the Joint Audit and Standards Committees.

54 FORTHCOMING DECISIONS LIST

There were no comments made for the Forthcoming Decisions List.

55 MCA/22/25 TENANT ENGAGEMENT STRATEGY

55.1 The Chair, Councillor Morley, invited the Cabinet Member for Housing, Councillor Hadingham to introduce the report.

55.2 Councillor Hadingham introduced the report and moved the recommendations as detailed, which was seconded by Councillor Flatman.

55.3 In response to other members attending the meeting regarding tenant engagement Councillor Hadingham responded that tenants often contacted their local councillors, who could assist them. The Housing Transformation Manager advised that a task force which included a tenant representation, and that the strategy included a role for complaint champions, which would enable to capture otherwise silent voices. Additionally, it was currently being looked at how sheltered housing residents could be better engaged with.

55.4 Councillor Morley added that the Customer Access Point in Stowmarket was also available to all residents.

55.5 In response to other members attending the meeting, regarding the response rate of Housing Transformation Manager responded that the response rate was good for a survey of this type, additionally silent voices were captured by resident data.

It was RESOLVED: -

That Cabinet approved Option 1 - The strategy in its current form and acknowledged the changing landscape of social housing regulation in terms of the significance of good tenant engagement.

REASON FOR DECISION

The strategy has been co-designed with tenants through a consultation exercise with the Tenant Board, the wider tenant population, portfolio holding members and some key staff.

It is important for the councils to have a Tenant Engagement Strategy to set out how we, as a landlord, ensure that tenants are given a wide range of opportunities to influence and be involved in the formation of their landlord's housing-related strategic priorities. This includes decision making about how services are delivered, performance scrutiny and the management of their homes as required in the Regulator's Tenancy Involvement and Empowerment consumer standard.

56 MCA/22/26 COMMUNITY INFRASTRUCTURE LEVY (CIL) - CIL EXPENDITURE PROGRAMME NOVEMBER 2022

- 56.1 The Chair invited the Cabinet Member for Planning, Councillor Burn to introduce the report.
- 56.2 Councillor Burn provided an overview of two CIL bids to Members and proposed the recommendations as detailed in the report, which was seconded by Councillor Flatman.
- 56.3 Councillor Whitehead queried what work was done to establish how much a parish council can afford to contribute to a CIL project. The Professional Lead for Key Sites and Infrastructure responded that for all CIL bids due diligence was carried out. Additionally, two eligibility tests were in place for applications to encourage collaborative projects.
- 56.4 Councillor Whitehead inquired whether the disparity between parish council contributions was due to individual parish efforts. The Professional Lead for Key Sites and Infrastructure agreed that there was a divergence but that some of this was due to the individual parish's financial situation.
- 56.5 In response to other members attending the meeting, The Professional Lead for Key Sites and Infrastructure advised cabinet that a contribution had been made by West Suffolk from Section 106 funds, and that additional funds had been divided proportionately from the ringfence funding from five Mid Suffolk Parishes.
- 56.6 The Head of Schools Infrastructure from Suffolk County Council added that Section 106 contributions had been made by developments from catchment areas within West Suffolk.

56.7 Councillor Whitehead requested for a separation of CIL funds and parish precepts in future reports for clarity. The Professional Lead for Key Sites and Infrastructure agreed for this to be included going forward.

It was RESOLVED: -

1.1 That the CIL Expenditure Programme (November 2022) and accompanying technical assessment of the CIL Bids – M21-09, M22-06, M22-12, M22-15, M22-05 and M22-09 (forming Appendices, A and B) and which include decisions on these CIL Bid for Cabinet to make be approved and noted (delegated decision only) as follows: --

Decisions for Cabinet to make: Ringfenced Infrastructure Fund (Walsham-le-Willows, Badwell Ash, Thurston, Elmswell, Woolpit, Tostock and Rattlesden) and Strategic Infrastructure Fund

CIL Bid, Location and Infrastructure Proposed	Amount of CIL Bid and total cost of the Infrastructure	Cabinet Decision
M21-09 THURSTON Expansion of Thurston Community College	Amount of CIL Bid £1,781,462.00 Total costs of the project £2,018,011 Other funding sources are Section 106 £184,595 Basic Need funding £33,943 Suffolk County Council borrowing £18,011	Recommendation to Cabinet to approve CIL Bid M21-09 for £1,214,468.96 from the Ringfenced Fund (Walsham-le-Willows, Badwell Ash, Thurston, Elmswell, Woolpit, Tostock and Rattlesden) and £566,993.04 from Strategic Infrastructure Fund

Decisions for Cabinet to make: Local Infrastructure Fund

CIL Bid, Location and Infrastructure Proposed	Amount of CIL Bid and total cost of the Infrastructure	Cabinet Decision

M22-06 EYE Play Facilities	Amount of CIL Bid £100,000.00 Total costs of the project £150,000.00 Other funding sources are MSDC Capital Grant £25,000.00 Eye Town Council £5,000.00 Community Development Fund MSDC £20,000.00 (unsecured)	Recommendation to Cabinet to approve CIL Bid M22-06 for £100,000.00 from the Local Infrastructure Fund (CIL Funding is subject to other funding being secured)
M22-12 OLD NEWTON Village Hall Extension	Amount of CIL Bid £67,914.00 Total costs of the project £90,552.00 Other funding sources are S106 funding £861.57 Capital Grants MSDC £21,776.43	Recommendation to Cabinet to approve CIL Bid M22-12 for £67,914.00 from the Local Infrastructure Fund
M22-15 WETHERDEN Play Area	Amount of CIL Bid £18,375.63 Total costs of the project £33,375.63 Other funding sources are Wetherden Parish Council £15,000.00	Recommendation to Cabinet to approve CIL Bid M22-15 for £18,375.63 from the Local Infrastructure Fund

Decisions for Cabinet to note: Local Infrastructure Fund

CIL Bid, Location and Infrastructure Proposed	Amount of CIL Bid and total cost of the Infrastructure	Cabinet Decision
M22-05 EYE Moors Woodland Footpath	Amount of CIL Bid £5,000.00 Total costs of the project £13,000.00 Other funding sources are Suffolk County Council and Eye Town Council £2,000.00 CLA Charitable Trust £6,000.00	Recommendation for Cabinet to note the delegated decision for CIL Bid M22-05 for £5,000.00 from the Local Infrastructure Fund
M22-09 METFIELD Play Area	Amount of CIL Bid £8,788.97 Total costs of the project £11,718.63 Other funding sources are MSDC Locality fund £2,000 Metfield Parish Council £125.67 S106 funding £803.99	Recommendation for Cabinet to note the delegated decision for CIL Bid M22-09 for £8,788.97 from the Local Infrastructure Fund

1.2 Cabinet also noted and endorsed this CIL Expenditure Programme which includes the position in respect of approved CIL Bids from Rounds 1, 2, 3, 4, 5, 6, 7, 8 and 9 (September 2022) - (Appendix A Section B) together with details of emerging infrastructure /CIL Bids (Appendix A Section C).

REASON FOR DECISION

Community Infrastructure Levy (CIL) monies have been collected since the implementation of CIL on the 11th April 2016. The CIL Expenditure Framework was

originally adopted in April 2018 and reviewed with amendments adopted in the March 2019, April 2020, 23rd and March 2021. They were further reviewed, and changes were adopted in July 2022 by Mid Suffolk and in October 2022 by Babergh. The CIL Expenditure Framework requires the production of a CIL Expenditure Programme for each District and contains decisions for Cabinet to make or note on CIL Bids for CIL expenditure. These decisions relating to the expenditure of CIL monies form one of the ways in which necessary infrastructure supporting growth is delivered.

57 MCA/22/27 ELMSWELL EXEMPLAR HOUSING SCHEME

- 57.1 The Chair, Councillor Morley, invited the Cabinet Member for Housing, Councillor Hadingham to introduce the report.
- 57.2 Councillor Hadingham introduced the report and moved the recommendations as detailed, which was seconded by Councillor Flatman.
- 57.3 Councillor Whitehead queried Option 2 under Options Considered and asked for clarification on the disposal options. The Director for Assets and Investments responded that the land was designated HRA land and that any disposal of this land would need to be approved by the Secretary of State, whether this was for non-housing purposes, or housing by a third party.
- 57.4 In response to questions from other members attending the meeting the Director for Assets and Investments responded that the figure was for the build cost of the development and not for the land value.
- 57.5 The Chair invited Councillor Mansel to speak on the item, as Ward Member for Elmswell.
- 57.6 Councillor Richardson highlighted that the site was a prime opportunity to provide affordable housing in excess of what a private development would provide. Additionally, the site would hold social and environmental benefits to the community.
- 57.7 Councillor Morley added that the HRA was the best way for the Council to provide affordable housing.
- 57.8 Councillor Whitehead raised concerns that nationally base rates have doubled from one and a half percent to three percent.

It was RESOLVED: -

That Cabinet: -

- 1.1 Approved option 1 namely to appoint Mid Suffolk Growth Limited (MSGSL) to deliver the scheme on behalf of the Council for the market and affordable units**

- 1.2 Delegated the negotiation and conclusion of the Development and Funding Agreements to the Deputy CEO, the Section 151 Officer, and Portfolio Holder for Asset and Investment**
- 1.3 Approved delivery of the affordable housing on site in accordance with the Affordable Housing Strategy and in consultation with the Housing Portfolio**
- 1.4 Approved the use of the capital funding within the MTFS for the delivery of the market homes.**

REASON FOR DECISION

To enable and support the delivery of housing within the district and support the Councils aspiration to deliver low carbon homes to meet the targets set out in the Carbon Reduction Management Plan

The business of the meeting was concluded at 11:35 am.

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Chair