

MINUTES OF THE MEETING OF THE BABERGH CABINET HELD IN ROSE ROOM - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON THURSDAY, 13 SEPTEMBER 2018

PRESENT: John Ward - Chairman

Tina Campbell  
Jan Osborne  
Derek Davis  
Simon Barrett

Margaret Maybury  
Nick Ridley  
Frank Lawrenson

IN ATTENDANCE:

Councillor Arthey  
Councillor Ayres  
Councillor Carpendale  
Councillor McCraw

Strategic Director – (KN)  
Strategic Director – (JS)  
Assistant Director Housing – (GF)  
Assistant Director Assets and Investments – (EA)

43 APOLOGIES FOR ABSENCE

43.1 Apologies for absence were received from Councillor Grandon.

44 DECLARATION OF INTERESTS BY COUNCILLORS

44.1 Councillor Jan Osborne declared a personal non-pecuniary interest in Item 11 (BCa/18/32) Community Infrastructure Levy Collection and Item 12 BCa18/33) Community Infrastructure Levy (CIL) CIL Expenditure Plan.

45 BCA/18/27 - TO CONFIRM THE MINUTES OF THE MEETING HELD ON 9 AUGUST 2018

**It was Resolved: -**

**That the Minutes of the meeting held on the 9<sup>th</sup> August 2018 be approved as a true record.**

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

46.1 There were no petitions received.

47 QUESTIONS BY COUNCILLORS

47.1 There were no questions received.

48 BCA/18/28 - FORTHCOMING DECISIONS LIST

48.1 The Forthcoming Decisions List was noted subject to the following changes : -

- 1) CAB 42 – Report to be deferred until November 2018
- 2) CAB 44 – Report to be deferred until November 2018

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

49.1 There were no matters referred by the Overview and Scrutiny or the Joint Audit and Standards Committee.

50 BCA/18/29 - HOMELESSNESS REDUCTION STRATEGY 2018-2023

50.1 Councillor Jan Osborne, Cabinet Member for Housing introduced the report and **MOVED** the recommendations within the report. The report was seconded by Councillor Davis.

50.2 The Cabinet Member for Housing informed Cabinet that the Council had a statutory obligation under the Homelessness Act 2002 to carry out a review of homelessness within its District every five years. The Strategy highlighted the key achievements in 2013-2018 strategy and identified six key priorities as follows: -

- a) Prevention of homelessness
- b) Supporting vulnerable households to secure and maintain accommodation
- c) Mitigating against the impact of Welfare Reforms
- d) Increasing access to suitable accommodation
- e) Raising aspirations of positive health and wellbeing amongst homeless people
- f) End rough sleeping

50.3 Councillor Davis asked if there was any evidence of more rough sleepers moving into the district from other areas?

50.4 In response the Assistant Director for Housing confirmed that there was no evidence of any increase in rough sleeping in the district. However there had been a significant increase in the number of applications being presented to the Housing Solutions Team following the changes to legislation which placed a duty on the local authority to prevent homelessness up to 56 days beforehand.

50.5 Councillor Davis also asked if the reduction in void times had helped?

50.6 In response the Assistant Director for Housing informed Cabinet that whilst the Council were now bringing empty properties back into use more quickly, this was only one of a number of initiatives being used to address the issue. One of the biggest initiatives recently introduced was the Foyer which, although in Mid Suffolk provided seventeen more temporary units for the homeless.

50.7 Councillor Maybury asked if one of the main reasons for homelessness was the loss of privately rented accommodation?

50.8 In response the Assistant Director for Housing informed Cabinet that there were multiple reasons for homelessness, the main reason continued to be that family members would ask another family member to leave.

50.9 Councillor Davis asked if there had been any impact from the introduction of universal credit?

50.10 The Assistant Director for Housing in response stated that while there were experiencing higher rent arrears overall there were no trends towards higher homelessness.

**It was Resolved:**

**That the Draft Babergh and Mid Suffolk Joint Homelessness Reduction Strategy be approved to go to a formal 30-day consultation period 5<sup>th</sup> October 2018 – 2<sup>nd</sup> November 2018.**

**Reason for Decision:**

To ensure that Babergh District Council meets its statutory obligations under the Homelessness Act 2002 to review homelessness within it's District and publish the results of that review and a strategy for tackling homelessness over the next five years.

51 BCA/18/30 - JOINT HOUSING STRATEGY 2018-2023

51.1 On the proposal of Councillor Jan Osborne and seconded by Councillor Simon Barrett,

**It was Resolved:-**

**(i) That the consultation timetable for the Joint Housing Strategy be agreed.**

**(ii) That the Assistant Director for Housing be given delegated authority to finalise the draft Joint Housing Strategy, having consulted with all members of the Cabinet prior to the Strategy going out for consultation**

### **Reason for Decision:**

To ensure that Babergh District Council meets its expectations and desires to publish a Joint Housing Strategy for the next five years (2018-2023).

To ensure that Babergh and Mid Suffolk together through the Housing Strategy:

- Systematically review housing related issues in both districts
- Set out key housing challenges to stimulate the housing market
- Establish priorities for action both by Babergh and Mid Suffolk alone and together with other services providers and stakeholders
- Consider the views of parish and town councils as well as technical stakeholders through a 30-day period of consultation

Having a published, stakeholder agreed Joint Housing Strategy based on evidence of housing and health needs will enable Babergh and Mid Suffolk to be ready to access any additional funding streams to enhance the local housing market, in turn to support inclusive growth to the benefit of all residents.

## 52 BCA/18/31 - QUARTER ONE PERFORMANCE OUTCOME REPORTING

52.1 Councillor Davis introduced the report and **MOVED** the recommendations in the report, which Councillor Barrett seconded.

52.2 Commenting further Councillor Davis stated that the report provided detailed information on the individual measures and trends and was designed to provide a robust reporting system to ensure confidence in the Council's progress to achieving the agreed priorities. The Council was not resting on its laurels and pages 64 and 65 of the report illustrated the improvements that had been carried out and what still needed to be done.

52.3 Councillor Simon Barrett requested that a consistent approach was taken for future reporting as it appeared that previous reports had been presented in different formats.

52.4 The Cabinet Member for Housing queried whether the six houses being built in Bourne Lane Sudbury had been included in the information on pages 83 and 84 of the report?

52.5 In response the Corporate Manager for Business Improvement confirmed that she would check this and amend the information if necessary.

### **It was Resolved:-**

**(i) That the performance report and the performance outcome information tabled at Appendices A to G of the report be agreed as reflecting Babergh District Council's performance for April – June 2018**

**(ii) That the areas identified by Cabinet Members be actioned accordingly.**

**Reason for Decision:**

To provide assurance that the Council is meeting its performance objectives.

53 BCA/18/32 - COMMUNITY INFRASTRUCTURE LEVY (CIL) COLLECTION, ALLOCATION AND EXPENDITURE 2017-18 FINANCIAL YEAR

53.1 On the proposal of Councillor Ridley and seconded by Councillor Jan Osborne:-

**It was Resolved:-**

**That the CIL report and Babergh CIL Regulation 62 Monitoring Report be noted for information.**

**Reason for Decision:**

There is a statutory requirement to produce a Regulation 62 CIL Monitoring Report and publish this on the Councils website by 31 December of the following financial year.

54 BCA/18/33 - COMMUNITY INFRASTRUCTURE LEVY (CIL) - CIL EXPENDITURE BUSINESS PLAN

54.1 Councillor Ridley Introduced the report and **MOVED** the recommendations within the report, which Councillor Barrett seconded.

54.2 Commenting further Councillor Ridley informed Cabinet that the report was seeking to obtain approval of Babergh's CIL Business Plan September 2018. The report also contained the assessment of the BIDs including the judgements around the prioritisation criteria.

54.3 Councillor Ridley highlighted the following points:-

(a) 11 bids were submitted in total

(b) Majority of bids were initially invalid due to inadequate or erroneous information.

(c) A list of valid bids was published on the web site

(d) 6 out of 11 bids were collaborative (ie more than source of anticipated income for the project)

(e) The remaining 5 bids sought 100% CIL monies for funding for the project

(f) 10 of the 11 remaining bids are from Parish Councils or Community Groups with the remaining Bid from an infrastructure provider.

(h) The total value of the Bids being made is £318,892,94.

(i) Not all of the Bids are CIL 123 Regulation compliant

54.5 Councillor Ridley also drew attention to BID BO3-18 Cockfield and informed Cabinet that this had now reduced down to £27,843.51 after funding was discovered in S106 money.

54.6 Councillor Lawrenson queried whether the Bid for electric charging points had applied to other places for funding?

54.7 In response Councillor Barrett informed Cabinet that although there were opportunities to apply for funding for electric charging points the funding was conditional to the number of through traffic meeting a certain number of vehicles and the probability was that in most cases this would not be met.

#### **It was Resolved:-**

(i) That the CIL Expenditure Business Plan and accompanying technical assessments of the CIL Bids forming Appendices A and B of the report which include decisions on valid Bids for Cabinet to make and those for Cabinet to note, be approved subject to the amount of CIL Bid BO3-18 being revised to £27,843.51. (This CIL Business Plan also includes all those valid CIL Bids where offers of other sources of funding have been made for projects as part of the CIL process such that the value of that CIL Bid is reduced).

(ii) that it was noted that Bid B11-18 had been withdrawn. CIL Bids B01-18, B06-18 and B07-18 were valid but required further work before making any decision or recommendation. All other invalid CIL Bids continue to be worked upon and will be carried forward to the next CIL Bid round 2 for consideration.

#### **Reason for Decision:**

Community Infrastructure Levy (CIL) monies have been collected since the implementation of CIL on the 11<sup>th</sup> April 2016. The CIL Expenditure Framework adopted in April 2018 requires the production of a CIL Business Plan for each District which contains decisions for Cabinet to make or note on CIL Bids for CIL expenditure. These decisions relating to the expenditure of CIL monies from the one of the ways which necessary infrastructure supporting growth is delivered.

#### **55 BCA/18/34 - HAMILTON ROAD QUARTER (DEVELOPMENT PROSPECTUS)**

55.1 Councillor Simon Barrett introduced the report and **MOVED** the recommendations in the report, which Councillor Lawrenson seconded.

55.2 Commenting further Councillor Barrett informed Cabinet that the prospectus was a culmination of many years of work following the acquisition of several key sites over a period of time. An enormous amount of consultation had been undertaken with stakeholders and as a result a document had been produced detailing the aspirations of what they would like to see. He added that this was a

great opportunity for Sudbury and asked Cabinet to endorse the prospectus.

55.3 Councillor Ward told the Cabinet that the prospectus focussed more on the leisure side than the retail side which was in line with current trends.

55.4 Councillor Ridley stated that it was vital that a developer take this forward.

**It was Resolved:-**

**(i) That the Hamilton Road Quarter (Sudbury) development prospectus (appendix A) be endorsed, to enable the document to be marketed nationally to attract development interest and investment to the scheme.**

**(ii) That delegated authority be given to the Strategic Director, with responsibility for Assets and Investments, in consultation with the Cabinet Members for Economy and Assets and Investments, to make any necessary changes to the prospectus prior to the publication being marketed.**

**Reason for Decision:**

This decision will assist the opportunity, within Sudbury, to gain much needed investment to deliver part of the Councils Vision for Sudbury, with the development of the Hamilton Road Quarter.

56 BCA/18/35 - STRATEGIC PROPERTY AND LAND INVESTMENT FUND

56.1 Councillor Lawrenson introduced the report and **MOVED** the recommendations in the report subject to some minor alterations. Councillor Simon Barrett seconded the report.

56.2 In his introduction Councillor Lawrenson informed Cabinet that the allocation of a dedicated fund would provide the Council with the opportunity to react and secure, when required, strategic properties and land within the district.

56.3 All transactions would go through due diligence process and would follow the strict criteria detailed in 4.6 of the report. Acquisitions would be reported to Cabinet following the completion of the purchases.

56.4 Councillor Ridley raised concerns relating to the delegation of powers and felt that acquisitions could still be made speedily enough without delegating powers.

56.5 In response Councillor Lawrenson said that due to the nature of negotiating on property and land purchases, the ability to act quickly and with the relevant authority was often needed especially when in competition for strategic property and land with the commercial and housebuilding sectors.

**It was Resolved:-**

**That the approach of establishing a Strategic Property and Land Investment Fund of £3million be approved, to be funded from borrowing as required, and**

**the Strategic Director, with responsibility for Assets and Investments, in consultation with the Cabinet Members for Assets and Investments, Finance and Economy, be delegated the authority to pursue and finalise purchases of strategic property and land as set out within section 4.5 and 4.6 of the report.**

**Reason for Decision:**

To enable the Council to react and secure, when required, strategic property and land, as an investment opportunity, and to assist future house building and economic growth within the district.

57 BCA/18/36 - LOCAL TOURISM STRATEGY (BABERGH VISITOR INFORMATION OPTIONS) - PART 1

57.1 On the proposal of Councillor Lawrenson and seconded by Councillor Barrett

**It was Resolved:-**

**That the disposal of the freehold title of 2 Lady Street, Lavenham CO10 9RA to Lavenham Parish Council (or such appropriate responsible body linked to the Lavenham Parish Council) on the terms and conditions expressed in Appendix A be approved. (contained within Part 2 of the report).**

**Reason for Decision:**

To responsively support the community and local economy of Lavenham, bringing potential benefits to broader economy of the district. To continue to strategically support progression of the visitor economy within the Babergh District, and within financial and operational resources for the Authority.

58 EXCLUSION OF THE PUBLIC (WHICH TERM INCLUDES THE PRESS)

**It was Resolved: -**

**That pursuant to Part 1 of Schedule 12A of the Local Government Act 1972, the public be excluded from the meeting for the business specified in the report on the grounds that if the public were present during that item , it is likely that there would be the disclosure to them of exempt information as indicated against this item .**

59 BCA/18/36 - LOCAL TOURISM STRATEGY (BABERGH VISITOR INFORMATION OPTIONS) - PART 2

**It was Resolved:-**

That the disposal of the freehold title of 2 Lady Street, Lavenham CO10 9RA to Lavenham Parish Council (or such appropriate responsible body linked to the Lavenham Parish Council) on the terms and conditions expressed in Appendix A of the report be approved. (contained within Part 2 of this report).



**Reason for Decision:-**

To responsively support the community and local economy of Lavenham, bringing potential benefits to broader economy of the district. To continue to strategically support progression of the visitor economy within the Babergh District, and within financial and operational resources for the Authority.

The business of the meeting was concluded at 6:13pm

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Chair