

**BOROUGH OF KETTERING**

**EXECUTIVE COMMITTEE**

**Meeting held: 19th September 2018**

**Present:** Councillor Russell Roberts (Chair)

Councillors Lloyd Bunday, Mark Dearing, Scott Edwards,  
David Howes, Ian Jelley, Mark Rowley and Lesley  
Thurland

**Also Present** Councillors June Derbyshire, Mick Scrimshaw, Shirley  
Stanton and Michael Tebbutt

**18.EX.23 APOLOGIES**

None.

**18.EX.24 DECLARATIONS OF INTEREST**

Councillors Mark Dearing and David Howes declared an interest  
in items 11 and 12 as private landlords.

**18.EX.25 MINUTES**

**RESOLVED** that the minutes of the meeting of the  
Committee held on 11<sup>th</sup> July 2018 be  
approved and signed as a correct record.

**18.EX.26 WORK PROGRAMME**

The Council's draft work programme to be published on 20<sup>th</sup>  
September 2018 was noted.

**18.EX.27 MAINTAINING A DURABLE BUDGET**

A report was submitted, the purpose of which was to:

- a) Remind Members of the context / background to the council's  
budget and medium term financial strategy;

- b) Provide a revised medium term budget model illustrating the levels of savings that may be required over the coming years and highlight the significant financial challenges facing the Council;
- c) In accordance with the Council's Constitution the report sought the Executive's approval for a change to the HRA Capital Programme.
- d) Provide Members with a summary of the proposals contained in the 2019/20 Local Government Finance Settlement Technical Consultation and the Council's draft response to this consultation.
- e) Provide an update on Business Rates Pilots for 75% Business Rates Retention for 2019/20 and seek delegated authority for the Council to be part of a joint submission for a Countywide Northamptonshire Bid.

It was reported that as part of the 2019/20 budget process the key underlying assumptions had been updated and remodelled, the Medium Term Financial Strategy would continue to be reviewed as part of the budget process. Overall the level of savings required over the four year period 2019/20 – 2023/24 had increased by £1.725m. The main changes in 2019/20 resulted from a number of significant pressures being experienced in 2018/19 which included the increased demand in homelessness and the challenging recycling market

Members heard that there were a number of pressures on the HRA Capital Programme arising from an increase in void levels and the levels of expenditure required to bring long term void properties back in to use. The additional projected resources required were estimated to be £250,000 which could be funded by reducing both the Electrical Upgrades and the Kitchen and Bathroom renewal schemes.

The HRA was projecting an overspend of £250,000. The main pressure relating to income being around £175,000 less than anticipated, this resulted from increased void levels, resulting in lower income levels.

The main expenditure pressures were a result of increased expenditure on repairs and maintenance owing to an increase in the number of void properties. The void pressures were being managed under the Reinventing Repairs Service Improvement Programme, the main objective of which is to reduce both the number of void properties and the turnaround time between lettings. This is an area of work that will continue to be closely monitored.

It was reported that the Ministry of Housing Communities and Local Government (MHCLG) issued a technical consultation paper on the 2019/20 financial settlement on 24 July 2018. The deadline for responses was 18<sup>th</sup> September 2018. The following key issues were summarised in the report:

- Government Funding Levels 2019/20
- Negative Revenue Support Grants (RSG)
- New Homes Bonus Baselines
- Council Tax Limits

Kettering administers the Pool for the Business Rates Retention Scheme on behalf of the Northamptonshire authorities. The Northamptonshire pool had been successful in that it had allowed the pool members to retain more funding because the 'levy' that had to be paid to the Government was lower in such an aggregate pool position.

Over recent weeks officers across the County had been compiling a joint bid submission to become a Pilot in 2019/20 for 75% Business Rates Retention which would enable more of the growth to be retained locally. The bid had the agreement of all local authorities within the county area.

There are potential significant financial benefits from being a Pilot authority as the additional growth in retained revenues under the pilot arrangement being the former national share will now be retained locally.

A further requirement of the bid was that all applications must outline what pooling arrangements would be in place in 2019/20 should the bid be unsuccessful – if the bid were unsuccessful it would be the intention that the current pooling arrangements in 2018/19 continue in 2019/20.

Pilot bids needed to be submitted by 25<sup>th</sup> September owing to the short time frame Members were asked to delegate authority to the Council's Section 151 Officer, in consultation with the Finance Portfolio Holder to formalise KBC's sign-off of a Northamptonshire Pilot Bid for 75% Business Rates Retention for 2019/20.

Councillor Mick Scrimshaw addressed the Executive regarding his concerns of the adverse cost of homelessness and other items.

It was noted that adverse costs were due to pressures set out in the report and measures were in place to mitigate these pressures.

**RESOLVED**

that the Executive;

- a) Delegate authority to the Council's Section 151 Officer (in consultation with the Finance Portfolio Holder) to formalise KBC's sign-off of a Northamptonshire Pilot Bid for 75% Business Rates Retention for 2019/20;
- b) Approve the virements to the Capital Programme as set out in Section 4.3 of the report;
- c) Note the Council's Medium Term Financial Strategy and associated guiding principles;
- d) Note the Council's updated Medium Term Financial Strategy and the estimated level of savings required in the medium term; and
- e) Note the Council's draft response to the 2019/20 Local Government Finance Settlement

**18.EX.28 PRIVATE SECTOR HOUSING ENFORCEMENT POLICY**

*(Councillors Dearing and Howes declared in interest in this item and left the room during)*

A report was submitted which sought the approval of the draft Private Sector Housing Enforcement Policy 2018.

It was reported that the Council's current Private Sector Housing Enforcement Policy was adopted in September 2017. At that time, further changes to national legislation were in the process of being adopted and it was agreed that the policy would be updated to include these changes during 2018.

Since the adoption of the current policy, the Government had introduced several initiatives to help local authorities in improving conditions in the private rented sector. The main changes were:

- Civil Penalties
- Banning Orders
- Rent Repayment Orders

- HMO Mandatory Licence changes
- Minimum Energy Standards

Members discussed the HMO licenses and felt it would be beneficial to speak to residents regarding licenses.

**RESOLVED** that the Executive Committee agree the amendments set out in section 4.2 and adopts the revised Private Sector Housing Enforcement Policy attached to the report.

**18.EX.29 TEMPORARY ACCOMMODATION POLICY FOR HOMELESSNESS APPLICANTS**

*(Councillors Dearing and Howes declared in interest in this item and left the room during)*

A report was submitted which sought Executive Committee approval of the Temporary Accommodation Policy for homeless applicants which would provide a framework for the fair allocation of temporary accommodation to homeless households.

Part VII of the Housing Act 1996 requires housing authorities to secure temporary accommodation for eligible households where there is a reason to believe that a household may be homeless and have a priority need for accommodation.

Homelessness applications have increased by 224% over the past three years and there has been a corresponding increase in the Council's use of temporary accommodation with over 150 households currently in temporary accommodation compared to just 24 households in August 2015.

The Council had not previously had a Temporary Accommodation Policy due to the relatively low numbers of households accommodated in temporary accommodation and the limited types of accommodation that were available. Despite initiatives in place, the Council remained under severe pressure to provide suitable local temporary accommodation for homeless households. Accordingly, it was felt that a Temporary Accommodation Policy was now required to ensure that all temporary accommodation was allocated to homeless households in a fair, equitable and transparent manner that takes account of the needs of each household.

The Temporary Accommodation Policy sets out how the Council would allocate temporary accommodation to homeless

households. It outlined which households will have priority for the different types of temporary accommodation available. It aimed to ensure that the temporary accommodation available was allocated fairly and transparently and that applicants were provided with accommodation that was suitable for their needs.

In particular, the Policy stated that the Council would use bed and breakfast accommodation as a last resort and would take action to identify alternative and more suitable accommodation for homeless households as soon as possible, particularly in the case of families with dependent children.

Councillor Scrimshaw addressed the Executive and welcomed the new policy. He also stressed the need to add more government housing stock.

**RESOLVED** that the Executive Committee adopts the Temporary Accommodation Policy attached to the report

*(Councillors Dearing and Howes returned to the meeting room following discussion)*

**18.EX.30 SEATS ON STREETS; PROPOSED LOCAL DEVELOPMENT ORDER**

A report was submitted to inform Members of the Planning Policy Committee's recommendation on the Local Development Order: Seats on Streets (LDO), and seek any further comments ahead of a report for adoption at Full Council.

It was noted that on 25 September 2013, a Local Development Order (LDO) was adopted by Kettering Borough Council. This resulted in the automatic grant of planning permission for change of use of the highway for the placing of tables and chairs outdoors, with only an annual street café licence needing to be obtained by businesses. The LDO ran for three years and had now expired.

On 3<sup>rd</sup> July 2018, Members of Planning Committee endorsed the recommendation that an updated LDO be prepared and that it be subject to public consultation, before being presented to Full Council for adoption. This followed the same process previously undertaken, which included taking account of feedback received through the consultation process. The consultation ran from 19<sup>th</sup> July 2018 to 17<sup>th</sup> August 2018. Six statutory representations were received with no objections.

Members heard that there had been a slight amendment to the geographic area which covered the majority of the town centre excluding areas you would not expect to see seats on streets.

Councillor Mick Scrimshaw addressed the Executive and fully supported the concept.

During discussion Members requested that the order be rolled out to the A6 Towns and Parishes who might wish to develop such an order, and were assured that the matter would be explored in due course. .

**RESOLVED** That the Executive supports the making of a permanent Local Development Order and recommends its adoption to full Council. ;

**18.EX.31 LOCAL GOVERNMENT ACT 1972**

**RESOLVED** that the press and public be excluded from the remainder of the meeting on the grounds that it involved items of business included the likely disclosure of exempt information as defined by paragraphs 1-7 of Schedule 12A of the Local Government Act 1972 (as amended)

**18.EX.32 LONDON ROAD DEVELOPMENT SITE**

A report was submitted which sought approval of the Executive to acquire the former Police station site and building located in London Road, Kettering and to progress with the development of the whole of the London Road, site.

Following discussions it was

**RESOLVED** That the Executive;

- a) Endorsed the acquisition of the former Police Building located in London Road; and
- b) Endorsed the procurement of a developer to progress with the detailed planning of the London Road site.

**18.EX.33     DISPOSAL OF LAND**

A report was submitted which sought the committee's approval to dispose of 7.64 acres of land off Scott Road to Kettering Town Football Club.

Members endorsed the inclusion of a KBC statement within any statement that the Football Club made over the coming weekend.

**RESOLVED**     That the Executive approved the disposal of land, on the terms set out in the report, subject to agreement on the contents of the public statement issued by the other party

*(The meeting started at 6.30pm and ended at 7.50pm)*

*Signed .....*

*Chair*