

BOROUGH OF KETTERING

EXECUTIVE COMMITTEE

Meeting held: 17th October 2018

Present: Councillor Russell Roberts (Chair)

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

Also Present The Mayor, Councillor James Burton, Councillors Andrew
Dutton, James Hakewill, Anne Lee, Mick Scrimshaw, Jan
Smith, Shirley Stanton, Michael Tebbutt and Keli Watts

18.EX.34 APOLOGIES

Apologies for absence were received from Councillor Scott
Edwards

18.EX.35 DECLARATIONS OF INTEREST

None.

18.EX.36 MINUTES

RESOLVED that the minutes of the meeting of the
Committee held on 19th September 2018 be
approved and signed as a correct record.

18.EX.37 WORK PROGRAMME

The Council's draft work programme to be published on 18th
October was noted.

18.EX.38 NEW BUILD COUNCIL HOUSING

A report was submitted which sought to:

- a) To provide Members with an update on pre-contract work for
the Albert Street and Scott Road sites;

- b) To present a proposal for taking forwards the Lawrence's site for new build council housing;
- c) To advise Members about further sites with the potential for new council housing.
- d) To seek approval to make amendments to the HRA and General Fund capital programme for new build council housing and site acquisition; and
- e) To seek approval to establish a capital budget for pre-contract professional fees so that funding is readily available for site investigations and feasibility studies on new schemes.

It was reported that since the Council's Housing Strategy adoption, the Council had delivered a small number of new build properties on Laburnum Crescent and was progressing plans for the development of 28 new affordable homes at Scott Road and Albert Street. More recently the Council had adopted its Corporate Plan and within that Members agreed a priority to undertake an ambitious programme of council house building.

Scott Road

Members heard that the planning application had now been submitted and a public consultation event was held on 10th October 2018.

In procuring a contractor to deliver the project, officers proposed combining this site and Albert Street and tendering both under a design and build contract. This would help to achieve greater economies of scale than if the projects were to be procured separately. Once tenders were received and assessed, Members would be asked to approve the preferred contractor. In the meantime, the Executive Committee was requested to approve the implementation of the project by an in-house team utilising 1-4-1 capital receipts.

Albert Street

The Council would be looking to develop six bungalows on this site. The Executive Committee were requested to recommend to Full Council that £827,000 for the Albert Street scheme be included in the HRA capital programme.

Lawrences Site – Desborough

At its meeting on 11 July, the Executive Committee was presented with an update on the Lawrences site in Desborough and asked to identify its preferred option for the future of the site. The Committee's preference was to redevelop the site for housing either through a private sector scheme delivered through

the Homes England Accelerated Construction Fund or as a Housing Revenue Account development.

Since July, officers had been assessing the merits and limitations of the alternative ways forward, which included exploring the feasibility of preliminary site layouts, investigating the level of contamination affecting the site and investigating funding constraints. It was recommended to the Executive that the preferred option of developing the site for Council Housing be viability tested to meet a pressing and immediate need for affordable rented homes within Desborough and the surrounding area.

Further Opportunities

Two other sites had been identified which were potentially suitable for new build council housing.

At Stamford Road, Kettering, terms had been agreed to purchase a small site and completion of the purchase was expected imminently. This site could accommodate six to eight family size dwellings. The Executive were asked to recommend a Capital budget of £210,000 to Council for Approval.

An initial assessment of the Willow Close garage site in Desborough to look at site constraints would be undertaken to ascertain the site's suitability for a small development of bungalows, the outcome of which would be reported to a future Executive meeting.

Mr John Hodder addressed the Executive and requested that Desborough Community Development Trust's plans for the Lawrences site be considered in drawing up plans for this site.

Councillor Mick Scrimshaw addressed the Executive regarding the new and future housing developments.

Councillor Anne Lee addressed the Executive and welcomed the new Social Housing.

The Mayor, Councillor James Burton addressed the Executive and requested clarity on the use of 1-4-1 receipts.

In response to the speakers' comments, the Head of Housing stated that the Council would be happy to look at DCDT's previous work to see if aspects of it could be incorporated into the new scheme at Lawrences site.

1-4-1 receipts were acquired from Right to Buy purchases, to be used for Housing. If the receipts were not used they had to be returned to HMRC with interest.

Following discussion it was

RESOLVED

That the Executive;

- a) Noted the position with regards to the new build schemes at Albert Street and Scott Road;
- b) Noted a change in the funding of the Scott Road development utilising 1-4-1 Receipts;
- c) Recommended to Full Council an increase to the HRA capital budget for Scott Road from £2,752,630 to £2,904,000 to account for provision of an additional property on the scheme;
- d) Recommended to Full Council a budget of £827,000 within the HRA capital programme for the scheme at the Albert Street site;
- e) Identified the preferred option for the Development of the Lawrences site is Council Housing;
- f) Recommended to Full Council to approve a Capital budget of £200,000 for pre-contract professional fees to progress work on the Willow Close, Stamford Road and Lawrences sites and authorised the officers to procure a multi-disciplinary design team for all three sites; and
- g) Recommended to Full Council to approve a Capital budget of £210,000 for the Stamford Road land acquisition

18.EX.39 BROUGHTON NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

A report was submitted to ask the Executive to:

- a) Formally “Make” the Broughton Neighbourhood Plan as part of the statutory Development Plan, following the referendum held on 20th September 2018; and

- b) Formally “Make” the Broughton Neighbourhood Development Order granting planning permission for the development outlined in the order, following the referendum held on 20th September 2018.

The referendum took place on 20th September 2018 and the results for both were a majority ‘yes’ vote.

The Neighbourhood Plan would in future be given full weight in determining planning applications within the Parish of Broughton, up to 2031 and the Neighbourhood Development Order would grant planning permission for the development set out within it for a period of 6 years.

Officers were satisfied that the making of the Broughton Neighbourhood Plan and the Broughton Neighbourhood Development Order would not breach or otherwise be incompatible with any EU obligation or any of the Convention rights.

A small number of tweaks needed to be made prior to the ‘Make’ of the Broughton Neighbourhood Plan and the Broughton Neighbourhood Development Order.

Councillor James Hakewill addressed the Executive and commented on the effort made by Broughton Parish Council to complete the Neighbourhood Plan and Neighbourhood Development Order.

Members congratulated Broughton Parish Council and everyone else involved.

RESOLVED that the Executive

- a) Formally “make” the Broughton Neighbourhood Plan as part of the statutory Development Plan; and
- b) Formally “make” the Broughton Neighbourhood Development Order, granting planning permission for the development outlined in the order.

18.EX.40 **THE SOCIAL HOUSING GREEN PAPER: A NEW DEAL FOR SOCIAL HOUSING**

A report was submitted to provide a briefing on the Government’s green paper on social housing and invited the Executive Committee to consider its contents and submit a response to the Secretary of State for Housing, Communities and Local

Government.

It was reported that the social housing green paper was published by the Government in August in response to the Grenfell Tower disaster. In the wake of the tragedy, it became apparent that the fire and its aftermath were symptomatic of a wider disconnect between social housing tenants and the state at both national and local levels. The green paper represents an attempt by the Government to remedy this disconnect.

In the months following the tragedy, Ministers met with almost 1,000 residents of social housing, 10 of which were from Kettering, at consultation events across England to ascertain their views, needs and ambitions.

The social housing green paper is a consultative document and the Government invited all interested parties to submit comments by 6th November.

The Tenants' Forum was consulted at its meeting on 13th September and the Research and Development Committee considered the green paper at its meeting on 18th September. The draft response reflects the comments made at both meetings.

Councillor Andrew Dutton addressed the Executive with his thoughts on the Council's draft response.

Councillor Mick Scrimshaw addressed the Executive and supported the Council's draft response.

Councillor Anne Lee addressed the Executive and stated she would like to see a lot more resources available.

Following discussions it was

RESOLVED that the Executive considered the contents of the report and approved the draft comments set out in Appendix A as the Council's response to the social housing green paper.

18.EX.41 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) In Line with best practice, provide a mid-year update on Treasury Management; and
- c) Draw Members attention to the reports that were currently being considered by Northamptonshire County council in relation to their latest budgetary projections.

It was reported that the 2018/19 budget was on target and the key areas of volatility set out in the report remained unchanged since September.

The 2019/20 Medium Term Financial Strategy was remodelled as at the September Executive Committee due to pressures with recycling and homelessness in the 2018/19 budget.

A Treasury Management mid year update was provided to the committee to comply with best practice.

It was reported that the Northamptonshire County Council Stabilisation Plan, the purpose of which was to set out the 2018/19 financial position and improve the Council's forecast budget shortfall for 2019/20, had been considered and approved. It was estimated that NCC would have to deliver savings of £35.4m along with in year pressures of £30.2m. £24.2m of savings were on target to being delivered in year.

Councillor Mick Scrimshaw addressed the Executive regarding Northamptonshire County Council's extremely challenging Stabilisation Plan and the issues it could cause for the new Unitary Authority.

Councillor Anne Lee sought clarification on the partnership savings reported within the report. The Head of Resources advised that the savings had been made due to joint working with other authorities.

Members discussed the work carried out by the Borough Council on all aspects of our budget and the potential implications the County Council's Stabilisation Plan could have on the District and Borough Councils.

RESOLVED That the Executive noted

- a) The Council's current Medium Term Financial Forecast and the progress being made for the delivery of efficiency savings for 2019/20 and future years; Council's Medium Term Financial Strategy and associated guiding principles;

- b) The Treasury Management performance for the period 1st April – 30th September; and
- c) The financial challenges that are facing Northamptonshire County Council in both 2018/19 and 2019/20 and the potential implications to the Districts and Boroughs in Northamptonshire.

(The meeting started at 6.30pm and ended at 7.20pm)

Signed

Chair