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Minutes of the meeting of the **SCRUTINY (COMMUNITY AND REGENERATION) COMMITTEE** held at the Council Offices, Whitfield on Wednesday, 3 October 2018 at 6.02 pm.

Present:

Chairman: Councillor L A Keen

Councillors: T A Bond
P I Carter
G Cowan
R J Frost
P J Hawkins
P D Jull
M J Ovenden

Officers: Head of Assets and Building Control
Senior Architect
Democratic Services Manager
Democratic Services Officer

34 APOLOGIES

An apology for absence was received from Councillor N Dixon.

35 APPOINTMENT OF SUBSTITUTE MEMBERS

There were no substitute Members appointed.

36 DECLARATIONS OF INTEREST

There were no declarations of interest made by Members.

37 MINUTES

The Minutes of the meeting held on 6 June 2018 were approved as a correct record and signed by the Chairman.

38 PUBLIC SPEAKING

The Democratic Services Manager advised that no members of the public had registered to speak on items on the agenda to which the public speaking protocol applied.

39 DECISIONS OF THE CABINET RELATING TO RECOMMENDATIONS FROM THE SCRUTINY (COMMUNITY AND REGENERATION) COMMITTEE

The Committee's recommendations made on 12 September 2018 (Minute No. 33) to Cabinet were rejected at its meeting held on 9 October as the matters were being addressed as part of the Local Plan Review.

40 ISSUES REFERRED TO THE COMMITTEE BY COUNCIL, CABINET, SCRUTINY (POLICY AND PERFORMANCE) COMMITTEE OR ANOTHER COMMITTEE

There were no items for consideration.

41 ITEMS CALLED-IN FOR SCRUTINY OR PLACED ON THE AGENDA BY A MEMBER OF THE COMMITTEE, ANY INDIVIDUAL NON-EXECUTIVE MEMBERS OR PUBLIC PETITION

There were no items for consideration.

42 NOTICE OF FORTHCOMING KEY DECISIONS

The Democratic Services Manager presented the Notice of Forthcoming Key Decisions to the Committee for its consideration.

RESOLVED: That the Notice of Forthcoming Key Decisions be noted and that the Purchase of Affordable Housing in Aylesham item be added to the Work Programme.

43 SCRUTINY WORK PROGRAMME

The Democratic Services Manager presented the Scrutiny Work Programme to the Committee for its consideration. Members were asked to provide key questions for:

- South Kent Coast Clinical Commissions group and East Kent Hospitals for the next meeting in November; and
- Private Sector Landlords for the meeting in December.

RESOLVED: That the Work Programme be noted.

44 EXCLUSION OF THE PRESS AND PUBLIC

It was moved by Councillor T A Bond, duly seconded and

RESOLVED: That, under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the remainder of the business on the grounds that the items to be considered involved the likely disclosure of exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Act.

45 REDEVELOPMENT OF WILLIAM MUGE AND SNELGROVE SITES

The Head of Assets and Building Control and Senior Architect were in attendance to present the Redevelopment of William Muge and Snelgrove Sites report to the Committee. The report had been considered at the meeting of Cabinet on 1 October 2018 where it was agreed:

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- (i) That the William Muge and Snelgrove sites be appropriated to be held for the purposes of Part IX of the Town & Country Planning Act 1990, pursuant to s.122 of the Local Government Act 1972, and that the Director of Environment and Corporate Assets be authorised to re-appropriate the land for the purposes of the Housing Act 1985 on completion of the development.

- (ii) That the remainder of the William Muge and Snelgrove sites be appropriated to be held for the purposes of the Housing Act 1985 pursuant to s.122 of the Local Government Act 1972.
 - (iii) That the Director of Environment and Corporate Assets, in consultation with the Director of Finance, Housing and Community, be authorised to take all necessary actions to deliver the construction phase of the project, including awarding the construction contract, approving variations to the project sum if required and, if circumstances warrant, to cancel the project.
 - (iv) That the Residential Investment Project Advisory Group be assigned to oversee the project and advise on key issues.
 - (v) That the undertaking of the relevant accounting transactions during the 2018/19 financial year to reflect the transfer of the assets from the General Fund (GF) to the Housing Revenue Account (HRA) be authorised.
 - (vi) That the Director of Finance, Housing and Community, in consultation with the Portfolio Holder for Corporate Resources and Performance, be authorised to take all decisions on the financing of the project.
- (b) It was agreed to recommend to Council that the Budget and Policy Framework be amended to include this project in the capital programme.

Members were provided with background to the site. In 2008 and 2009, William Muge and Snelgrove House were no longer fit for purpose and did not meet statutory standards. Both properties were decanted and demolished.

Following Cabinet approval in March 2018 to progress a new residential development on the site, a planning application was submitted on 19 July 2018 with a decision expected on 25 October 2018. Following viability assessments the following proposal was submitted for planning permission:

12 No. 3 bed 5 person commercial units;
24 No. 1 and 2 bed affordable housing units; and
29 No.1 and 2 bed shared ownership units.

Members were satisfied with the development overall and encouraged by the number of 1 and 2 bed units which were in need amongst the young and the elderly (who were in need of downsizing). Following discussions around the types of units that would be available, Members were keen to ensure there would be protection for those who entered into shared ownerships to protect the monies they had paid for their share of the property if they were evicted for rent arrears.

Members thanked the officers for their attendance and were pleased with the progress of the plans for the development.

RESOLVED: That it be recommended to Cabinet that it ensures that safeguards are written into the shared ownership leases so that, in the event that a tenant is evicted for rent arrears, they receive back the equity of the monies they have paid for their share of the property.

The meeting ended at 7.12 pm.