



Civic Centre,
Arnot Hill Park,
Arnold,
Nottinghamshire,
NG5 6LU

Agenda

Cabinet

Date: **Thursday 16 October 2014**

Time: **12.30 pm**

Place: **Reception Room**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Cabinet

Membership

Chair Councillor John Clarke

Vice-Chair Councillor Michael Payne

Councillor Peter Barnes
Councillor Kathryn Fox
Councillor Darrell Pulk
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather
Councillor Paul Hughes

AGENDA

Page

- 1 Apologies for Absence.**
- 2 To approve, as a correct record, the minutes of the meeting held on 11 September 2014.** 1 - 4
- 3 Declaration of Interests.**
- 4 Capital Funding for Affordable Housing** 5 - 14
Report of Service Manager Housing and Localities.
- 5 Forward Plan.** 15 - 18
Report of the Service Manager Elections and Members' Services.
- 6 Progress Reports from Portfolio Holders.**
- 7 Member's Questions to Portfolio Holders.**
- 8 Any other items the Chair considers urgent.**

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MINUTES CABINET

Thursday 11 September 2014

Councillor Michael Payne (Chair)

Councillor Peter Barnes
Councillor Darrell Pulk

Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Absent: Councillor John Clarke, Councillor Kathryn Fox and
Councillor Paul Hughes

Officers in Attendance: J Robinson, H Barrington, S Bray, P Darlington,
M Kimberley and A Dubberley

148 APOLOGIES FOR ABSENCE.

Apologies were received from Councillors Clarke and Fox. Apologies were also received from Councillor Hughes (observer).

149 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 7 AND 28 AUGUST 2014.

A revised set of minutes for the meeting held on 7 August were circulated at the meeting.

RESOLVED to approve as a correct record:

- 1) The revised minutes of the meeting held on 7 August 2014; and
- 2) The minutes of the meeting held on 28 August 2014.

150 DECLARATION OF INTERESTS.

None.

151 PRIDE OF GEDLING COMMUNITY AWARDS

Corporate Director, Stephen Bray, presented a report which had been circulated prior to the meeting, detailing plans for the establishment of a pride of Gedling Community Awards ceremony.

RESOLVED to:

- 1) Support the organisation of a “Pride of Gedling” Community Awards ceremony early in 2015, with a view to it becoming an annual event.
- 2) Agree that the category of awards be determined by the Corporate Director in consultation with a cross-party group of Members.

152 COMMUNITY LEISURE RESTRUCTURE

Paula Darlington, Corporate Director, presented a report seeking financial approval to implement a new structure for the delivery of community leisure functions.

RESOLVED:

To approve a reduced savings target of £126,000 for Community leisure and a reduction in the central provision of £13,700 per annum.

153 WORK FOR THIRD PARTIES – DELEGATIONS TO CORPORATE DIRECTOR

The Chief Executive presented a report, which had been circulated prior to the meeting, seeking approval to establish a formal delegation to each Corporate Director to approve work carried out for third parties, including the fees and charges, up to a value of £20,000 per contract or type of work.

RESOLVED that:

- 1) Corporate Directors be authorised to approve all work for third parties up to the value of £20,000.00 per contract or type of work; and
- 2) Corporate Directors be authorised to agree the fees and charges for such work which must, as a minimum, be on a full cost recovery basis; and
- 3) A report to be presented back to Cabinet in due course to monitor progress.

154 CHANGE TO OUTSIDE BODY REPRESENTATION.

Consideration was given to a report of the Service Manager, Elections and Members’ Services, which had been circulated prior to the meeting, seeking approval to appoint to a new outside body.

RESOLVED:

To appoint Councillor John Clarke as Gedling Borough Council’s representative on the Rural Services Network.

155 FORWARD PLAN

Consideration was given to a report of the Service Manager, Elections and Members' Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

156 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- A meeting would take place shortly to receive tenders for the housing redevelopment of the Grove pub site.
- Work on the new Gedling Country Park car park was continuing and arrangements for the opening were being planned.
- An increase in flytipping had been reported and officers were looking at increasing CCTV coverage as a way of tackling the problem.

Councillor Henry Wheeler (Health and Housing)

- A bid for funding towards homelessness and housing advice had been made to the Police and Crime Commissioner and the Department for Work and Pensions.
- Recruitment to the post of Specialist Housing Officer to work with landlords would begin shortly.
- Implications of the recent Health Care Act were being examined.
- Representatives of Nottingham North and East Clinical Commissioning Group would be attending a forthcoming meeting of the Youth Council to be quizzed on health matters.
- It was hoped that, in partnership with the CCG, a free Red Cross first aid course for carers could be delivered.

Councillor Darrell Pulk (Leisure and Development)

- The Aligned Core Strategy had been approved by Council and was due to be presented to Broxtowe's Council meeting for approval shortly. Officers and Members were thanked for their efforts with the work.
- Bonington Theatre has recently introduced an online ticketing facility.
- Thanks and best wishes were given to Jayne Cox, Service Manager for Leisure and Culture, who would be leaving the Council in October.

Councillor Michael Payne (Public Protection and Communication)

- An additional contacts magazine would be published in the new year to promote the new polling arrangements for the May elections.
- The Nottingham-Lincoln Train line had received money from local councils, including Gedling, with the intention of improving service over the next three years.

157

MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

The meeting finished at 2.00 pm

Signed by Chair:
Date:



Report to Cabinet

Subject: Allocation of capital funding for affordable housing

Date: 16 October 2014

Author: Service Manager, Housing & Localities

Wards Affected

St James

Purpose

- To seek approval to draw down and allocate £114,000 of the commuted sums held for affordable housing development by way of a grant to Nottingham Community Housing Association to support redevelopment of the site of the Cavendish public house, Cavendish Road, Carlton.
- To set out the background to the proposal.
- To itemise the considerations officers have taken into account when developing the proposal.

Key Decision

This is not a Key Decision.

Background

- 1.1 The Council has a defined approach to support the delivery of affordable housing in the borough. This process identified the potential for two sites – The Grove (a former public house at Daybrook) and a former play area on Dunstan Street in Netherfield – to be tendered to the Council's selected developer partners in a mini competitive process to identify the best outcome for the Council's resources. The decision was also taken to tender £152,700.00 of the Council's £458,700.00 commuted sum as part of this process.
- 1.2 The developer partners were invited to tender for one, two or all of the options, and two of the developers made submissions, each for all three options.
- 1.3 This report details the commuted sum. Two further reports, for the Portfolio

Holder for the Environment, will also be written seeking permission to transfer the two sites to the successful tenderer.

- 1.4 With regard to the Council's commuted sums, on three occasions since 2010, the Council has accepted financial contributions from residential developers *in lieu* of providing affordable housing on site as a planning obligation under section 106 of the Town and County Planning Act 1990. The Supplementary Planning Document on Affordable Housing sets out the Council's policy in this regard. These contributions are known as "commuted sums".
- 1.5 Commuted sums are subject to a legal agreement with the developers concerned under s. 106 of the Act, requiring that the Council must use them to fund the development of affordable housing in the Borough. The Council does not have discretion to use the money for any other purpose. The agreements stipulate that any sums not spent by the Council within 10 years of receipt must be repaid with interest. The first commuted sums would fall due for repayment in 2020.
- 1.6 The commuted sums held by the Council are as follows:

Date received	Site	Value	Date repayment due
28 Jan 2010	Parry Court, Mapperley	£180,000	28 Jan 2020
18 May 2011	Parry Court, Mapperley	£84,735	18 May 2021
3 Aug 2011	Chapel Lane, Ravenshead	£50,000	2 Aug 2021
8 May 2013	Spring Lane, Mapperley	£318,000	8 May 2023

£174,035 of the commuted sums received was committed to the purchase of the former Grove public house, Daybrook, in March 2013. The total remaining balance is therefore £458,700. Members will recall that at the Cabinet meeting on 15 January 2014, it was agreed to tender the commuted sums to fund housing associations to build affordable housing. Options on how best to use the remaining commuted sum are currently being appraised.

- 1.7 On 2nd April 2014, the Corporate Director authorised a process to select two or more Registered Providers of Social Housing as development partners, to be eligible to receive grant funding and land at nil cost for affordable housing. Adverts were placed in Inside Housing magazine and on the Source Nottinghamshire procurement website, and all Registered Providers with stock in the Borough were contacted directly.

- 1.8 On 21st July 2014, the Leader of the Council approved the appointment of Gedling Homes, Derwent Living and Nottingham Community Housing Association (NCHA) as the Council's development partners, and also approved a tender process for the disposal of the Grove, former play area on Dunstan Street and allocation of existing commuted sums. Partners had the opportunity to tender for the commuted sums, along with the site of the former Grove public house, and land at Dunstan Street, Netherfield, with the option to tender for any one of the three elements on offer, or any two, or all three.
- 1.9 Two compliant tenders for use of the commuted sums were received, from Gedling Homes and from Nottingham Community Housing Association (NCHA).
- 1.10 The proposal from NCHA was to use £114,000 of commuted sums as a part-contribution to a development of 38 new homes on the site of the former Cavendish public house, Cavendish Road, Carlton. 31 units would be for Affordable Rent and 7 for shared ownership. Plans for this development are well advanced, and a full planning application has been submitted (2014/0559), which is scheduled to be determined in October 2014.
- 1.11 The tender document set out the criteria that would be used to assess the proposals. Following assessment, the proposal from NCHA scored higher than that from Gedling Homes for the following reasons:
- a. It represented better value for money, supporting 38 units for £114,000, at a grant rate of £3,000 per unit.
 - b. Development could commence sooner, with a projected start on site date of January 2015.
 - c. It is projected to create more benefit in terms of work experience placements, apprenticeships and skills.
 - d. Projected rents for the new homes are lower and within Local Housing Allowance rates.
- 1.12 The Council's proposed contribution represents only a small part of the project cost, with the bulk of the funding coming from the Homes & Communities Agency (HCA) and NCHA's own borrowing. However, it is a vital contribution, as the HCA funding was secured on the basis that the commuted sums would be available as match funding, and could thus be at risk should the Council decide not to proceed.
- 1.13 For the avoidance of doubt, officers provided clear advice to NCHA that commuted sums would be allocated through a competitive process and subject to member approval, and therefore they should not rely on them being available. This message was repeated to the HCA when the Council were consulted about NCHA's funding bid. NCHA have therefore bid for

HCA funding, and the HCA have allocated it, in full knowledge of the situation.

1.14 The benefits of the proposed scheme are:

- Affordable Rent homes provided for up to 97 people from the Council's Housing Register, allowing the Council to meet its duties under Part VI (allocation of accommodation) and Part VII (homelessness) of the Housing Act 1996 more quickly.
- Shared ownership homes provided for 7 households who would not otherwise be able to afford to own their own home, housing a maximum of 21 people.
- Accords with the priorities of the Gedling Plan 2014/15 and the Housing Delivery Plan to provide more affordable homes.
- Investment of £4 million in construction and professional fees, which will benefit local businesses and secure jobs, along with safeguarded work for four apprentices and potential for school workshops, 16+ work experience placements and training to be provided to the workforce.
- Reputational benefit to the Council in bringing a derelict and neglected site back into productive use.

The payment of the funding would only proceed after planning permission had been granted for an affordable housing development.

2.1 Proposal

The proposal is that the Council should allocate £114,000 from the commuted sums held to Nottingham Community Housing Association to support the affordable housing development described in this report. The funding will be subject to a grant agreement with NCHA. The section 106 commuted sum will need to be drawn down in support of this project and a budget required in the capital programme.

3.1 Alternative Options

The commuted sums held cannot be expended for any purpose other than the development of affordable housing in Gedling.

Housing associations rely on public subsidy towards the capital cost of building affordable housing. There is a large need for affordable housing in Gedling, and the Council has very limited other options as to how to meet this need.

The only alternative to making a grant to a housing association would be for the Council to spend the money directly on procuring properties that it would then own and potentially manage. For the commuted sums currently available, this would not represent value for money. It is estimated that a

maximum of one unit could be procured for the £114,000, rather than supporting the development of 38. This would be a significant change in the Council's approach to housing provision, and is beyond the scope of this report.

A further option would be not to award NCHA any commuted sum.

4.1 Financial Implications

The proposal has no cost to the Council. The commuted sum funding held cannot be used for a purpose other than the development of new affordable housing.

The proposed development would provide 38 new affordable homes, which would attract New Homes Bonus plus an additional 25%.

5.1 Appendices

Appendix 1 – site plan

Appendix 2 – site photos

Appendix 3 – indicative development layout and artist's impression

Background Papers

6.1 Report to the Leader of the Council on the delivery of affordable housing, 14 July 2014.

7.1

Recommendation

THAT approval is given to:

- a) Draw down £114,000 of the commuted sums held for affordable housing development in support of this project; and**
- b) allocate it to Nottingham Community Housing Association, subject to the terms of a grant agreement.**

Reasons for Recommendations

7.1 To secure the development of new affordable homes in the Borough, in accordance with the aims of the Gedling Plan 2014/15 and the Council's Housing Delivery Plan.

To secure best value for the capital funding available.

Further information on the subject of this report is available from:

Alison Bennett

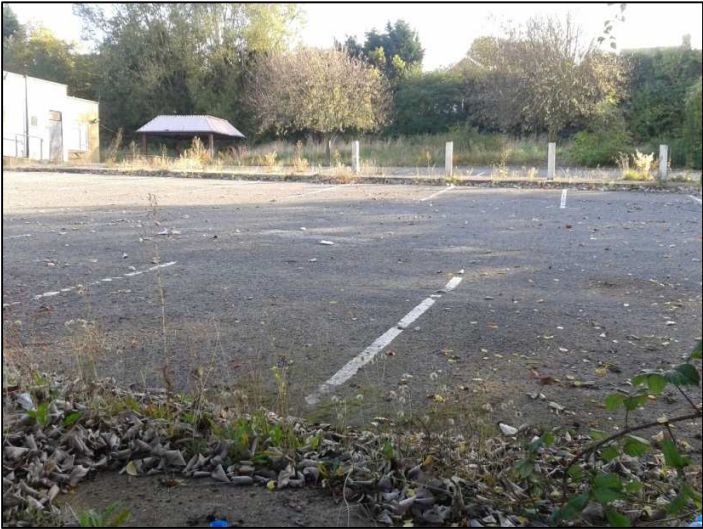
Service Manager – Housing & Localities

0115 901 3696

Appendix 1 – site plan



Appendix 2 – site photos





Extracted from plan by Pelham Architects. Do not use as definitive.



aerial view of proposed development

Extracted from submission by Pelham Architects. Do not use as definitive.



Report to Cabinet

Subject: Forward Plan

Date: 16 October 2014

Author: Service Manager, Elections and Members' Services

Wards Affected

Borough-wide.

Purpose

To present the Executive's draft Forward Plan for the next four month period.

Key Decision

This is not a Key Decision.

Background

- 1 The Council is required by law to give to give notice of key decisions that are scheduled to be taken by the Executive.

A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 4 months and must be updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

Proposal

- 2 The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.

Alternative Options

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

Financial Implications

- 4 There are no financial implications directly arising from this report.

Appendices

- 5 Appendix 1 – Forward Plan

Background Papers

- 6 None identified.

Recommendation(s)

It is recommended THAT Cabinet note the contents of the draft Forward Plan making comments where appropriate.

Reasons for Recommendations

- 7 To promote the items that are due for decision by Gedling Borough Council's Executive over the following four month period.

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Quarter 2 Budget and Performance	Key	Cabinet 13 November 2014		n/a	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Sale of Land at Teal Close Request for approval to sell land at Teal Close	Key	Cabinet 13 November 2014	Sale of Land at Teal Close	N/A	Katie Cafferkey, Estates Surveyor katie.cafferkey@gedling.gov.uk
Action Plan for Killisick Report seeking endorsement of the Killisick Locality Plan.	Not Key	Cabinet 18 December 2014	Action Plan for Killisick		Alison Bennett, Service Manager, Housing and Localities alison.bennett@gedling.gov.uk

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Update on the Newstead Locality Plan Report for members advising of the progress against the Newstead Locality Action Plan	Not Key	Cabinet 18 December 2014	Update on the Newstead Locality Plan		Alison Bennett, Service Manager, Housing and Localities alison.bennett@gedling.gov.uk
Update on the Netherfield Locality Plan Report updating Councillors on the progress against the Netherfield Locality Plans.	Not Key	Cabinet 18 December 2014	Update on the Netherfield Locality Plan		Alison Bennett, Service Manager, Housing and Localities alison.bennett@gedling.gov.uk
Quarter 3 Budget and Performance	Key	Cabinet 12 February 2015		n/a	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Quarter 4 Budget and Performance	Key	Cabinet June 2015		n/a	Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk