

## MAIDSTONE BOROUGH COUNCIL

### HOUSING, HEALTH AND ENVIRONMENT POLICY ADVISORY COMMITTEE

#### MINUTES OF THE MEETING HELD ON TUESDAY 13 JUNE 2023

##### Attendees:

<b>Committee Members:</b>	<b>Councillor Knatchbull (Chairman) and Councillors Mrs Gooch, Hastie, Jeffery, Khadka, Kimmance, Riordan, Rose and Springett</b>
<b>Cabinet Members:</b>	<b>Councillor Parfitt-Reid - Cabinet Member for Housing and Health</b>

6. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Joy and Mortimer.

7. NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor Gooch was present as a substitute for Councillor Joy and Councillor Kimmance was present as a substitute for Councillor Mortimer.

8. URGENT ITEMS

There were no urgent items.

9. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

10. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by members or officers.

11. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

12. EXEMPT ITEMS

**RESOLVED:** That all items be taken in public, unless any member of the Committee wishes to refer specifically to the information contained within Appendices 13 and 14 for Items 11 and 12 – Property Acquisition and Property Acquisition for 1,000 homes due to the likely disclosure of exempt information.

13. MINUTES OF THE MEETING HELD ON 23 MAY 2023

**RESOLVED:** That the Minutes of the meeting held on the 23 May 2023 be approved as a correct record and signed.

14. FORWARD PLAN RELATING TO THE COMMITTEE'S TERMS OF REFERENCE

**RESOLVED:** That the Forward Plan relating to the Committee's Terms of Reference be noted.

15. 4TH QUARTER FINANCIAL UPDATE & PERFORMANCE MONITORING REPORT 2022/23

The Cabinet Member for Housing and Health introduced the report, outlining the council's capital expenditure and overspend in Quarter 4 of £475,000 which had been driven by the cost of living.

In response to questions on the council's flood action plan and delay to the subway gate the Cabinet Member for Environmental Services stated an explanation of the situation would be provided to committee members after the meeting.

The Committee expressed their thanks to both the Housing and Finance teams.

**RESOLVED:** That

1. The Revenue position as at the end of Quarter 4 for 2022/23, including the actions being taken or proposed to improve the position, where significant variances have been identified, be noted;
2. The Capital position at the end of Quarter 4 be noted;
3. The Performance position as at Quarter 4 for 2022/23, including the actions being taken or proposed to improve the position, where significant issues have been identified, be noted;
4. The proposed new KPIs for 2023/24 be recommended to the Cabinet; and
5. The UK Shared Prosperity Fund update, attached at Appendix 3, be noted.

16. PROPERTY ACQUISITION

The Cabinet Member for Housing and Health introduced the report and outlined an opportunity for MBC Property Holdings to acquire a completed block of 25 units in High Street ward.

It was stated that there would be six car parking spaces for the 25 units but there was a limited supply of land in the town centre and the council could miss the opportunity.

In response to questions about the capacity of Mid Kent Legal Services the Director of Regeneration and Place confirmed that it did, through either internal or external legal support.

**RESOLVED:** That the Cabinet be recommended to:

1. Approve the financial returns for the proposed acquisition as shown in Exempt Appendix 3 of this report, which supports the Housing Development and Regeneration Investment Plan and overall Development Strategy.
2. Give delegated authority to the Director of Finance, Resources and Business Improvement to:
  - a) Negotiate terms for the purchase of the proposed acquisition for the sum as shown in the Exempt Appendix 3 of this report.
  - b) Procure and enter into all such deeds, agreements, contracts and documents which may be required to facilitate the purchase of the site, and the subsequent redevelopment works required to deliver the scheme referred to in this report. Including (but not limited to) any related appointments such as suitably qualified consultants and a Contractor.
  - c) Subject to satisfactory conclusion of all due diligence to negotiate and finalise and complete all legal formalities, deeds and agreements which may be required to facilitate the purchase.
  - d) Negotiate and agree any lease between the Council and Maidstone Property Holdings.
3. Authorise the Head of Mid Kent Legal Services to appoint the Solicitors required to negotiate and complete the necessary contract documentation, deeds and agreements associated with the purchase and construction works on the terms as agreed by the Director of Finance, Resources & Business Improvement.

17. PROPERTY ACQUISITION FOR 1,000 AFFORDABLE HOMES PROGRAMME

The Cabinet Member for Housing and Health introduced the report and outlined an opportunity for MBC Property Holdings to acquire a set of flat units in Fant ward, with an intention of repurposing it for affordable tenure.

The Committee expressed support for the scheme and the Director of Regeneration and Place confirmed Mid Kent Legal Services had the capacity to carry out the scheme.

**RESOLVED:** That the Cabinet be recommended to:

1. Approve the financial returns for the proposed acquisition as shown in Exempt Appendix 3 of this report, which supports the Housing Development and Regeneration Investment Plan and overall Development Strategy.
2. Give delegated authority to the Director of Finance, Resources and Business Improvement to:
  - a) Negotiate terms for the purchase of the proposed acquisition for the sum

as shown in the Exempt Appendix 3 of this report.

b) Procure and enter into all such deeds, agreements, contracts and documents which may be required to facilitate the purchase of the site, and the subsequent redevelopment works required to deliver the scheme referred to in this report. Including (but not limited to) any related appointments such as suitably qualified consultants and a Contractor.

c) Subject to satisfactory conclusion of all due diligence to negotiate and finalise and complete all legal formalities, deeds and agreements which may be required to facilitate the purchase.

3. Authorise the Head of Mid Kent Legal Services to appoint the Solicitors required to negotiate and complete the necessary contract documentation, deeds and agreements associated with the purchase and construction works on the terms as agreed by the Director of Finance, Resources & Business Improvement.
4. Agree, post completion of the procurement process, to appoint a contractor for the works cost detailed in the financial summary at Exempt Appendix 3. If in the event tenders for the works cost are in excess of the agreed sum then 48 officers will return to the Committee/Cabinet to seek further approval prior to the development itself commencing.

#### 18. DURATION OF THE MEETING

6.30pm to 7.10pm