

HOUSING AND COMMUNITY COHESION POLICY ADVISORY COMMITTEE MEETING

Date: Tuesday 23 July 2024
Time: 6.30 pm
Venue: Town Hall

Membership:

Councillors Cleator (Chairman), Dawes, Fort, Khadka (Vice-Chairman),
Milham, Oliver, Parfitt-Reid, Rodwell and Wilby

The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.

<u>AGENDA</u>	<u>Page No.</u>
1. Apologies for Absence	
2. Notification of Substitute Members	
3. Urgent Items	
4. Notification of Visiting Members	
5. Disclosures by Members and Officers	
6. Disclosures of Lobbying	
7. To consider whether any items should be taken in private because of the possible disclosure of exempt information	
8. Minutes of the Meeting Held on 21 May 2024	1
9. Forward Plan relating to the Committee's Terms of Reference	2 - 6
10. Member Agenda Item Request - Dirt Bikes, Quadbikes, and Mini-Motorbikes	7 - 10
11. 4th Quarter Financial Update & Performance Monitoring Report	11 - 36
12. Consideration to administer a CPO on behalf of Golding Homes	37 - 48
13. Council House Building Programme	49 - 56

Issued on Monday 15 July 2024

Continued Over/:

Alison Broom

Alison Broom, Chief Executive

PART II

To move that the public be excluded for the items set out in Part II of the Agenda because of the likely disclosure of exempt information for the reasons specified having applied the Public Interest Test.

Head of Schedule 12 A and Brief Description

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| 14. Exempt Appendices to Item 13: Council House Building Programme | 57 - 65 |
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INFORMATION FOR THE PUBLIC

In order to make a statement in relation to an item on the agenda, please call 01622 602899 or email committee@maidstone.gov.uk by 4 p.m. one clear working day before the meeting (i.e. by 4 p.m. on Friday 19 July 2024). You will need to tell us which agenda item you wish to speak on. If you require this information in an alternative format please contact us, call 01622 602899.

To find out more about the work of the Committee, please visit the Council's Website

MAIDSTONE BOROUGH COUNCIL

HOUSING AND COMMUNITY COHESION POLICY ADVISORY COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 21 MAY 2024

Attendees:

Committee Members:	Councillors Cleator (Chairman), Fort, Mrs Gooch, Higson, Jeffery, Milham, Russell, J Sams and Wilby
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1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dawes, Khadka, Oliver, Parfitt-Reid and Rodwell.

2. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

- Councillor Mrs Gooch for Councillor Dawes
- Councillor Higson for Councillor Khadka
- Councillor Jeffery for Councillor Oliver
- Councillor Russell for Councillor Parfitt-Reid
- Councillor J Sams for Councillor Rodwell

3. ELECTION OF CHAIRMAN

RESOLVED: That Councillor Cleator be elected as Chairman of the Committee for the Municipal Year 2024/25.

4. ELECTION OF VICE-CHAIRMAN

RESOLVED: That Councillor Khadka be elected as Vice-Chairman of the Committee for the Municipal Year 2024/25.

5. DURATION OF MEETING

7.40 p.m. to 7.44 p.m.







MAIDSTONE BOROUGH COUNCIL FORWARD PLAN FOR THE FOUR MONTH PERIOD 1 JULY 2024 TO 31 OCTOBER 2024

This Forward Plan sets out the details of the key and non-key decisions which the Cabinet or Cabinet Members expect to take during the next four-month period.

A Key Decision is defined as one which:

1. Results in the Council incurring expenditure, or making savings, of more than £250,000; or
2. Is significant in terms of its effects on communities living or working in an area comprising two or more Wards in the Borough

The current Cabinet Members are:

<p>2</p> <div style="text-align: center;">  <p>Councillor Stuart Jeffery Leader of the Council Email stuartjeffery@maidstone.gov.uk</p> </div>	<div style="text-align: center;">  <p>Councillor Clive English Deputy Leader and Cabinet Member for Environmental Services and Enforcement Email cliveenglish@maidstone.gov.uk</p> </div>	<div style="text-align: center;">  <p>Councillor Kathy Cox Cabinet Member for Corporate Services Email KathyCox@Maidstone.gov.uk</p> </div>
<div style="text-align: center;">  <p>Councillor Tony Harwood Cabinet Member for Planning Policy and Management Email tonyharwood@maidstone.gov.uk</p> </div>	<div style="text-align: center;">  <p>Councillor Stephen Thompson Cabinet Member for Healthier Stronger Communities Email: StephenThompson@Maidstone.gov.uk</p> </div>	<div style="text-align: center;">  <p>Councillor Mike Summersgill Cabinet Member for Climate Transition and Nature Recovery Email MichaelSummersgill@Maidstone.gov.uk</p> </div>



Councillor David Naghi

Cabinet Member for Community Cohesion
and Safety

Email Davidnaghi@maidstone.gov.uk



Councillor Simon Wales

Cabinet Member for Housing and Homelessness

Email SimonWales@Maidstone.gov.uk

Anyone wishing to make representations about any of the matters listed below may do so by contacting the relevant officer listed against each decision, within the time period indicated.

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Under the Access to Information Procedure Rules set out in the Council's Constitution, a Key Decision or a Part II decision may not be taken, unless it has been published on the forward plan for 28 days or it is classified as urgent:

The law and the Council's Constitution provide for urgent key and part II decisions to be made, even though they have not been included in the Forward Plan.

Copies of the Council's constitution, forward plan, reports and decisions may be inspected at Maidstone House, King Street, Maidstone, ME15 6JQ or accessed from the [Council's website](#).

Members of the public are welcome to attend meetings of the Cabinet which are normally held at the Town Hall, High St, Maidstone, ME14 1SY. The dates and times of the meetings are published on the [Council's Website](#), or you may contact the Democratic Services Team on telephone number **01622 602899** for further details.

Councillor Stuart Jeffery
Leader of the Council

Details of the Decision to be taken	Decision to be taken by	Relevant Cabinet Member	Expected Date of Decision	Key	Exempt	Proposed Consultees / Method of Consultation	Documents to be considered by Decision taker	Representations may be made to the following officer by the date stated
4 4th Quarter Finance, Performance & Risk Monitoring Report	Cabinet	Cabinet Member for Corporate Resources	24 Jul 2024	No	No Open	Climate Transition, Corporate and Environmental Services Policy Advisory Committee 8 Jul 24 Planning and Healthier Stronger Communities Policy Advisory Committee 9 Jul 24 Housing and Community Cohesion Policy Advisory Committee 23 Jul 2024	4th Quarter Finance, Performance & Risk Monitoring Report	Paul Holland paulholland@maidstone.gov.uk
Council House Building Programme (Formerly Property Acquisition 1000 Affordable Homes Programme)	Cabinet	Cabinet Member for Housing and Homelessness	24 Jul 2024	Yes	No Fully exempt	Housing and Community Cohesion Policy Advisory Committee 23 Jul 2024	Property Acquisition 1000 affordable Homes Programme	Philip Morris philipmorris@maidstone.gov.uk

Details of the Decision to be taken	Decision to be taken by	Lead Member	Expected Date of Decision	Key	Exempt	Proposed Consultees / Method(s) of Consultation	Documents to be considered by Decision taker	Representations may be made to the following officer by the date stated
<p>Consideration to administer a CPO on behalf of Golding Homes</p> <p>Report setting out a request from Golding Homes to administer a Compulsory Purchase order to secure a site for development</p>	Cabinet	Cabinet Member for Housing and Homelessness	18 Sep 2024	No	No Part exempt	Housing and Community Cohesion Policy Advisory Committee 23 Jul 24	Consideration to administer a CPO on behalf of Golding Homes	<p>Katie Exon</p> <p>Head of Property and Leisure</p> <p>katieexon@maidstone.gov.uk</p>
Parish Charter Review	Cabinet	Cabinet Member for Community Cohesion and Safety	18 Sep 2024	No	No Open	Housing and Community Cohesion Policy Advisory Committee 10 Sep 2024	Parish Charter Review	<p>Orla Sweeney</p> <p>orlasweeney@maidstone.gov.uk</p>
<p>Revisions to the Covert Surveillance and Access to Communications Data Policy and Guidance Notes</p> <p>Annual revisions to the Council's policy</p>	Cabinet Member for Community Cohesion and Safety	Cabinet Member for Community Cohesion and Safety	Before 30 Sep 2024	Yes	No	Housing and Community Cohesion Policy Advisory Committee 10 Sep 2024	Revisions to the Covert Surveillance and Access to Communications Data Policy and Guidance Notes Revisions to the Covert Surveillance and Access to	<p>Gary Rowland</p> <p>Senior Lawyer, Corporate Governance</p> <p>gary.rowland@midkent.gov.uk</p>

Details of the Decision to be taken	Decision to be taken by	Lead Member	Expected Date of Decision	Key	Exempt	Proposed Consultees / Method(s) of Consultation	Documents to be considered by Decision taker	Representations may be made to the following officer by the date stated
							Communications Data Policy and Guidance Notes	
Demolition & Contamination Update Update on the demolition contract and grounds contamination surveys.	Cabinet	Cabinet Member for Housing and Homelessness	23 Oct 2024	Yes	No Open	Housing and Community Cohesion Policy Advisory Committee 8 Oct 2024	Demolition & Contamination Update	Alison Elliott alisonelliott@maidstone.gov.uk

Housing and Community Cohesion Policy Advisory Committee	23rd July 2024
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Member Agenda Item Request – Dirt Bikes, Quadbikes, and Mini-Motorbikes

Timetable	
Meeting	Date
Housing and Community Cohesion Policy Advisory Committee	23 July 2024

Has this Member Agenda Item Request been submitted urgently?	No
Final Decision-Maker	Cabinet/Cabinet Member for Community Cohesion and Safety
Wards affected	All

Executive Summary
<i>Addressing Nuisance Dirt bikes, Quadbikes, and Mini-Motorbikes in the Borough of Maidstone.</i>
Purpose of Report
<i>To request that an officer report be presented (with the member agenda item request) directly to the Cabinet.</i>

Member Agenda Item Request – Public Space Protection Order

1. INTRODUCTION AND BACKGROUND

- 1.1 The irresponsible and unlawful use of dirt bikes, quadbikes, and mini-motorbikes has become a significant concern within the Borough of Maidstone. These vehicles create excessive noise, pose safety risks to pedestrians and other road users, and cause damage to public and private property. Reports indicate an increase in incidents involving reckless driving, stunts on public roads, and inappropriate use in parks and on pavements.
- 1.2 There has been a significant increase in reports from residents in wards including (but not limited to) Parkwood & Mangravet, Boughton Monchelsea & Chart Sutton, Shepway and Senacre of the nuisance, noise, and safety risks posed by associated behaviours, which tend to be more pronounced during Spring and Summer months, but many residents indicate that it is now worse than it has ever been.
- 1.3 Unregulated use of these vehicles can lead to environmental degradation and increased maintenance costs. The noise generated by these vehicles can disturb wildlife and negatively impact local ecosystems. The financial burden of restoring affected areas falls on local authorities and taxpayers.
- 1.4 Dirt bikes and quadbikes disrupt neighbourhoods with their powerful engines, while mini motorbikes, often operated by inexperienced young riders, pose further safety hazards. These activities not only disturb the peace but also endanger lives and compromise the enjoyment of communal spaces.
- 1.5 Existing laws and enforcement measures have proven inadequate in addressing the persistent issue. Police have had some recent successes with seizures, and we commend their work, but as it stands, they are limited in what they can do.
- 1.6 PSPO's cannot be used to replicate offences that are already covered under the law – such as, in this case, the Road Traffic Act 1988 – but rather should target specific behaviours, with the caveat that the local authority is satisfied on reasonable grounds that activities carried on, or likely to be carried on, in a public place are detrimental to the local community's quality of life, and that the impact justifies restrictions being put in place in a particular area.
- 1.7 Motion: This Council resolves to take immediate and decisive action to address the problem of nuisance dirt bikes, quadbikes, and mini motorbikes within the Borough of Maidstone.

The proposed measures are as follows:

1. **On-the-Spot Fines**

- Implement a £100 on-the-spot fine for individuals found engaging in the following specific behaviours with dirt bikes, quadbikes, or mini-motorbikes:
 - Revving engines excessively and creating noise disturbances.
 - Performing stunts or dangerous manoeuvres on public roads.
 - Engaging in reckless riding in prohibited areas, thereby endangering pedestrians.
 - Racing
 - Wheel Spins
 - Burnouts
 - Recording any of the listed activities on any device
 - Congregating to spectate the listed activities.

2. **Parental Responsibility**

In cases where the individual involved is under the age of 18, the fine will be imposed on the parents or legal guardians. This measure is intended to encourage responsible supervision and prevent the misuse of these vehicles by young persons.

3. **Public Awareness Campaign**

Launch a comprehensive public awareness campaign to educate the community about the new regulations and the dangers associated with the misuse of dirt bikes, quadbikes, and mini motorbikes. This campaign will include:

- Information dissemination through local media, social media platforms, and community centres.
- Collaboration with schools to educate children and parents about safe and lawful use of these vehicles.

4. **Public Space Protection Order (PSPO) Signage**

Display PSPO warning signage prominently in hotspot areas to inform the public of the new regulations and the penalties for non-compliance. These signs will specifically target behaviours that disrupt community peace and safety.

5. **Implementation**

The Council directs the appropriate departments to begin the implementation of these measures immediately. Regular updates will be provided to the Council on the progress and effectiveness of these initiatives, with a review scheduled six months from the implementation date to assess the impact and make any necessary adjustments.

6. Conclusion

By adopting these measures, the Council aims to restore peace and safety to our community, ensuring that public spaces within the Borough of Maidstone can be enjoyed by all residents without the disruption and dangers posed by nuisance dirt bikes, quadbikes, and mini motorbikes.

- 1.8 The Housing and Community Cohesion Policy Advisory Committee is asked to discuss the proposed measures to tackle the issue of nuisance dirt bikes, quadbikes, and mini motorbikes within the Borough of Maidstone, as outlined above.

2. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 2.1 A report with options based on the discussion by the Housing and Community Cohesion Policy Advisory Committee and any other additional information from officers be taken to the Cabinet.

3. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 3.1 None.
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**HOUSING & COMMUNITY
COHESION POLICY ADVISORY
COMMITTEE**

11 June 2024

**4th Quarter Finance Update & Performance Monitoring
Report 2023/24**

Timetable	
Meeting	Date
Housing and Community Cohesion Policy Advisory Committee	23 July 2024
Cabinet Meeting	24 July 2024

Will this be a Key Decision?	No
Urgency	Not Applicable
Final Decision-Maker	Cabinet
Lead Head of Service	Mark Green, Director of Finance, Resources & Business Improvement
Lead Officer and Report Author	Paul Holland, Senior Finance Manager Carly Benville, Senior Information Analyst
Classification	Public
Wards affected	All

Executive Summary

This report sets out the 2023/24 financial and performance position for the services reporting into the Housing and Community Cohesion Policy Advisory Committee (HCC PAC) as at 31st March 2024 (Quarter 4). The primary focus is on:

- The 2023/24 Revenue and Capital budgets; and
- The 2023/24 Key Performance Indicators (KPIs) that relate to the delivery of the Strategic Plan 2019-2045.

The combined reporting of the financial and performance position enables the Committee to consider and comment on the issues raised and actions being taken to address both budget pressures and performance issues in their proper context, reflecting the fact that the financial and performance-related fortunes of the Council are inextricably linked.

Quarterly monitoring reports for the first three quarters of 2023/24 were prepared for the four Policy Advisory Committees that were in place at the time. The reduction in the number of Policy Advisory Committees in May 2024 from four to three and the new allocation of responsibilities between Committees is reflected in this report, such that performance is shown as though the new allocations had been in effect throughout the financial year 2023/24. Where references are made in this report to 2024/25 and future years, no account has been taken of any possible changes of priorities under the new Administration, as these had not been finalised at the time of the issue of this report or any appendices hereto.

Budget Monitoring

Overall net expenditure at the end of Quarter 4 for the services reporting to HCC PAC is £5.688m, compared to the approved budget of £4.510m, representing an overspend of £1.178m.

Capital expenditure at the end of Quarter 4 for HCC PAC was £26.251m against a total budget of £39.438m.

Performance Monitoring

60% (3 of 5) the targetable quarterly KPIs reportable to this Committee achieved their Quarter 4 target.

UK Shared Prosperity Fund Update

An update on progress made against schemes using this funding is shown at Appendix 3.

Purpose of Report

The report enables the Committee to consider and comment on the issues raised and actions being taken to address both budget pressures and performance issues as at 31st March 2024.

This report makes the following recommendations to the tbc Policy Advisory Committee:

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

4th Quarter Finance Update & Performance Monitoring Report 2023/24

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<p>This report monitors actual activity against the revenue budget and other financial matters set by Council for the financial year. The budget is set in accordance with the Council's Medium-Term Financial Strategy which is linked to the Strategic Plan and corporate priorities.</p> <p>The Key Performance Indicators and strategic actions are part of the Council's overarching Strategic Plan 2019-45 and play an important role in the achievement of corporate objectives. They also cover a wide range of services and priority areas.</p>	Director of Finance, Resources and Business Improvement (Section 151 Officer)
Cross Cutting Objectives	This report enables any links between performance and financial matters to be identified and addressed at an early stage, thereby reducing the risk of compromising the delivery of the Strategic Plan 2019-2045, including its cross-cutting objectives.	Director of Finance, Resources and Business Improvement (Section 151 Officer)
Risk Management	This is addressed in Section 5 of this report.	Director of Finance, Resources and Business Improvement (Section 151 Officer)
Financial	<p>Financial implications are the focus of this report through high level budget monitoring. Budget monitoring ensures that services can react quickly enough to potential resource problems. The process ensures that the Council is not faced by corporate financial problems that may prejudice the delivery of strategic priorities.</p> <p>Performance indicators and targets are closely linked to the allocation of resources and determining good value for money.</p>	Senior Finance Manager (Client)

	The financial implications of any proposed changes are also identified and taken into account in the Council's Medium-Term Financial Strategy and associated annual budget setting process. Performance issues are highlighted as part of the budget monitoring reporting process.	
Staffing	<p>The budget for staffing represents a significant proportion of the direct spend of the Council and is carefully monitored. Any issues in relation to employee costs will be raised in this and future monitoring reports.</p> <p>Having a clear set of performance targets enables staff outcomes/objectives to be set and effective action plans to be put in place.</p>	Director of Finance, Resources and Business Improvement (Section 151 Officer)
Legal	<p>The Council has a statutory obligation to maintain a balanced budget and the monitoring process enables the Committee to remain aware of issues and the process to be taken to maintain a balanced budget.</p> <p>There is no statutory duty to report regularly on the Council's performance. However, under Section 3 of the Local Government Act 1999 (as amended) a best value authority has a statutory duty to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. One of the purposes of the Key Performance Indicators is to facilitate the improvement of the economy, efficiency and effectiveness of Council services. Regular reports on Council performance help to demonstrate best value and compliance with the statutory duty.</p>	Gary Rowland – Senior Legal Advisor (Corporate Governance)
Information Governance	The recommendations do not impact personal information (as defined in UK GDPR and Data Protection Act 2018) the Council processes.	Policy and Information Team

Equalities	There is no impact on Equalities as a result of the recommendations in this report. An EqIA would be carried out as part of a policy or service change, should one be identified.	Equalities and Communities Officer
Public Health	Monitoring performance indicators, revenue budget, expenditure and strategic milestones will have a positive impact on the public's health or that of individuals.	Senior Public Health Officer
Crime and Disorder	There are no specific issues arising.	Director of Finance, Resources and Business Improvement (Section 151 Officer)
Procurement	Performance Indicators and Strategic Milestones monitor any procurement needed to achieve the outcomes of the Strategic Plan.	Director of Finance, Resources and Business Improvement (Section 151 Officer)
Biodiversity and Climate Change	The implications of this report on biodiversity and climate change have been considered and there are no direct implications on biodiversity and climate change.	Biodiversity and Climate Change Manager

2. INTRODUCTION AND BACKGROUND

- 2.1 The Medium-Term Financial Strategy for 2023/24 to 2027/28 - including the budget for 2023/24 - was approved by full Council on 22nd February 2023. This report updates the Committee on how its services have performed over the last quarter with regard to revenue and capital expenditure against approved budgets.
- 2.2 The reduction in the number of Policy Advisory Committees from four to three and the new allocation of responsibilities between Committees is reflected in this report, such that performance is shown as though the new allocations had been in effect throughout the financial year 2023/24.

- 2.3 Attached at Appendix 1 is a report setting out the revenue and capital spending position at the Quarter 4 stage. Overall net expenditure at the end of Quarter 4 for the services reporting to HCC PAC is £5.688m compared to the approved profiled budget of £4.510m, representing an overspend of £1.178m. The main element causing the overspend was Temporary Accommodation. As part of the 2024/25 budget process we have increased funding for Temporary Accommodation, but there is still careful management of services and the early identification of issues will be paramount throughout the year.
- 2.4 Capital expenditure at the end of Quarter 4 for HCC PAC was £26.251m against a total budget of £39.438m. There are a number of significant variances, and these are detailed in Appendix 1. The slippage will be rolled forward to 2024/25. This will increase the size of the capital programme, which will need to be reviewed to assess deliverability going forward. This assessment is in part driven by the largest programme related to 1,000 homes which is at risk of being slowed down.
- 2.5 Attached at Appendix 2 is a report setting out the position for the KPIs for the corresponding period. Attached at Appendix 3 is an update on the UK Shared Prosperity Fund.
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3. AVAILABLE OPTIONS

- 3.1 The Committee is asked to note the contents but may choose to comment.
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4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 In considering the current position on the Revenue budget, the Capital Programme, and the KPIs at the end of March 2024, the Committee can choose to note this information or could choose to comment.
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5. RISK

- 5.1 This report is presented for information only and has no direct risk management implications.
- 5.2 The Council produced a balanced budget for both revenue and capital income and expenditure for 2023/24. The budget is set against a continuing backdrop of limited resources and the continuation of a difficult economic climate. Regular and comprehensive monitoring of the type included in this report ensures early warning of significant issues that may place the Council at financial risk. This gives the Cabinet the best opportunity to take actions to mitigate such risks.
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6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 6.1 The KPIs update (“Performance Monitoring”) are reported to the Policy Advisory Committees (PAC) quarterly: Planning and Healthier Stronger Communities PAC and Housing and Community Cohesion PAC. Each committee also receives a report on the relevant priority action areas. The report was also presented to the Climate Transition, Corporate and Environmental Services PAC reporting on the priority areas of “A Thriving Place”, “Safe, Clean and Green”, “Homes and Communities” and “Embracing Growth and Enabling Infrastructure”.
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7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 7.1 The Quarter 4 Budget & Performance Monitoring reports are being considered by the relevant Policy Advisory Committees during June 2024.
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8. REPORT APPENDICES

- Appendix 1: Fourth Quarter Budget Monitoring 2023/24
 - Appendix 2: Fourth Quarter Performance Monitoring 2023/24
 - Appendix 3: UK Shared Prosperity Fund Update 2023/24
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9. BACKGROUND PAPERS

None.

APPENDIX 1 – FOURTH QUARTER BUDGET MONITORING

Contents

Part A: Fourth Quarter Revenue Budget 2023/24

- A1) Revenue Budget
- A2) Significant Variances

Part B: Fourth Quarter Capital Budget 2023/24

- B1) Capital Budget
- B2) Significant Variances

Part A - Fourth Quarter Revenue Budget 2023/24

A1) Revenue Budget: Housing and Community Cohesion (HCC) PAC

- A2.1 The table below provides a detailed summary of the budgeted net expenditure position for the services reporting directly into HCC PAC at the end of Quarter 4. The financial figures are presented on an accruals basis (i.e. expenditure for goods and services received, but not yet paid for, is included).
- A2.2 This table now shows the variance split between expenditure and income to give more of an insight into the nature of the variance.

HCC PAC Revenue Budget: NET EXPENDITURE (@ 4th Quarter 2023/24)

Cost Centre	Approved (Revised) Budget for Year	Actual as at 31 March 2024	Variance as at 31 March 2024		
	Net	Net	Exp.	Income	Net
Cabinet Member for Community Cohesion and Safety					
Community Safety	3	2	-1	2	1
PCC Grant - Building Safer Communities	-8	-8	0	0	0
C C T V	51	48	3	0	3
Animal Licensing	-13	-12	0	-1	-1
Dog Control	30	88	-56	-1	-58
Health Improvement Programme	0	0	0	0	0
Noise Control	1	0	1	0	1
Pest Control	-12	-2	0	-10	-10
Social Inclusion	0	-4	-28	32	4
Performance & Development	82	78	4	0	4
Emergency Centre	23	18	5	0	5
Grants	166	151	15	0	15
Delegated Grants	2	3	-1	0	-1
Parish Services	139	139	0	0	0
Community Partnerships & Resilience Section	530	490	40	0	40
Policy & Information Section	577	513	64	-0	64
Customer Services Section	715	702	13	0	13
Emergency Planning & Resilience	166	129	20	17	37
Cabinet Member for Community Cohesion and Safety	2,453	2,336	79	39	118

Cost Centre	Approved (Revised) Budget for Year	Actual as at 31 March 2024	Variance as at 31 March 2024		
	Net	Net	Exp.	Income	Net
Cabinet Member for Housing and Homelessness					
Dwellings rents (gross) Affordable	-42	-49	0	7	7
Repairs and Maintenance Planned	0	5	-5	0	-5
Insurance Costs Paid By The Landlord	1	1	0	0	0
Strategic Housing Role	12	9	3	0	3
Housing Register & Allocations	15	11	4	0	4
Housing Advice	0	0	-0	0	-0
Private Sector Renewal	-79	-85	3	3	6
HMO Licensing	-20	-42	-1	22	22
Homeless Temporary Accommodation	917	1,888	-1,061	90	-971
Homelessness Prevention	175	167	-7	15	8
Aylesbury House	31	38	0	-7	-7
Magnolia House	44	30	11	3	14
St Martins House	5	8	-2	-0	-3
Marsham Street	38	8	8	21	30
Sundry Temporary Accommodation (TA) Properties	23	6	15	2	17
2 Bed Property - Temporary Accommodation	-24	-8	-6	-9	-16
3 Bed Property - Temporary Accommodation	-47	-55	6	2	8
4 bed Property - Temporary Accommodation	-26	-24	14	-16	-2
1 Bed Property- Temporary Accommodation	9	0	13	-3	9
Trinity	-9	4	-10	-3	-13
Chillington House	8	9	3	-4	-0
276 Willington Street	0	-5	-0	5	5
St Pauls Vicarage	4	7	-0	-2	-2
Marden Caravan Site (Stilebridge Lane)	-22	73	-125	30	-94
Ulcombe Caravan Site (Water Lane)	7	17	-26	16	-10
New Business & Housing Development	200	201	2	-3	-1
Head of Housing & Community Services	113	112	1	0	1
Homechoice Section	230	226	4	-0	3
Housing Advice Section	220	203	4	13	17
Housing Standards Team	287	239	47	-0	47
Housing Management	326	277	47	2	49
Homelessness Outreach	66	55	12	-1	11
Accommodation Resource Team	37	37	-0	0	-0
Housing and Inclusion	-6	-11	-0	6	5
Salary Slippage 3CHE	-439	0	-439	0	-439
Cabinet Member for Housing and Homelessness	2,056	3,352	-1,486	190	-1,296
Housing & Community Cohesion	4,510	5,688	-1,407	229	-1,178

A2) HCC Revenue Budget: Significant Variances

A2.1 Within the headline figures, there are a number of both adverse and favourable net expenditure variances for individual cost centres. It is important that the implications of variances are considered at an early stage, so that contingency plans can be put in place and, if necessary, be used to inform future financial planning. Variances have been reported to each of the Policy Advisory Committees on a quarterly basis throughout 2023/24.

A2.2 The table below highlights and provides further detail on the most significant variances at the end of Quarter 4.

	Positive Variance Q4	Adverse Variance Q4
Housing and Community Cohesion	£000	
Homeless Temporary Accommodation - This continued to be a significant issue as the demand for the service continued to be high. The cost-of-living crisis and issues with getting people out of temporary accommodation are the main challenges at present. Further properties are continuing to be acquired through the capital programme to help alleviate the pressure on this budget.		-971
Marden Caravan Site (Stilebridge Lane) – The site has seen a significant overspend on electricity costs and repairs and maintenance. There have been particular issues with the waste water treatment plant on the site as well as a high level of general repairs that were needed.		-94

Part B - Fourth Quarter Capital Budget 2023/24

B1) Capital Budget 2023/24 (@ 4th Quarter 2023/24)

Capital Programme Heading	Revised Estimate 2023/24	Actual to March 2024	Budget Remaining
	£000	£000	£000
Housing and Community Cohesion			
Private Rented Sector Housing	4,039	83	3,956
1,000 Homes Affordable Housing Programme - Expenditure	9,917	8,403	1,514
Temporary Accommodation	15,879	12,659	3,221
Commercial Development - Maidstone East	356		356
Heather House Community Centre	138		138
Housing - Disabled Facilities Grants Funding	1,212	1,319	-107
Acquisitions Officer - Social Housing Delivery Partnership	52	39	13
Street Scene Investment	50	49	1
Flood Action Plan	618	6	612
Continued Improvements to Play Areas	144	10	135
Parks Improvements	69	76	-7
Gypsy & Traveller Sites Refurbishment	200	215	-15
Waste Crime Team - Additional Resources	25	4	21
Section 106 funded works - Open Spaces	517	264	253
Expansion of Cemetery	80	23	57
Expansion of Crematorium	340	25	315
Purchase of New Waste Collection Vehicles	5,800	2,995	2,805
CCTV Upgrade & Relocation		80	-80
Total	39,438	26,251	13,187





B2) Capital Budget Variances (@ 4th Quarter 2023/24)




Housing and Community Cohesion
Private Rented Sector Housing/1,000 Homes Affordable Housing Programme - A number of schemes are at various stages of development at present. Some schemes will also contain elements of both private rented and affordable housing so the costs may change depending on the mix at the sites where this happens.
Temporary Accommodation - There have been a significant number of acquisitions this year, and the team will continue to seek suitable properties. There were a number of acquisitions in progress at the year-end date, and the unused budget will be rolled forward to 2024/25 to allow these to be completed.
Flood Action Plan - This budget was set up to allow the Council to deliver, or contribute towards, schemes that would mitigate flood risk. At this stage, the only schemes that have been identified have been small scale natural flood management schemes. Officers are discussing with counterparts in the Environment Agency, Kent County Council and the Upper Medway Internal Drainage Board what can be done to promote appropriate and practical schemes in the future.
Purchase of New Waste Collection Vehicles – The new waste collection contract came into effect in March 2024, but only around half of the vehicles to be purchased had been delivered at that point. The unused budget will be rolled forward to 2024/25 to fund the remainder of the vehicles when they are delivered.
CCTV Upgrade & Relocation – This is an unbudgeted cost relating the scheme which took place in 2020. The contractor contacted the Council and advised us that there was a final payment due. Officers reviewed the position and agreed that this was the case, and the payment was made.

APPENDIX 2: PART A

FOURTH QUARTER PERFORMANCE MONITORING

Key to performance ratings

RAG Rating	
	Target not achieved
	Target slightly missed (within 10%)
	Target met
	Data Only












Direction	
	Performance has improved
	Previous data not captured
	Performance has declined
N/A	No previous data to compare

Performance Summary

RAG Rating	Green	Amber	Red	N/A ¹	Total
KPIs	3	1	1	12	17
Direction	Up	No Change	Down	N/A	Total
Last Quarter	6	1	8	2	17
Last Year	3	0	10	4	17

- 60% (3 of 5) the targetable quarterly key performance indicators (KPIs) reportable to this Committee achieved their Quarter 4 (Q4) target¹.
- Compared to last quarter (Q3 2023/24), performance for 40% (6 of 15) KPIs have improved, and 53.3% (8 from 15) have declined¹.
- Compared to last year (Q4 2022/23), performance for 23.1% (3 of 13) KPIs improved, and 76.9% (10 of 13) KPIs have declined¹.
- NOTE: Direction of travel for targeted performance indicators (PIs) shows if performance has improved or declined. For 'Data Only' PIs, the direction of travel shows if there has been an increase or decrease in volume.

Housing and Community Cohesion Q4 Performance

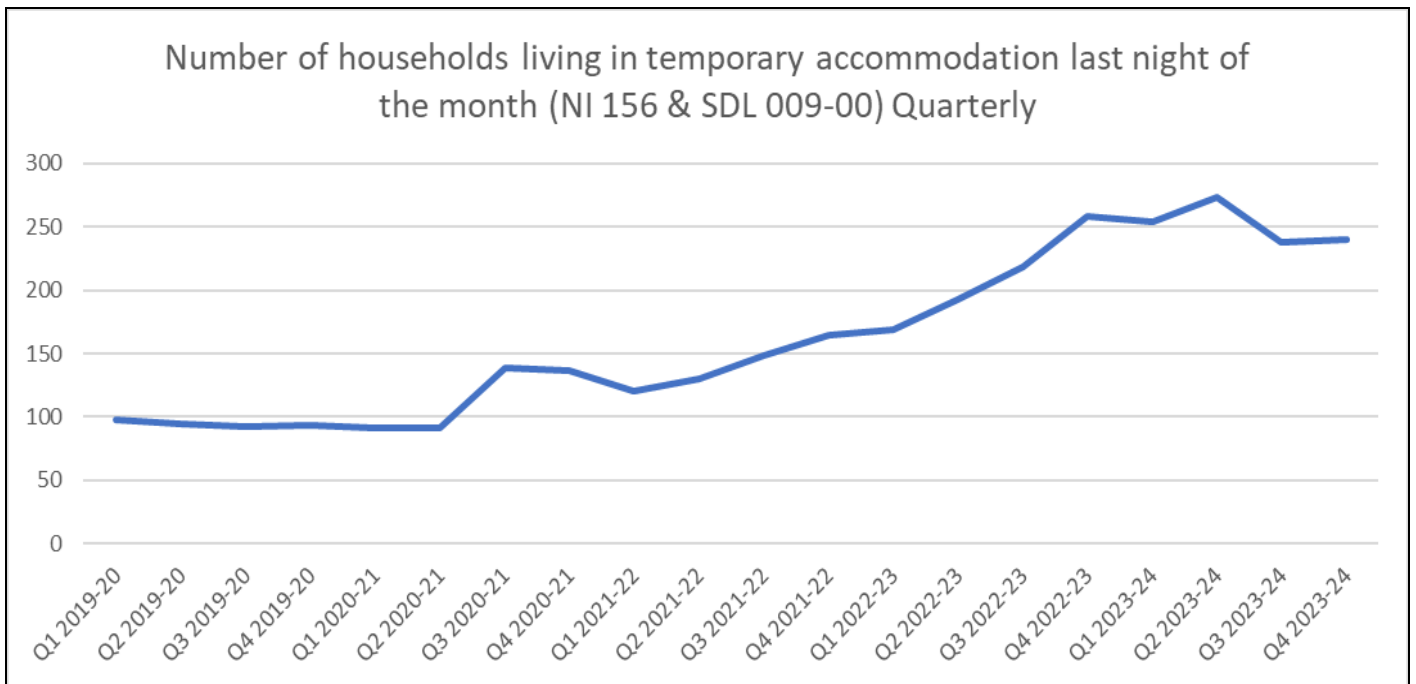
Performance Indicator	Q4 2023/24				
	Value	Target	Status	Short Trend (Last Quarter)	Long Trend (Last Year)
Community Cohesion and Safety					
Percentage of households receiving Council Tax Support (CTS)	12%				N/A
Percentage of CPWs to CPNs in period (CPT/SMP)	7.1%				
Number of Community Protection Warnings (CPWs) in period	14				

¹ PIs rated N/A are not included in the summary calculations.

Performance Indicator	Q4 2023/24				
	Value	Target	Status	Short Trend (Last Quarter)	Long Trend (Last Year)
Number of Community Protection Notices (CPNs) in period	1				
Number of households at risk of (or in) financial crisis (LIFT data)	688				N/A
Housing and Homelessness					
Number of households living in temporary accommodation last night of the month (NI 156 & SDL 009-00) <i>Long trend graph shown below</i>	240				
Number of households living in nightly paid temporary accommodation last night of the month	136				
Number of Rough Sleepers accommodated by the Council on the last night of the month	53				
Percentage of successful Prevention Duty outcomes	61.7%	65%			
Number of households prevented or relieved from becoming homeless	133	125			
Percentage of successful Relief Duty outcomes	33.09%	40%			
Number of homeless cases where the cause of homelessness is domestic abuse	36				
Number of completed Disabled Facilities Grants	18			-	
Number of private sector homes improved through PSH interventions	49	45			
Number of completed Housing Assistance	Annual Indicator				
Number of affordable homes delivered (Gross)	70	50			
Affordable homes as a percentage of all new homes	Annual Indicator				

Number of households living in temporary accommodation last night of the month (NI 156 & SDL 009-00)

The below graph tracks this data over time to give a better contextual picture.



Housing and Community Cohesion Comments (*where targets have been missed*)

Housing and Homelessness

The KPI tracking the “**Percentage of successful Prevention Duty outcomes**” missed its target, achieving 61.7% against a target of 65.0%. Homelessness prevention is a priority for the Council and close monitoring is taking place of this data. Analysis of the results for quarter three show:

- 34 households became homeless after having approached at threat of homelessness stage.
- 12 households lost their accommodation because of the end of their private rented tenancy.
- 7 households lost their accommodation because of familial/friend evictions.
- 5 households were evicted from supporting accommodation.

The number of approaches at “threat of homeless” stage has been increasing steadily for several months. One of the reasons for this could be our focus on moving individuals out of interim accommodation, leading to a reduction in resources to prevent homelessness. In addition, due to the volume of accommodation allocated for direct lets, there is a reduced opportunity for rehousing via the Housing Register at the preventative stage. We have also seen significant challenges in accessing private rented accommodation due to the affordability of the sector.

Finally, with the closure of the Kent Homelessness Connect supported accommodation service and decant of the YPSAFs service, we have seen fewer supported accommodation options become available as well as a higher number of evictions (and therefore homelessness) from those services. Of the 33 individuals who became homeless, 23 entered temporary accommodation under Part 7 Housing Act 1996, with 1 entering under RSI provisions.

Due to the significant cost of temporary accommodation, the Housing Advice Officers are often left with difficult choices to make between preventing homelessness and advancing enquiries/making decisions for those who are in temporary accommodation. As a result, the team is currently undertaking a consultation to better focus resources for the prevention and relief of homelessness. However, the delivery of these changes and need to embed the service means that improvements may not be seen until Q3 of 2024/2025.

The KPI tracking the **"Percentage of successful Relief Duty outcomes"** missed its target by over 10%, achieving 33.09% against a target of 40.00%. The most recently released government data is from July to September 2023, at which point the national average was 33.6%. Therefore, our performance is on par with the national average of homelessness relieved, although the data at the point of release is already dated.

As previously reported, applicants who are in priority need and unintentionally homeless, can only be owed the relief duty of 56-days, before they become owed the main housing duty, which gives only a short window of opportunity to relieve homelessness. Via CBL, only limited levels of accommodation are available for those in Band H or via Direct Lets, given the volume of individuals applying for this application.

Due to the significant cost burden of temporary accommodation to the Authority, it is important that any negative decisions in respect of a case are made in a timely manner in order to avoid the additional per night cost of accommodation provision where no duties are owed. When recording this final decision, only a negative outcome can be selected in respect of the H-Clic data returns sent to central government. As a result, the proportion of successful reliefs will have been significantly impacted due to the very limited period of time in which to work with this cohort.

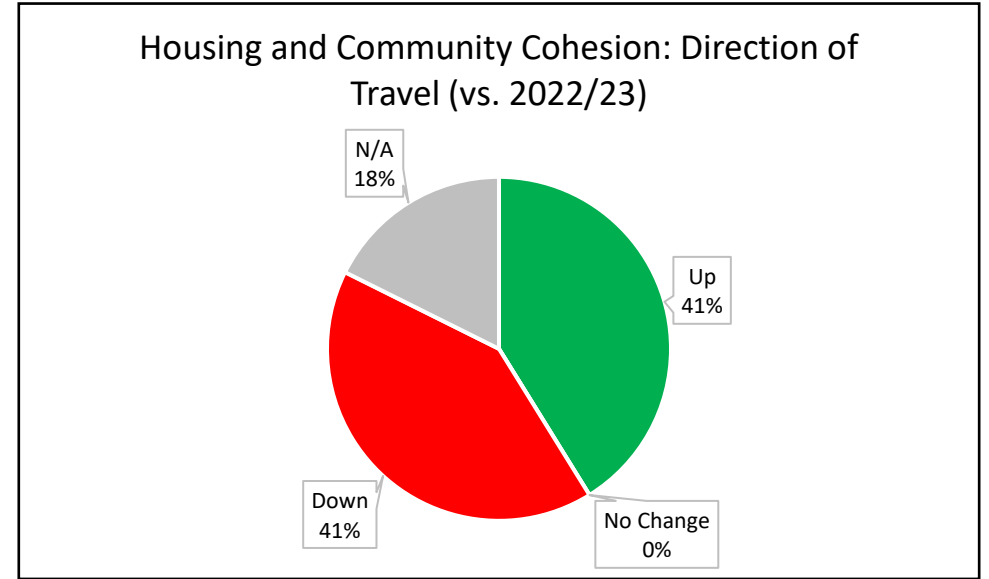
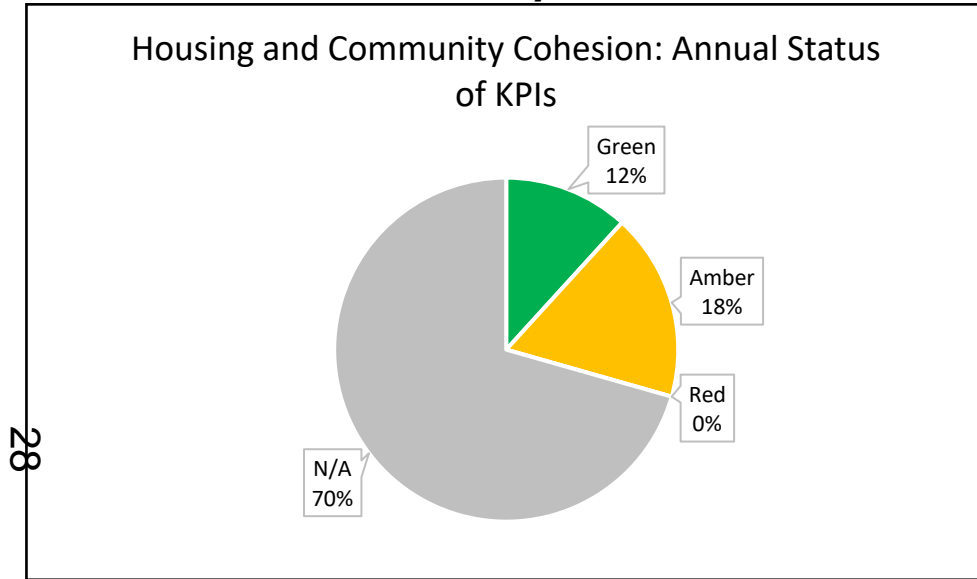
In addition to this, it is recognised that relieving homelessness is more difficult than preventing homelessness, in particular with restricted access to the Private Rented Sector as a result of unaffordable market rents and an increase in demand for private rented accommodation from those who are not economically disadvantaged.

The Housing Advice Team are currently undertaking a formal restructure in order to better focus on delivering relief and preventative outcomes, but implementation and subsequent results once the service has been embedded are not expected to be delivered until at least Q3 of 2024/2025.

APPENDIX 2: PART B – END OF YEAR PERFORMANCE MONITORING

Housing and Community Cohesion: 2023/2024 End-of-Year Outturn

Annual Performance Summary












































Notes & Key to Icons

- A key to the icons used in this report is shown on the right-hand side.
- Direction of travel for targeted performance indicators (PIs) shows if performance has improved or declined. For 'Data Only' PIs, the direction of travel shows if there has been an increase or decrease in volume.
- Where KPIs are providing data "as at the end of the month", the annual outturn is provided as an average figure, taken from the quarterly performance, for the 2023/24 year.
- Data for many of the annual indicators is still being collated, and therefore not currently available at the time of publishing this report. Updates will be provided to this PAC at the next reporting cycle.

RAG Rating		Direction	
	Target not achieved		Performance has improved
	Target slightly missed (within 10%)		Performance has been sustained
	Target met		Performance has declined
	Data Only	N/A	No previous data to compare

Housing and Community Cohesion PAC 2023/24 Performance

Indicator	Q1 2023/24	Q2 2023/24	Q3 2023/24	Q4 2023/24	Annual 2023/24	Annual Target 2023/24	Annual Status	Direction of travel
Community Cohesion and Safety								
Percentage of households receiving Council Tax Support (CTS)	12.63%	12.31%	13%	12%	12.49%			N/A
Percentage of CPWs to CPNs in period (CPT/SMP)	5.7%	11.1%	16.7%	7.1%	7.9%			
Number of Community Protection Warnings (CPWs) in period	35	9	12	14	63			
Number of Community Protection Notices (CPNs) in period	2	1	2	1	5			
Number of households at risk of (or in) financial crisis (LIFT data)	756	633	615	688	673			N/A
Housing and Homelessness								
Number of households living in temporary accommodation last night of the month (NI 156 & SDL 009-00)	254	274	238	240	252			
Number of households living in nightly paid temporary accommodation last night of the month	149	164	128	136	144			
Number of Rough Sleepers accommodated by the	25	28	34	53	35			

Indicator	Q1 2023/24	Q2 2023/24	Q3 2023/24	Q4 2023/24	Annual 2023/24	Annual Target 2023/24	Annual Status	Direction of travel
Council on the last night of the month								
Percentage of successful Prevention Duty outcomes	67.23%	59.46%	63.20%	61.70%	63.36%	65%		
Number of households prevented or relieved from becoming homeless	165	124	153	133	575	500		
Percentage of successful Relief Duty outcomes	38.98%	33.33%	55.22%	33.09%	39.65%	40%		
Number of homeless cases where the cause of homelessness is domestic abuse	40	35	29	36	140			
Number of completed Disabled Facilities Grants	15	41	18	18	92			
Number of private sector homes improved through MBC Housing Standards Team interventions	39	45	66	49	199	180		
Number of completed Housing Assistance interventions	Annual Indicator				370			
Number of affordable homes delivered (Gross)	50	67	2	70	189	200		
Affordable homes as a percentage of all new homes	Annual Indicator				Data not due to be available until Summer 2024	20%	TBC	TBC

Head of Service Summary of Performance in 2023/24

Head of Housing & Regulatory Services comments:

The continuing pressures on the housing market saw a 46% increase in the number of residents seeking advice from our Housing Team based at Trinity. In total nearly 2,000 cases over the financial year. Whilst the number of approaches that required a homeless application stabilised, our ability to assist people was constrained by a number of issues. Most notably the reduction in lettings on the past few years, including a significant slump in the delivery of new affordable housing. This is a national problem, with many of the housing associations reevaluating their financial commitments, and others choosing to concentrate on refurbishing their existing stock rather than investing in new supply. Whilst some of this loss will be made up by the Council's own commitment to build new affordable housing, the speed at which this can be delivered will mean that we face a difficult period over the next few years.

Inevitably we experienced an increase in the use of temporary accommodation, particularly in the first two quarters. In response, we developed alternative ways in which to assist applicants, including an initiative to assist extended families to stay together whilst a managed solution could be found. Investment into our own temporary accommodation continues, and we have seen more accommodation becoming available in our own borough as a result. Not only is this a better solution for our residents but is also financially more favourable to the Council and the anticipated overspend on temporary accommodation was not as bad as originally predicted. The Housing Portfolio Team ensured 100% compliance with the Council's statutory duties in relation to safety of its residential stock. This includes matters such as gas safety certification and fire safety.

During the year the Home Choice Team received almost 3,500 applications to join the Council's Housing Register. The number of applications accepted has continued to rise year on year, and now stands at 1,305 – compared to 819 in 2019/20. New affordable housing lettings reduced to 152 compared with 240 in the previous year.

The number of property inspections undertaken by the Housing Standards Team has risen from 172 in 2019/20 to 253 in 2023/24. Of these inspections 59% related to the Private Rented Sector and 31% to Social Housing accommodation. Of the 253 inspections carried out, 45% related to issues of damp & mould being complained of by the resident. The inspections found 5 premises with Category 1 hazards (the most serious) and 25 with Category 2 hazards. A total of 8 Improvement Notices were served on landlords who were compliant with the Council's informal enforcement approach. The majority of landlords actively working positively with our team to resolve the problems. The team also carries out the Council's Houses in Multiple Occupation licensing regime, of which there are 165 licensed HMOs in Maidstone.

The Helping You Home programme received 531 requests for assistance over the year. This resulted in 392 completed tasks to help patients move out of hospital wards and back into their homes. Over 140 properties had adaptations completed as a result of the referrals to assist with the quality of life of those being discharged from hospital. Of the more significant adaptations being dealt with under the Disabled Facilities Grant process, we completed 92 applications in 2023/24. Spend in this area of activity has continued to be delivered more expeditiously, with nearly £1,150,000 being spent and/or committed.

Community Protection Manager comments:

In 2023 we saw a 31% decrease in ASB across the borough. This is further evidenced by a 27% reduction in ASB and 15% reduction in Nuisance service requests received by the Community Protection Team. Community Protection Notices (CPNs) remain one of the most effective tools in the Community Safety tool kit. It is a legislative requirement to issue a written warning prior to issuing a CPN. These are commonly referred to as CPWs. Whilst informal, the CPW continues to be the most effective aspect of this power, as compliance with the warnings remains high. Service level agreements are now in place with Housing Providers and the Town Centre Ambassadors to allow them to use CPWs as part of their role, to complement our use. Maidstone Police have also embraced the effectiveness of this tool, using them to deal with a rang of issues.

Reductions in ASB across the borough and the effectiveness of the CPWs previously issued on those individuals responsible for the majority of the ASB, such as those in the Town Centre, has seen a net reduction in the number of CPWs issued by the Community Protection Team, particularly for ASB and noise. It should also be noted that, as part of the neighbourhood policing review, the Warnings issued by Kent Police are now recorded centrally, as they no longer rely on CPT to issue and record on their behalf. We have not been able to obtain the figures for Maidstone Police, but we have reason to believe, owing to the collaborative approach to their use, that the number of CPWs issued by Maidstone Police is relatively high in comparison to the rest of the force, who are themselves only now learning their effectiveness.

The use of CPWs remains relatively high, despite a reduction in the last period.

Breakdown of CPWs Issued by the Community Protection Team	2019	2020	2021	2022	2023
ASB	13	28	26	62	19
Nuisance/Dangerous dog (Inc Barking)	5	8	19	6	13
Noise (Inc with ASB)	4	18	25	28	12
Nuisance	1	14	15	12	14
Unauthorised Encampment	5	2	0	0	0
Total	28	70	85	108	59

The issuing of a CPN is only necessary when compliance is not achieved through the CPW. The relatively low number of CPNs shows that the CPWs issued have been effective.

UKSPF Year 2 Progress Report

Summary

Year 2; 2023/24 of the UK Shared Prosperity Fund (UKSPF) saw Maidstone Borough Council awarded £298,478 to spend towards the Community and Place Investment Priority as set out in the UKSPF Project Plan. This figure included a small underspend of £7,397 from Year 1 activities.

During this year MBC spent £298,357 towards interventions such as: Improvements to the Town Centre, Creation and improvement to local green spaces, supporting local arts and heritage activities, campaigns to encourage visits to the town centre and volunteering and social action projects.

In the final year of funding; 2024/25, MBC will have £741,661 provided by central government to continue the progress of projects to date, as well as a large-scale capital project to provide a safe and attractive town centre, through enhancements to greening and a lighting infrastructure.

Further to this, the government launched the Rural England Prosperity Fund (REPF) prospectus as an addition to the UK Shared Prosperity Fund. We were allocated £539,728 to spend between 2023 and 2025 on capital interventions in our rural communities as part of the REPF. The REPF in Maidstone aims to support rural communities to modernise and improve their assets to provide multiuse spaces that improve health, wellbeing, reduce rural loneliness, while having a positive impact on the local environment, contribute towards net zero, support the local rural economy, and promote community cohesion. Grants of up to £50,000 were made available to eligible organisations. In 2023/24 four bids from local community groups were successful, with £134,932 awarded to projects such as installing Solar Panels and Electric Vehicle Charge Points.

Updates on Projects and activities in Year 2

Year 2 of UKSPF activities has seen multiple projects continue across Maidstone town centre. Many different events have been taking place across the town, which with the support of the UK Shared Prosperity Fund has increased visitors and footfall into Maidstone. These events include the Maidstone Arts Carnival, River Carnival and Wild about Maidstone. In October 2023, we hosted Maidstone's first ever Literary Festival. The event championed local authors, with a showcase event at Lockmeadow Entertainment Centre, readings and workshops across Maidstone primary schools, Kent Library and History Centre, The Archbishop's Palace and Maidstone Museum. Funding from UKSPF has also supported our town centre special of Borough Insight Magazine which was delivered to over 83,000 residential addresses across the borough, keeping residents up to date with events and opportunities for all in our Town Centre.

Our Creative Community Grants have distributed thousands of pounds to local community groups. In year 2, this was 22 community groups receiving funding of up to £2,000 per project. Each project prioritising pride in our borough and its communities, increasing participation/engagement in arts and cultural activities; working with diverse audiences and supporting new and existing creative talent in the borough.

The sculptures for the Iggy Sculpture Trail were installed on 27th & 28th March by the artists Gary and Thomas Thrussell, under the watchful gaze of David Britchfield, Archaeologist. No significant archaeological finds were made during the excavations and the installations went ahead without incident. A launch event was held on Wednesday 3rd April 2024 featuring a giant T-Rex and two baby dinosaurs (puppets). The Mayor officially launched the new 'Magical Beasts' sculpture trail before the dinosaurs went walkabout in Brenchley Gardens and Fremlin Walk. More than 400 people attended the launch in the morning. The action moved to Lockmeadow Entertainment Centre in the

afternoon where two interactive 'How to train your Dinosaur' shows were delivered to around 100 people per show. The digital app that supports the new physical sculpture trail was also promoted during the launch event with lots of people taking leaflets and scanning the QR code on the promotional banner. As of 7th April, 715 people have downloaded the app; 1,388 individual sights have been visited (recorded by GPS so represents actual footfall); and 376 people have viewed the Magical Beasts trail.

In partnership with Involve Kent, our Green Spaces volunteering projects commenced this year. 100% of volunteers said they enjoyed taking part in volunteering and that it increased their sense of feeling connected in the community. A total of 87 supported volunteering sessions took place, which included regularly attended events at Maidstone Community Support Centre Community Garden, Brenchley Gardens, Trinity House, The Amphitheatre and Rose Garden, and Maidstone Museum, these will continue into 2024/25.

The 'REPF' grants for the borough of Maidstone aim to support rural communities to help modernise and improve assets to provide multiuse spaces and improve health, wellbeing, reduce rural loneliness. Following the full allocation towards four successful bids for rural funding in 2023/24 a further 21 submissions were received by local community groups and parishes for funding in 2024/25. The panel conducted a review of submissions in February and awarded the remaining funding 12 bids from across the borough. These projects will commence in April 2024 with progress closely monitored by officers to ensure all are completed by March 2025.

In Year 3 we will continue our series of events supporting visitors to Maidstone Town Centre. This includes the return of our Literacy Festival in October 2024 following the success in Year 2. Our final year of the Green Volunteering Project will see opportunities on a weekly basis to get involved in greening up, planting and revitalising planting areas across the Town Centre. These opportunities will increase over the summer months.

'Shaun the Sheep in the Heart of Kent' is an exciting free art trail that will see up to 50 large individually decorated Shaun the Sheep sculptures placed around the parks, town centre and river walks in Maidstone and the surrounding areas. This will launch on June 29th and is delivered by our partner Heart of Kent Hospice.

Our outdoor fitness and gym equipment has begun installation at Lockmeadow Entertainment Centre. The project is expected to be open to the public from May 2024.

UKSPF 2023/4 Quarter 4 Update:

Officers have now completed our projects for year 2, with new project leads identified for year 3 expenditure, which includes the largest proportion of our UKSPF allocation. Year 3 will see new projects commencing to improve greening and lighting infrastructure and interactive outdoor equipment at Lockmeadow Entertainment Centre, along with continuing to support events in the Town Centre and our partnership with Heart of Kent Hospice to deliver the new Elmer Trail from July.

Year 2 projects and an update:

Intervention	Project	Detail	2023/24 budget	Amount spent:	£ To be added to Year 3	Q4 Update:
E6: Local arts, cultural, heritage & creative activities	Project A - Building Pride in Place through promotion of the Town Centre and Events.	Creative communities fund for local organisations and groups to support events	£34,010	£34,000	£10	In year 2 we supported 22 organisations with a creative communities grant. A new round of grants will open in May 2024.
		Literature Festival	£17,280	£17,277	£3	The event was successfully held in October and saw large audiences of all ages coming along to enjoy the wide variety of authors and workshops using town centre venues including Maidstone Museum, Archbishops' Palace and All Saints Church. The festival will return in 2024.
		Iggy Sculpture Trail	£61,010	£61,010	£0	The trail was officially launched by the Mayor in March and is supported by a digital trail app.
		Equipment purchases to support events	£3,083	£3083	£0	Purchases of a set of temporary exhibition walls and 2 microphones have been completed.
		Arts Carnival	£20,000	£20,000	£0	The Arts Carnival, which was rearranged due to adverse weather, took place on Saturday 9 th September. The next Carnival will take place in 2025.
		Partner for Elmer 2	£40,000	£40,000	£0	Contract has been signed with the launch expected July 2024.

	Project C- A Community Arts Hub & Maker Space	Feasibility Study	£5,260	£5,266	-£6	The final amended feasibility report was received in August with an MBC working group set up to action the results of the report.
E8: Campaigns to encourage visits and exploring of local area	Project A - Building Pride in Place through promotion of the Town Centre and Events.	Advertising budget to promote events across all channels	£12,480	£12,366	£114	Advertising budget has been used to promote events throughout the year.
		Borough Insight Events and Town centre focussed	£30,000	£30,000	£0	This was spent on the Autumn edition of the magazine which was delivered to residents from October 2023.
		Promotional video for business and events in TC	£5,000	£5,000	£0	This video promoted the use of UKSPF funds to support the Town Centre over the first two years of funding and is now available online.
E9: Impactful Volunteering and/or Social action Projects	Project B- A Safe and Attractive Town Centre achieved through Greening and Lighting	An externally commissioned green Volunteering Project to Improve Town Centre Green Spaces, Increase Volunteering and Improve Wellbeing.	£60,000	£60,000	£0	Five sites have been worked with 28 volunteers involved with 87 volunteering events. The sites are Maidstone Community Support Centre, Trinity House, Brenchley Gardens, Fairmeadow and planters in the Town Centre. This project will continue into 2024/25.
Management Overheads			£9,897	£9,897	£0	
Total:			£299,820	£299,699	£121	
				£299,820		

In addition to the UK Shared Prosperity Fund, we have received an allocation from the government's Rural England Prosperity Fund: Following the allocation of £184,370 towards four successful bids for rural funding in 2023/24 a further 21 submissions have been received for funding in 2024/25. The panel conducted a review of submissions in February and awarded the remaining £359,920 to 11 bids from across the borough. These projects commence in April 2024 with progress to be closely monitored by officers to ensure all are completed by March 2025.

**Housing and Community Cohesion
Policy Advisory Committee**

23rd July 2024

Proposed use of the Council’s Compulsory Purchase Powers to facilitate the Cambridge Crescent Regeneration project in Shepway

Timetable	
Meeting	Date
Housing and Community Cohesion Policy Advisory Committee	23 July 2024
Cabinet	18 September 2024

Will this be a Key Decision?	Yes
Urgency	Not Applicable
Final Decision-Maker	Cabinet
Lead Head of Service	Mark Green, Director of Finance, Resources & Business Improvement
Lead Officer and Report Author	Katie Exon – Head of Property and Leisure
Classification	Public
Wards affected	Shepway

Executive Summary

Report to consider a request from Golding Homes for the Council to use its Compulsory Purchase powers (CPO) to secure the regeneration of the Cambridge Crescent area of the Shepway estate by Golding Homes.

To be considered by the Advisory Committee before decision by Cabinet.

Purpose of Report

Recommendation to Cabinet

This report asks the Committee to consider the following recommendation to the Cabinet;

It is recommended that:

1. Subject to Golding Homes indemnifying the Council for all associated costs, the Council utilises its CPO powers as outlined in this report, thus enabling the redevelopment of Cambridge Crescent to proceed.
 2. Authority is delegated to the Director of Finance, Resources and Business Improvement to commission professional services and carry out all other necessary steps to enable the CPO powers to be exercised.
-

Proposed use of the Council's Compulsory Purchase Powers to facilitate the Cambridge Crescent Regeneration project in Shepway

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<p>The four Strategic Plan objectives are:</p> <ul style="list-style-type: none"> • Embracing Growth and Enabling Infrastructure • Safe, Clean and Green • Homes and Communities • A Thriving Place <p>We do not expect the recommendations will by themselves materially affect achievement of corporate priorities. However, they will support the Council's overall achievement of its aims.</p>	Head of Property and Leisure
Cross Cutting Objectives	<p>The four cross-cutting objectives are:</p> <ul style="list-style-type: none"> • Heritage is Respected • Health Inequalities are Addressed and Reduced • Deprivation and Social Mobility is Improved • Biodiversity and Environmental Sustainability is respected <p>Should the recommendation be approved, the Councils cross cutting objectives will all be achieved in the redevelopment of Cambridge Crescent coming forward.</p>	Head of Property and Leisure
Risk Management	Already covered in the risk section	Head of Property and Leisure
Financial	The costs for the Council of exercising its CPO powers will be covered by Golding Homes.	Section 151 Officer & Finance Team
Staffing	<ul style="list-style-type: none"> • We will deliver the recommendations with our current staffing. 	Head of Property and Leisure

Legal	<ul style="list-style-type: none"> Acting on the recommendations is within the Council's powers. This specialist area of work will be undertaken by an external firm. 	Head of Property and Leisure
Information Governance	<ul style="list-style-type: none"> The recommendations do not impact personal information (as defined in UK GDPR and Data Protection Act 2018) the Council Processes. 	Senior Information Governance Officer
Equalities	<ul style="list-style-type: none"> The recommendations do not propose a change in service therefore will not require an equalities impact assessment 	Head of Property and Leisure
Public Health	<ul style="list-style-type: none"> We recognise that the recommendations will have a positive impact on population health or that of individuals. 	Head of Property and Leisure
Crime and Disorder	<ul style="list-style-type: none"> There are no implications to Crime and Disorder 	Head of Property and Leisure
Procurement	<ul style="list-style-type: none"> On accepting the recommendations, the Council will then follow procurement exercises. We will complete those exercises in line with financial procedure rules. 	Head of Service & Section 151 Officer
Biodiversity and Climate Change	<p>The implications of this report on biodiversity and climate change have been considered and:</p> <ul style="list-style-type: none"> There are no implications on biodiversity and climate change. 	Head of Property and Leisure

2. INTRODUCTION AND BACKGROUND

- 2.1 The Shepway estate was once owned and managed by Maidstone Borough Council, but was transferred to Golding Homes as part of the Council's broader social housing stock transfer in 2004. Shepway is one of the most deprived Wards in the borough, as well as in the southeast of England, and some areas of the estate are now in need of regeneration, most notably the Cambridge Crescent area to which this report relates. The properties that make up Cambridge Crescent are at the end of their life span and are in need of regeneration.
- 2.2 Golding Homes have been working on this regeneration project since 2018 and secured planning permission for their proposals in October 2022, with

the Reserved Matters approvals secured in February 2024. In total, 114 homes will be demolished (Phase 1 – 40no, Phase 2 – 40 no and Phase 3 - 34 no), and these will be replaced 236 new homes, all for affordable housing. The new homes will be a mix of 178 apartments (1 and 2 bedroom) and 58 houses (2 and 3 bedroom). The new affordable housing provision will include the same social rented number as before, plus further homes for affordable rent and shared ownership. Owing to the financial challenges of delivering the scheme, Golding Homes have been successful in securing Social Housing Grant monies from Homes England, which is highly unusual for regeneration projects.

- 2.3 The proposed redevelopment in addition to residential units would also provide for some commercial units, which would maintain and enhance the local and wider community experience, through provision of local amenities.
- 2.4 Phase 1 of the project is now on site and will complete by March 2026. Phase 2 can commence once Golding Homes have a robust plan in place to acquire the remaining properties that remain in owner occupation. IE where previous tenants had purchased their homes through the Right to Buy, but in some cases those homes will have been sold on to new owner occupiers or investment landlords.
- 2.5 The Council is satisfied that Golding Homes have engaged effectively with all stakeholders and residents through various channels including quarterly newsletters to ensure all parties are aware of progress on the site as the project evolves. They are also holding in-person consultation sessions on site to give stakeholders, and the wider community, the opportunity to give feedback and ask questions regarding the development (previous session in February, most recent one on 17th July).
- 2.6 A breaking ground ceremony is planned for 26th July and Golding Homes expect to have a number of key stakeholders and delivery partners in attendance. Additionally, they are working with the contractor (Skillcrown) to ensure residents and neighbours remain updated and consulted as construction progresses.
- 2.7 In order to secure vacant possession of Phase 1, Golding Homes had to “buy-back” one leasehold property, but this was not without difficulties, and so Golding Homes has asked the Council to utilise its CPO powers as a backstop position in respect of six remaining leasehold properties in phases 2 and 3. Their requirements are set out in appendix 1 of this report, being an open letter from the Chief Executive of Golding Homes. They hope to be secure these six properties through private negotiation, as per phase 1, but wish to twin track this approach with the CPO process running in tandem.
- 2.8 The Council has been contacted by Golding Homes to ask for assistance in securing up to six leasehold properties by utilising its CPO powers.
- 2.9 Golding homes are now facing the risk that unless they can secure the ownership of the remaining units, then the scheme will be frustrated and delayed, and they will lose Homes England funding if they are not able to meet their tight delivery milestones. If the funding is lost the redevelopment is very unlikely to go ahead. As there is now a real risk to the

redevelopment, Golding Homes have formally asked that the Council evoke their CPO powers.

- 2.10 A representative from Golding Homes will be attending the meeting and if Members require will be able to make a presentation.

Outline of the Compulsory Purchase Order process

- 2.11 Compulsory Purchase Powers are a recognised tool to help acquiring authorities achieve social, environmental, and economic change to improve the quality of life of communities. The Council is an 'authorised body' granted powers to acquire land compulsorily to carry out a function which is in the public interest. The redevelopment of Cambridge Crescent demonstrates clear advantages both social and economic.
- 2.12 The law and procedures relating to compulsory purchase are complex and the use of such powers interfering with the rights of landowners / occupiers must be managed carefully and should only be used where there are clear benefits for public interest and delivering improvement.
- 2.13 CPOs by their very nature require management, expert, and specialist advice, they are very much process driven, and the statutory requirements and prescribed procedures must be adhered to and met. It is not a process that the Council would routinely undertake for all problem buildings and they can take time to complete and indeed are considered "expensive", The use of CPO powers is always seen as a last resort. Having met with Golding Homes, the report author is satisfied that they have reached this point, they have invested much time and effort into agreeing a negotiated purchase, which in the majority of cases has been successful.
- 2.14 The high-level process of a CPO is as outlined. Assuming Cabinet approval MBC will make the Compulsory Purchase Order (CPO), serving the notice of the owners and if applicable their tenants, approval is required from the Secretary of State by way of confirmation (after a Public Inquiry if objections to the order are made and not withdrawn). CPO powers cannot be exercised until after the order has been confirmed by the relevant Secretary of the State. MBC has three years from that date in which to implement its CPO powers. MBC can do this by either making a general vesting declaration, or by service of notice to treat and notice of entry. If the order is confirmed, MBC will advise affected owners, lessees, tenants and occupiers how it intends to exercise the order powers and will be required to serve notices relating to the making of a general vesting declaration, or notices to treat and notices of entry, as part of the acquisition process. Compensation will be paid, in accordance with the statutory compensation code, to parties from whom land, property and interests are acquired.
- 2.15 The council must demonstrate that the taking of land is justified and that there is a 'compelling case in the public interest' for the acquisition of the land. The council will prepare and issue a statement of reasons for the making of the order when the Compulsory Purchase Order is made, explaining the reasons and justification for the order. Any objections made which are not withdrawn will be considered by the inspector at the inquiry.

- 2.16 Persons who have received a CPO will be entitled to make an application to the local housing authority under the homelessness legislation. Each application would be considered on its merits, as this will depend on such matters as the composition of the household. If a full housing duty was owed, how the duty was ended will again depend on the circumstances of the applicant e.g. the amount awarded in compensation would be a factor, but there may be a period where the local housing authority is required to provide temporary accommodation whilst the applicant's long-term housing is resolved.
- 2.17 It should be made clear that objections to the order are not just restricted to tenants and owners, but any member of the public (with or without an interest) can make an objection to the CPO. If valid objections are received the process moves to a Public Inquiry.

Overview of costs

- 2.18 Before commencing any works, the Council will enter into an agreement with Golding Homes, which will bind Golding Homes to fully reimburse all expenditure including officer time.
- Estimated legal and Professional fees - £250,000 (assuming public enquiry)
 - Valuation payment for each property (open market value, currently £150,000 per unit on average)
 - Loss payment – statutory payment 10% of open market value
 - Owners and Tenants can claim for their reasonable professional fees associated with the order.
 - MBC Officer time TBC
 - The cost of providing temporary accommodation varies depending on the size of the household and whether they have particular needs. The average cost of single nightly paid temporary accommodation is around £45 per night but can be double that amount for larger households. This cost needs to be considered as there will be a potential obligation on the Borough Council to provide temporary accommodation to households displaced.

Timescale

- 2.19 In terms of timescales, there have been changes in legislation in recent years with a view to simplifying and speeding up the compulsory purchase process. This was particularly aimed at strategic neighbourhood planning but also helps schemes where there are no objections when acquiring authorities may now be able to confirm their own orders if they are unopposed and certain other criteria are fulfilled stages.

2.20 Whilst some stages in a compulsory purchase procedure have defined timescales (such as the time required to allow responses to public notices, periods of notice to prepare for public inquiry etc), the time taken to work through many of the stages will be dependent on numerous factors. As such, it is not possible to provide a guide timetable as there is no typical CPO.

- Preparing for and making the CPO – the process whereby the Council would consider its support for the CPO and thereafter prepare, publish and make the CPO. This is a very resource hungry part of the process.
- Confirmation of the CPO – this may involve the Council but will culminate in the CPO being either confirmed, modified, or rejected.
- Implementing the CPO - assuming the CPO is confirmed, the Council will acquire the land (we will need as part of agreement with Golding Homes a clause that compels us to transfer and GH to complete the transaction)
- Compensating – the Council will negotiate and pay compensation to interested parties. It should be noted that negotiations and acquisitions should be progressing throughout the whole process. The ideal situation is to acquire by agreement rather than use a CPO.
- Miscellaneous matters that may form part of the process, depending on the individual CPO.

3. AVAILABLE OPTIONS

- 3.1 The Council could utilise its CPO powers as outlined in this report which will enable the redevelopment of Cambridge Crescent to proceed.
- 3.2 Alternatively the Borough Council could choose not to use their CPO powers, the result being that the redevelopment of Cambridge Crescent may not progress.

4. RISK

- 4.1 There is a real risk that if the Council opt to not use its CPO powers, then this redevelopment may not be able to proceed, this would pose a reputational risk to the Council. Although it may be viewed that publicity in pursuing a CPO action against private homeowners may be controversial, the homeowners are fully compensated for loss, as detailed within this report.
- 4.2 Members need to consider what holds the highest risk, failure to intervene and enable the redevelopment to proceed, which will deliver an increase in fully affordable homes, the modernisation of a development that is problematic in quality and social standards, or the risk of possible adverse publicity.
- 4.3 With regard to financial risk, the Council will enter into an indemnity contract with Golding Homes to recover all expenditure, including officer time.

5 CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 5.1 The local Ward Members have been consulted on the contents of this report. Any comments received will be reported verbally at the meeting.
-

6 NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

Following consideration by the Committee, this report and any recommendations will then be considered by Cabinet.

7 REPORT APPENDICES

- Appendix 1: Open letter from the CEO of Golding Homes
-

Housing & Community Cohesion Policy Advisory Committee
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

10 July 2024

Dear Committee,

Cambridge Crescent, Shepway – Support for Compulsory Purchase Order

I am writing in support of your Committee discussion on the Compulsory Purchase Order request relating to the Shepway regeneration project.

Background context

There are nine leaseholders within the development boundary. To date we have followed a process for the decant of leaseholders, in line with relevant legislation, appropriate compensation packages and current best practice.

Whilst progressing a Compulsory Purchase was considered early on, given the largely positive and supportive attitude of residents towards the scheme, we sought to progress lease buy-backs through mutual agreement.

We established and recruited a Regeneration Coordinator role specifically to manage the decant process and provide support to guide customers and leaseholders through the moving process. Following the granting of planning permission for the regeneration scheme in late 2022, we started the decant process for Phase 1.

There was one leaseholder within the Phase 1 boundary. We sought to engage with them early as we were aware of the risks associated with a potentially lengthy

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negotiating process. However, despite continual engagement over a long period the acquisition took a significant amount of time and financial costs that was far beyond what was considered viable for the project. We need to avoid this happening in phases 2 and 3 to ensure the delivery of the project proceeds.

Looking ahead to phases 2 and 3

Looking ahead to Phases 2 & 3, we commenced the engagement process for these eight leaseholders in Summer 2023. We have successfully completed the buy-back of two properties.

We have had positive engagement with several of the remaining leaseholders. However, we have faced some resistance and lack of engagement from a small number of leaseholders. We have been met with a reluctance to engage and highly inflated requests for compensation. This is now presenting a risk to the project timeline.

We have 6 leasehold properties to acquire (with 5 leaseholders as one leaseholder owns two properties). We would be happy to provide more details on the status of the discussions to the Policy Advisory Committee on 23rd July.

To mitigate risks and maintain project timelines, Golding has been discussing with Maidstone Borough Council Officers the possibility of progressing a Compulsory Purchase Order (CPO) for the remaining 6 leasehold properties in Phases 2 and 3. We are aware of the legal process and timelines involved. However, given the status of current negotiations, we cannot guarantee completion of this strategic regeneration project without the 'backstop' of a CPO running concurrently to ongoing negotiations.

Golding Homes will continue to engage with leaseholders and seek mutual agreement for the lease buy-backs. We do not envisage the need for a CPO to progress to a Public Inquiry and believe the commencement of will be sufficient to engage the remaining leaseholders, and we will be able to fully decant Phases 2 & 3 in line within the current project programme.

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As our strategic delivery partner on the Cambridge Crescent scheme, we are keen to work with Maidstone Borough Council on a way forward to ensure delivery of this much need regeneration project.

With Phase 1 underway, I would like to extend an open invite to Council members to visit the current site and see first-hand some of the great work that is being done to delivery this scheme for the community.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Goad".

Stephanie Goad
Chief Executive Officer
E: stephanie.goad@goldinghomes.org.uk

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**Housing and Community
Cohesion Policy Advisory
Committee**

23 July 2024

Property Acquisition for the Council House Building Programme

Timetable	
Meeting	Date
Housing and Community Cohesion Policy Advisory Committee	23 July 2024
Cabinet	24 July 2024

Will this be a Key Decision?	Yes
Urgency	Not Applicable
Final Decision-Maker	Cabinet
Lead Head of Service	Philip Morris – Head of New Business and Housing Development
Lead Officer and Report Author	Philip Morris – Head of New Business and Housing Development
Classification	<p>Public Report with Exempt Private Appendices</p> <p>The information contained within the Appendices has been considered exempt under the following paragraph of part 1 of schedule 12A to the Local Government Act 1972:-</p> <p>3 = Information relating to the financial or business affairs of any particular person (including the authority holding that information)</p> <p>Public Interest Test</p> <p>On applying the public interest test, the public interest in non-disclosure of the report outweighs the public interest in disclosing this information. The reasons in favour of disclosure are the public interest in ensuring value for money and the reasons against disclosure are the harm to the Council’s financial position in</p>

	respect of a commercial transaction. Any disclosure of such information may compromise the negotiating position of the Council. Keeping the information exempt is therefore in the public interest.
Wards affected	Fant Ward

<p>Executive Summary</p> <p>The Council has an ambitious housebuilding programme that is funded via the Council’s adopted Capital Programme. This housebuilding programme encompasses homes for Affordable Housing (AH), Private Rented Sector Housing (PRS) and on occasion a limited amount of exposure to Market Sale (MS) Housing too. The development strategy for this programme was approved by the Policy & Resources Committee on 19th January 2022, and the proposals within this report are consistent with delivering that strategy.</p>
<p>Purpose of Report</p> <p>For Consideration and Recommendation to Cabinet</p>

<p>The Housing and Community Cohesion Policy Advisory Committee make the following recommendations to Cabinet:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
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officers will return to the Committee/Cabinet to seek further approval prior to the development itself commencing.

Property Acquisition for the Council House Building Programme

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<p>Accepting the recommendations will materially improve the Council's ability to achieve:</p> <ul style="list-style-type: none"> Embracing Growth and Enabling Infrastructure; <p>Homes and Communities.</p>	William Cornall- Director of Regeneration & Place
Cross Cutting Objectives	<p>The project will support the cross-cutting objectives:</p> <ul style="list-style-type: none"> Health Inequalities are Addressed and Reduced Deprivation and Social Mobility is Improved Biodiversity and Environmental Sustainability is respected. 	William Cornall- Director of Regeneration & Place
Risk Management	Already covered in the risk section.	William Cornall- Director of Regeneration & Place
Financial	Funding for this project is included within the capital programme.	Adrian Lovegrove- Head of Finance
Staffing	We will deliver the recommendations with our current staffing. However, we will employ external consultants to help facilitate and oversee the redevelopment works with the appointed contractor.	Philip Morris Head of New Business and Housing Development
Legal	<p>Under s1 of the Localism Act 2011 the Council has a general power of competence which enables it to do anything that individuals generally may do.</p> <p>Under section 111 of the Local</p>	Robin Harris- Deputy Head of Legal Partnership

	<p>Government Act 1972 the Council has power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.</p> <p>The Council has the power to acquire properties by agreement under the Local Government Act 1972, section 120.</p>	
Information Governance	The recommendations do not impact personal information (as defined in UK GDPR and Data Protection Act 2018) the Council processes.	Lauren McNicol and Georgia Harvey-Information Governance Team
Equalities	We recognise the recommendations may have varying impacts on different communities within Maidstone. Therefore, we have completed an Equalities Impact Assessment responding to the needs of the community.	Philip Morris Head of New Business and Housing Development
Public Health	We recognise that the recommendations will not negatively impact on population health or that of individuals.	Philip Morris Head of New Business and Housing Development
Crime and Disorder	The recommendation will not have a negative impact on Crime and Disorder.	Philip Morris Head of New Business and Housing Development
Procurement	On accepting the recommendations, MBC will then follow procurement exercises for commissioning consultancy advice to secure the works contract. We will complete those exercises in line with financial procedure rules.	Philip Morris Head of New Business and Housing Development

<p>Biodiversity and Climate change</p>	<p>Providing 1,000 new affordable homes will have a significant impact on the Council's carbon footprint and 2030 Net Zero commitment. Highly thermally efficient, low carbon heating, and climate adapted housing, as well as consideration for shared heating solutions, renewable energy, active travel, and biodiversity enhancements as part of the development strategy will ensure alignment with the Biodiversity and Climate Change Action Plan.</p> <p>Special attention is needed in regards to the implications of the following to action of the Biodiversity and Climate Change Action plan:</p> <p>Action 9.3 Deliver Policy that ensures sustainability criteria is used for all Maidstone Borough Council construction of new buildings (offices, housing, leisure facilities) and sustainability criteria is part of decision-making process for all Maidstone Borough Council building acquisitions, to ensure buildings owned by the council are sustainable, future proofed, and align with our net zero commitment.</p> <p>Action 9.4 Establish criteria for investment in climate change and biodiversity and invest to save schemes (eg. renewables, heat networks). These will consider relative impact in terms of carbon reduction and ease of delivery, such that expenditure is focused on deliverable, affordable initiatives that maximise impact on the carbon reduction targets.</p>	<p>-Biodiversity and Climate Change Manager</p>
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2 INTRODUCTION AND BACKGROUND

2.1 When appraising new housing development opportunities, the New Business and housing Development Team consider proposals against the following standard risk headings: -

- Site location and ownership.
- Town Planning Status.
- Schedule of accommodation, tenure mix and parking ratio.

- Quality – Maidstone Building for Life 12.
- Housing Management.
- Deal structure.
- Contractor procurement.
- Financial viability.
- Delivery programme.
- Professional team.

2.2 The opportunity proposed in this report is fully appraised against these standard risk headings in the exempt Appendix 1.

3 AVAILABLE OPTIONS

- 3.1 Option 1: The Committee could choose not to recommend the approval of the purchase of the proposed acquisition to Cabinet. The Council would however lose an excellent opportunity to purchase a site with outline planning permission with access to good transport links and amenities to add to its affordable housing stock. It will assist towards much needed affordable accommodation in the Borough and contribute towards the Council house building programme target.
- 3.2 Option 2: The Committee recommends to Cabinet that the purchase of the proposed acquisition is approved on the agreed terms and procures the professional consultants. That post acquisition options are explored around increasing the 4 Maisonettes unit sizes to meet NDSS standards and if achievable then these units be delivered as affordable rented units. That post completion of the procurement process to appoint a contractor for the works cost detailed in the financial summary Exempt Appendix 3. If in the event tenders for the works cost are in excess of the agreed sum then officers will return to the committee to seek further approval prior to the development itself commencing. This site when built would assist with affordable housing provision, contributing towards delivering the Council house building programme target.

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 Option 2 is the recommended option. A significant amount of work and negotiation has been completed by officers to reach this accepted offer stage with the vendor. The scheme has full planning consent on purchase and represents a good investment opportunity which supports the Council house Development Strategy.
- 4.2 The acquisition will also deliver a number of new houses within a residential location, and in close proximity to a council owned site, making a valuable contribution to the borough's identified affordable housing need.
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5 RISK

5.1 Please see exempt appendix 1.

6 CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

6.1 The issue will be considered by the Housing and Community Cohesion PAC on 23rd July 2024 with a view to the outcome being reported to Cabinet on 24th of July 2024.

7 NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

7.1 The next steps, subject to the decision made by Cabinet, will be to secure the site with exchange and completion of contracts on the terms as agreed by the Director of Finance, Resources and Business Improvement, subject to RICS valuation, and satisfactory contract. Alongside the acquisition, officers will work with the appointed Employers Agent to source a suitable contractor, and will return to Committee/Cabinet, as per point 4 of the recommendations, should there be any variance to the works cost provided in Exempt Appendix 3.

8 REPORT APPENDICES

The following documents are to be published with this report and form part of the report:

- Exempt Appendix 1: Risk Assessment
 - Exempt Appendix 2: Site Layout
 - Exempt Appendix 3: Financial Viability Outputs
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9 BACKGROUND PAPERS

Policy and Resources Committee Report "Affordable Housing Delivery by the Council" and Minute (No.157) of 19 January 2022

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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