

MAIDSTONE BOROUGH COUNCIL

**COMMUNITIES, HOUSING AND ENVIRONMENT POLICY ADVISORY
COMMITTEE**

MINUTES OF THE MEETING HELD ON TUESDAY 11 APRIL 2023

Attendees:

Committee Members:	Councillors Bartlett (Chairman), Brindle, Conyard, Fort, Rose and Young
Lead Members:	Councillor S Webb, Lead Member for Housing and Health

155. APOLOGIES FOR ABSENCE

There were apologies received from Councillors McKenna, Newton and Khadka.

156. NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor Conyard was present as Substitute for Councillor Khadka.

157. ELECTION OF THE CHAIRMAN

As the Chairman and Vice-Chair were unable to attend the meeting, a Chairman was elected from the Committee Members in attendance for the duration of the meeting only.

RESOLVED: That Councillor Bartlett be elected as Chairman for the duration of the meeting.

158. URGENT ITEMS

There were no urgent items

159. NOTIFICATION OF VISITING MEMBERS

There were no visiting Members.

160. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by members or officers.

161. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying

162. EXEMPT ITEMS

RESOLVED: That all items be taken in public, unless any member of the Committee wishes to refer specifically to the information contained within Items

17, 18 and 19, in which case the Committee will need to enter into closed session due to the likely disclosure of exempt information.

163. MINUTES OF THE MEETING HELD ON 14 MARCH 2023

RESOLVED: That the minutes of the previous meeting held on the 14 March 2023 be approved as a correct record and signed.

164. PRESENTATION OF PETITIONS

There were no presentations of petitions.

165. QUESTION AND ANSWER SESSION FROM LOCAL RESIDENTS

There were no questions from residents.

166. QUESTIONS FROM MEMBERS TO THE CHAIRMAN

There were no questions from Members to the Chairman.

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

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

168. BIODIVERSITY AND CLIMATE CHANGE ACTION PLAN ANNUAL REVIEW

The Biodiversity & Climate Change Manager introduced the report, stating that the Annual Review Process aimed to ensure that the actions remained relevant, and up to date with new government approaches and enable scrutiny on the actions' progression.

In response to a question on section 2.2, the Lead Member for Housing and Health stated that the word enforced was due to a legal change by the government to ensure that all private rented homes meet a minimum requirement which has been uplifted.

RESOLVED: That the Executive be recommended to approve the updated Biodiversity and Climate Change Action Plan, attached at appendix 1 to the report.

169. HEATHER HOUSE AND ROYAL BRITISH LEGION SITE

The Lead Member for Housing and Health introduced the report and stated that a successful planning application had been granted for the redevelopment of the site, which included Heather House and the Pavilion building. Additionally, the site would deliver a new community centre on the Heather House site and new build residential scheme which would include eleven dwellings on the pavilion building site.

It was stated that the project would significantly improve the image, visual appearance and public perception of the community centre and contribute to towards the regeneration of the area. The scheme would see the delivery of a new modern multi-purpose community facility within the existing footprint of Heather

House. Officers were also seeking approval to proceed with a tender exercise to procure a management provider for the proposed new community centre.

The Committee expressed that they were pleased to see the proposals progression as it had been a longstanding issue. The Committee also stated that they hoped that the community centre would be used as a community a hub and create a community cohesion area to help deal with any anti-social elements.

The Officers were thanked for the work undertaken on the proposal.

RESOLVED: That the Executive be recommended to:

1. Approve works costs for Heather House and the Pavilion building sites be approved, in accordance with the approved planning application.
2. Authorise the Head of Mid Kent Legal Services, in consultation with the Lead Member, to negotiate and complete all necessary deeds and agreements arising from or ancillary to the application for planning permission.
3. Delegate authority to the Director of Finance, Resources and Business Improvement, to appoint a contractor to carry out the necessary building works for the community centre and residential units; and
4. Delegate authority to the Director of Finance, Resources and Business Improvement, to approve the tender exercise for the procurement and appointment of an operator of the new community centre.

170. PROPERTY ACQUISITION FOR 1000 HOMES PROGRAMME

The Lead Member for Housing and Health introduced the report and referenced the Council's ambitious 1000 affordable homes programme. The development strategy for the programme had been approved by the previous Policy and Resources Committee in January 2022, and the proposed property acquisition was consistent with delivering that strategy.

RESOLVED: That the Executive be recommended to

1. Approve the financial returns for the proposed acquisition as shown in Exempt Appendix 3 of this report.
2. Grant Delegated authority to the Director of Finance, Resources and Business Improvement to:
 - a) Negotiate terms for the purchase of the proposed acquisition for the sum as shown in the Exempt Appendix 3 of this report.
 - b) Procure and enter 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 a suitably qualified consultants and 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 be to appoint the Solicitors required to negotiate and complete the necessary contract documentation, deeds and agreements associated with the purchase and 78 construction works on the terms as agreed by the Director of Finance, Recourses & Business Improvement: and
 4. Agree 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 Executive to seek further approval prior to the development itself commencing.

171. PROPERTY ACQUISITION FOR 1,000 AFFORDABLE HOMES PROGRAMME

The Lead Member for Housing and Health introduced the report and stated that the proposed acquisition was a for a new development, that would contribute to the 1000 Affordable Homes Programme. The development strategy for the programme had been approved by the Policy and Resources Committee in January 2022, with the proposal consistent with that strategy.

EXCLUSION OF THE PUBLIC FROM THE MEETING

RESOLVED: That the public be excluded from the meeting for the following items of business because of the likely disclosure of exempt information for the reason specified, having applied the public interest test:

Head of 12A and Brief Description

Item 19 – Exempt Appendices to item 16 - Property acquisition for 1,000 affordable homes programme –	Paragraph 3 – Financial/ Business Affairs
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The Committee entered into closed session between 6.53 p.m. to 7.07 p.m.

During closed session, the Committee questioned the amenities to be provided as part of the proposed development with the Lead Member for Housing and Health outlining the measures being considered in response.

RESOLVED: That the Executive be recommended to

1. Approve the financial returns for the proposed acquisition as shown in Exempt Appendix 3.
2. Agree that the Director of Finance, Resources and Business Improvement is granted delegated authority to:
 - a) negotiate terms for the purchase of the site, for the sum as shown in the Exempt Appendix 1 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 a suitably qualified Employers Agent and Contractor.

a) 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. Agree that the Head of Mid Kent Legal Services is authorised to appoint Solicitors 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 that post completion of the procurement process to employ the necessary consultants to progress a planning application; and
5. Agree that post completion of the procurement process, to appoint a contractor for the works cost detailed.

172. EXEMPT APPENDICES TO ITEM 14 - HEATHER HOUSE AND ROYAL BRITISH LEGION SITE

RESOLVED: That item 17 – Exempt appendices to (Heather House and the Royal British Legion Site be considered alongside Item no. 14 Heather House and Royal British Legion site.

173. EXEMPT APPENDIX TO ITEM 15 - PROPERTY ACQUISITION FOR 1000 HOMES PROGRAMME

RESOLVED: That item 18 – Exempt appendix to (Property Acquisition for 1000 homes Programme) be considered alongside Item no. 15 Property Acquisition for 1000 homes Programme.

174. EXEMPT APPENDICES TO ITEM 16 - PROPERTY ACQUISITION FOR 1,000 AFFORDABLE HOMES PROGRAMME

RESOLVED: That item 19 – exempt appendices to (Property acquisition for 1,000 affordable homes programme) be considered alongside Item no. 16 Property acquisition for 1,000 affordable homes programme.

175. DURATION OF MEETING

6.30 p.m. to 7.08 p.m.

Note: The Committee adjourned between 7.00 p.m. and 7.05 p.m.