

CABINET

Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,

on Monday, 26th June, 2023 at 2.00 pm

Present: Councillor Jason Zadrozny in the Chair;

Councillors Samantha Deakin, Vicki Heslop,
Tom Hollis, Christopher Huskinson,
Andy Meakin, Matthew Relf, Helen-Ann Smith
and John Wilmott.

Apology for Absence: Councillor Rachel Madden.

Officers Present: Craig Bonar, Lynn Cain, Ruth Dennis,
Theresa Hodgkinson, Peter Hudson, Jas Hundal,
Paul Parkinson, Abbie Smith and Shane Wright.

In Attendance: Councillor Warren Nuttall.

CA.1 Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests

Councillor Vicki Heslop declared a Non-Registrable Interest in respect of agenda item 8 (Social Housing White Paper). Her interest arose from the fact that she was currently residing as a tenant in a social housing property.

CA.2 Minutes

RESOLVED

that the minutes of the meeting of the Cabinet held on 21 February 2023, be received and approved as a correct record.

CA.3 Corporate Plan Year-End Position 2022/23 and Complete 4 Year Outturn

Cabinet was requested to consider the delivery of the final year of the current Corporate Plan 2019-2023 and the April 2022 to March 2023 performance position against the Corporate Performance Scorecard. Members were also requested to note the key successes delivered over the four-year period of the Corporate Plan.

Members considered the alternative option of undertaking a light touch refresh of the Council's Corporate Plan but this was declined in favour of developing a new Corporate Plan for 2023-2027.

RESOLVED that

- a) having reviewed the levels of performance and delivery achieved against the Corporate Plan Priorities and Corporate Scorecard, as at year-end 2022/23, progress be received and noted;
- b) it be also noted that development of a new Corporate Plan 2023 – 2027 was currently underway and would be presented to September 2023 Cabinet for approval.

Reason:

The Council's ambitions for the period 2019 – 2023 are clearly identified in a set of revised and updated Corporate Priorities within the Plan which are presented regularly to Cabinet for consideration.

CA.4 Corporate Risk Year-End Position 2022/23

Cabinet was requested to review the Corporate Risk Register, the analysis of movement in risk and any mitigating actions in respect of those risks.

As the report was presented for information purposes only, there were no alternative options for Members to consider.

RESOLVED

that the current significant items on the Corporate Risk Register, as presented, be received and noted.

Reason:

To prioritise and manage the mitigation of Risk in order that the Council can achieve its objectives.

CA.5 Proposed Potential Land Exchange

Approval in principle was sought from Members, to exchange Council owned (General Fund - GF) land at Hardwick Lane, Sutton in Ashfield and Central Avenue, Kirkby in Ashfield with Council owned (Housing Revenue Account - HRA) land at Clegg Hill Drive, Huthwaite, for the purpose of potential future house building.

Members considered the alternative option of declining to approve the exchange of land but this was not recommended as the sites in question could not be developed on their own for social housing purposes, using the Council's existing methodology, without the proposed exchange.

RESOLVED that

- a) the content of the report and the need for new affordable homes to meet increasing levels of demand for housing from local residents, be noted and acknowledged;

- b) approval be given to an application being made to the Secretary of State for Levelling Up, Housing and Communities (DLUHC), for consent to change the use of a small parcel of land on the edge of the Central Avenue allotment site; the land being currently designated as allotment land but has never been used for this purpose and is currently overgrown scrubland;
- c) approval be given to consult with local residents to seek their views on a proposal to change the designation of Hardwick Lane Rec from recreational (open space) to land suitable for development with the consultation being in accordance with section 122(2A) of the Local Government Act 1972 and with any objections being brought back to Cabinet for consideration;
- d) that officers are seeking further advice in respect of the financial regulations relating to the appropriation of land from the GF to the HRA and vice-versa, be noted;
- e) the following further recommendations be approved and only apply should points b), c) and d) above be concluded satisfactorily with no outstanding issues for Members to consider;
- to approve the proposed land exchange, with Council GF land at Central Avenue, Kirkby in Ashfield and Hardwick Lane, Sutton in Ashfield, being exchanged for an equivalent sized parcel of HRA land at Clegg Hill Drive, Huthwaite;
 - to grant delegated authority to the Executive Director of Operations and the Corporate Resources Director and Section 151 Officer to determine any additional financial adjustment needed to ensure the GF receives full value for the sites being exchanged;
 - to approve the proposal to develop the exchanged sites at Central Avenue, Kirkby in Ashfield and Hardwick Lane, Sutton in Ashfield for affordable housing to meet local need;
 - to grant delegated authority to the Executive Director of Operations, in conjunction with the Corporate Resources Director and Section 151 Officer, to negotiate and formalise final scheme costs, property mix, specification and delivery;
 - to grant delegated authority to the Executive Director of Operations to procure and appoint a contractor to develop the site;
 - to grant delegated authority to the Executive Director of Operations to contract, on behalf of the Council with Homes England, for the purposes of receiving subsidy to ensure that developments are viable and fall within a maximum payback period of 40 years.

Reasons:

1. The Council has a corporate objective to ensure there is sufficient safe and appropriate housing for local residents and building new council homes is an important part of this.

2. The Council's land holdings have been reviewed and new Council homes built on appropriate sites.
3. Demand for affordable housing remains exceptionally high and the Council has reaffirmed its commitment to continue with the new build programme. With new sites being increasingly difficult to find and achieve financial viability, it is important that creative solutions are considered, hence the land exchange proposal.

CA.6 New Parking Order

Cabinet was requested to agree the proposals detailed in the report regarding changes to parking provision and charges and enable officers to undertake the necessary process for making a new Ashfield District Council Civil Enforcement Off-Street Parking Places Order.

Members considered the alternative option of declining to revise the Parking Order but this was not recommended as the Order required suitable revision due to changes in charges and car park provision.

RESOLVED that

- a) the proposals detailed in the report regarding changes to parking provision and charges (having noted the proposals agreed at December 2022 Cabinet), be approved;
- b) officers be instructed to undertake the legal process to make a new Civil Enforcement Off-street Parking Order;
- c) approval be given for the publication of the Ashfield District Council Civil Enforcement Off Street Parking Places Order 2023;
- d) delegated authority be granted to the Executive Lead Member for Growth, Regeneration and Local Planning to enact the proposed future change(s) to the order as and when required and to make any minor amendments to the order, plans and other documents as required.

Reason:

To ensure that the Parking Order is up to date to reflect changes in parking provision and to provide flexibility for future changes which may be required.

CA.7 Social Housing White Paper

Cabinet was presented with a summary update of actions undertaken as a result of the (then) Ministry of Housing, Communities and Local Government (MHCLG) Social Housing White Paper, in line with recommendations since the original summary presented to Cabinet in January 2021 and the subsequent updates presented in December 2021, June 2022 and January 2023.

As the report was presented for information purposes only, Members did not have any alternative options to consider.

RESOLVED

that the following be received and noted:

- a) the key implications and priorities for Ashfield District Council arising from the then Ministry of Housing, Communities and Local Government (MHCLG) Social Housing White Paper and the resulting identified actions;
- b) the progress of the Social Housing (Regulation) Bill through the House of Commons and the House of Lords;
- c) progress against the reported action plan;
- d) commencement of the regulatory requirement for the Authority to collect and report the findings of Tenant Satisfaction Measures for the 2023/24 financial year, and annually thereafter;
- e) the plan for the Authority's collection of the Tenant Satisfaction Measures;
- f) the performance information contained within the report to provide assurance of regulatory compliance.

Reasons:

1. To update elected Members on how Ashfield District Council meets the Regulatory regime for Council Housing and complies with the expectations of the Regulator.
2. To keep elected Members informed of our progress towards meeting the statutory and regulatory requirements.
3. To update elected Members with the progress of the development of the Social Housing (Regulation) Bill.
4. To promote the fact that Cabinet is ultimately responsible for ensuring regulatory compliance of the Council's social housing activities.

The meeting closed at 2.50 pm

Chairman.