

Minutes of the Cabinet Meeting held at Riverside, 4 Canning Road,
Lowestoft on **Wednesday, 12 December 2018 at 6.30pm**

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Cabinet Members present:

Councillors M Bee (Chairman), G Catchpole, M Ladd, B Provan, C Punt, D Ritchie, C Rivett and M Rudd.

Assistant Cabinet Member present:

Councillor P Ashdown.

Also in attendance:

Councillors P Byatt, A Cackett and S Woods.

Officers present:

K Blair (Head of Operations), S Bleese (Coastal Community Engagement Manager / Project Manager), A Carey (Head of ICT), A Jarvis (Strategic Director), N Khan (Strategic Director), B Law (Housing Programme Manager), P Mackie (Coastal Management Adviser), S Shimon (Tenant Services Manager), T Snook (Commercial Contracts Manager – Leisure) and N Wotton (Democratic Services Manager).

1 APOLOGIES FOR ABSENCE

There were no apologies received from Members of the Cabinet.

Apologies for absence were received from Assistant Cabinet Members N Brooks and J Ceresa.

2 DECLARATIONS OF INTEREST

Councillor M Ladd declared a Local Non Pecuniary Interest in Item 4 – Application for Designated Protected Area (Shared Ownership) – Southwold, as he was the Ward Councillor for Southwold and Reydon and was also a Southwold Town Councillor.

Councillor S Woods declared a Local Non Pecuniary Interest in Item 7 – Bungay Leisure Centre Proposed Refurbishment, during the consideration of the item, as he was the Ward Councillor for Bungay and was also a Bungay Town Councillor.

3 ISSUES ARISING FROM THE OVERVIEW & SCRUTINY COMMITTEE OR THE AUDIT & GOVERNANCE COMMITTEE

(a) The Overview & Scrutiny Committee

There were no matters to report on this occasion.

(b) The Audit & Governance Committee

There were no matters to report on this occasion.

4 APPLICATION FOR DESIGNATED PROTECTED AREA (SHARED OWNERSHIP) - SOUTHWOLD

The Cabinet Member for Housing presented the report, which sought approval for an application to the Secretary of State for Housing, in relation to Southwold becoming a Designated Protected Area (DPA), in relation to shared ownership housing, within the town. Should the town achieve DPA status, it would enable the prevention of out-right ownership of shared ownership properties in Southwold, which would keep the properties as affordable housing in perpetuity.

It was noted that the designation would require any shared ownership properties constructed within the parish to have restricted leaseholder equity of 80% or 100% ownership with a requirement that the property be sold back to the landlord. The landlord would usually be a Registered Provider but could also be the Council or Southwold Town Council.

Members were advised that the designation already applied to Reydon, the neighbouring parish, which automatically received the original designation in 2008 when the Housing and Regeneration Act 2008 came into force.

The application would be in the form of a letter and supporting evidence to the Ministry of Housing, Communities and Local Government. The application had been jointly prepared between the Council's Housing Team and Southwold Town Council and a draft was attached at Appendix A to the report.

Members noted that there was very little affordable home ownership in Southwold and that previous experience had shown that affordable housing could be lost through 'staircasing' to outright ownership and subsequent resale as a holiday let.

A Member commended the work undertaken to date and he queried whether any new affordable housing was being created imminently within this area. It was reported there was some shared ownership being developed by Orbit Housing in Reydon which was already covered by the DPA. Other schemes in Southwold were being developed by Hastoe Housing, which included an element of affordable housing, however they would not be ready for some time and further information in this respect could be provided outside of the meeting.

In respect of a timescale for the implementation of the DPA, it was reported that it was difficult to estimate, however it was hoped that the designation could be applied to other areas such as Wangford, Wrentham and Walberswick, as it was important to protect affordable housing for future generations.

RESOLVED

That the application to the Secretary of State, requesting that Southwold is designated as a Designated Protected Area for shared ownership, be approved.

5 EXEMPT/CONFIDENTIAL ITEMS**RESOLVED**

That, under Section 100(A)(4) of the Local Government Act 1972 (as amended), the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act.

6 APPROVAL OF NEW POST – PARKING MANAGER

The Cabinet Member for Operational Partnerships presented the report, which sought approval for the creation of a new post of Parking Manager.

RESOLVED

That the creation of the Parking Manager post be approved.

7 BUNGAY LEISURE CENTRE PROPOSED REFURBISHMENT

N.B. Councillor S Woods declared a Local Non Pecuniary Interest during the consideration of this item, as he was the Ward Councillor for Bungay and was also a Bungay Town Councillor.

The Cabinet Member for Operational Partnerships presented the report, which sought approval for the outline business case for the redevelopment of Bungay Leisure Centre.

RESOLVED

1. That the outline business case be approved.
2. That the final business case be brought to Cabinet for approval in 2019.
3. That the Strategic Director, in consultation with the Leader of the Council and Cabinet Member for Operational Partnerships, be authorised to serve appropriate notices and enter into negotiations, regarding this redevelopment.
4. That Cabinet endorses the redevelopment programme and recommends the redevelopment for approval to Full Council.

8 LOWESTOFT FLOOD RISK MANAGEMENT PROJECT – OUTLINE BUSINESS CASE – APPROVAL TO PROCEED TO PLANNING APPLICATION FOR PHASE 1 WORKS

The Cabinet Member for Planning & Coastal Management presented the report, which sought approval to proceed to the Planning Application stage for the Phase 1 works.

RESOLVED

1. That approval be granted to proceed to the Planning Application for Phase 1 works.

2. That the financial approach proposed within the report be approved.

9 HOUSING – LANDLORD SERVICES DIGITAL PLAN

The Cabinet Member for Housing presented a report, which sought approval for the Landlord Services Digital Plan.

RESOLVED

That the implementation of the Landlord Digital Services Plan, as outlined within the report, be approved.

10 PURCHASE OF SHARED OWNERSHIP PROPERTY IN LOWESTOFT

The Cabinet Member for Housing presented the report, which sought approval to purchase a Shared Ownership Property in Lowestoft.

RESOLVED

That the purchase of the property be approved, as outlined within the report.

11 PURCHASE OF FLAT 4, WHITE LION FLATS TO AID THE REGENERATION OF THE SITE

The Cabinet Member for Housing presented the report, which sought approval to purchase Flat 4, White Lion Flats in Beccles.

RESOLVED

That the purchase of Flat 4, White Lion Flats, Smallgate, Beccles, be approved, for the sum as discussed at the meeting.

The meeting concluded at 8.00 pm.

Chairman