

CABINET

1 OCTOBER 2018

Present: Councillors Chowney (Chair), Forward (Vice-Chair), Batsford, S Beaney, Fitzgerald and Rogers

Apologies for absence were noted for Councillors Lee and Patmore

102. DECLARATION OF INTERESTS

Councillor	Minute Number	Interest
Forward	105 – Update on Temporary Accommodation	Personal – She has a property in the social lettings agency
Beaney	105 – Update on Temporary Accommodation	Personal – She is a member of the board of the Hastings Housing Company

103. MINUTES OF LAST MEETING

RESOLVED that the minutes of the Special Cabinet meeting held on 3 September 2018 be approved as a correct record.

RESOLVED the chair called over items 4, 5, and 9a on the agenda. Under rule 13.3 of the council's constitution, everything else was agreed without discussion.

104. PETITION - NO MARINA AT ROCK A NORE

Julia Hilton, the lead petitioner spoke for the allotted five minutes on the petition.

Simon Hubbard presented a report, which responded to a submitted petition of 1100 signatures regarding a possible Marina at Rock a Nore.

It was stated that on 11 September 2017 the Cabinet agreed to delegate authority to develop a strategic case for the construction of a Harbour Quarter at Rock a Nore, as well as for the Chief Legal Officer to conclude a development agreement in consultation with the Leader, Deputy Leader, Chair of the Foreshore Trust and Director of Operational Services.

This decision was made so that the proposal from the developers to build a marina at Rock a Nore could be examined before any decision could be made. The Council's expectations had been laid out, and these safeguards remain. The original scheme had since been withdrawn.

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Councillor Chowney proposed approval of the recommendations which was seconded by Councillor Batsford.

RESOLVED (unanimously) to:

- 1. Note the initial marina proposal that was the subject of the petition is being withdrawn by the sponsor.**
- 2. Confirm that the council will consider any further proposed developments for the Stade area as and when they arise, taking into account their feasibility, environmental sustainability, the economic and social benefits to Hastings, and contribution to achieving the council's overall priorities.**

The reason for this recommendation was:

1. The council should take its decision on the basis already agreed in the Cabinet report of September 2017. This will be done when there is sufficient information to either support development of proposals or it is clear that there is no purpose for the investment of further resources.

105. URGENT ITEM - APPOINTMENT OF A MEMBER

Christine Barkshire-Jones, Chief Legal Officer presented an item, about an appointment to a committee. This item was called on urgency provisions, as the decision to appoint a member needed to be made.

The Cabinet decided to appoint Councillor O'Callaghan to Environment and Safety Committee.

Councillor Chowney proposed the recommendation, seconded by Councillor Forward.

RESOLVED (unanimously) that:

- 1. Councillor Margi O'Callaghan be appointed to Environment and Safety Committee by the Cabinet.**

The reason for this recommendation was:

Environment and Safety committee required an extra member of representation to be appointed.

106. UPDATE ON TEMPORARY ACCOMMODATION

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Andrew Palmer, Assistant Director, Housing and Built Environment presented a report, with an update on temporary accommodation. The purpose of the report was to advise Cabinet on the latest position with regards to homelessness pressures and its impact upon the demand and supply of temporary accommodation in the town.

It was stated that the council had taken steps to increase temporary accommodation supply to meet the increasing demand. However it was recognised that only by increasing the supply of longer term housing solutions could the pressure be reduced. Temporary accommodation was both costly to the Council and was likely to impact negatively upon those accommodated in it for any length of time, particularly those more vulnerable households.

It was stated that the impact of reductions in public sector services and welfare reforms together with rising accommodation costs were making it difficult for people to maintain and resolve their housing difficulties. The report stated that the total cost of temporary accommodation at the end of 2017/18 was £926,080. The projected year-end spend for 2018/19 is £960,000, £156,000 over the original budget. This has resulted in a projected overspend on the homelessness budget of £98,947.

This overspend will be partially offset by a contingency of £39,000 within the flexible homelessness support grant budget for 2018/19.

Councillor Batsford proposed approval of the recommendations which was seconded by Councillor Forward

RESOLVED (unanimously) that:

- 1. To acknowledge the trends in demand and supply of temporary accommodation in the town and note efforts to increase the supply of units and manage the cost to the council**
- 2. To agree the purchase of a property for use as temporary accommodation, as set out in part II of this report.**
- 3. That subject to the successful acquisition of the initial temporary accommodation unit referred to above, to amend the council's capital programme to an amount referred to in the part 2 report, for the purchase of further additional temporary accommodation units**
- 4. To delegate authority to the Assistant Director, Housing and Built Environment to complete the further purchases of additional units of temporary accommodation in line with the council's capital programme.**
- 5. That a supplementary budget as referred to in the part 2 report is allocated to cover a projected overspend on the homelessness budget in 2018/19, resulting from the increased use and cost of temporary accommodation**

Reasons for these recommendations:

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Hastings has seen a significant increase in demand for temporary accommodation, in line with broader national and regional trends. This report updates Cabinet on options to manage the supply and cost of temporary accommodation, as well as opportunities to reduce its use in the long term.

107. LOWER TIER SITE, BEXHILL ROAD

Andrew Palmer, Assistant Director Housing & Built Environment submitted a report on a Lower Tier Site Development. The purpose of the report was to seek agreement and associated funding to progress the development of the site.

The land had originally been identified for housing development as part of the proposed Sports Village planned for Bulverhythe. Homes England had allocated funds for flood remediation measures through its Marginal Viability Fund (MvF). Unfortunately, the main development partner withdrew from the scheme and an alternative partner was not forthcoming.

As the site no longer formed part of the developer's plans it is now proposed that the council take on a key role in the residential development of the Lower Tier site in order to ensure that housing opportunities, revenue generation and benefits for the local community were maximised.

It was further proposed that the council secure a joint venture partner to take forward the development providing development expertise and sharing risk with the Council.

Cabinet was also advised that the Council had managed to secure an increased level of funding through the Homes England Accelerated fund

Under Rule 13.3 of the council constitution, this item was agreed without being called for discussion.

RESOLVED that:

- 1. That officers procure a joint venture partner to take forward development of the Lower Tier site at Bexhill Road with a view to enabling a mixed tenure housing scheme.**
- 2. That subject to a resolution of the Town or Village Green (TVG) application, the council/partners submit a planning application for the comprehensive redevelopment of the site.**
- 3. That the council enters into a funding agreement with Homes England so that it can secure funding from the Local Authority Accelerated Construction fund to enable plans for flood remediation and other infrastructure measures to be undertaken.**

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4. That a budget is allocated from General Reserves to obtain expert advice regarding appropriate joint venture structures.

5. Subject to the above, that a further report is brought to a future Cabinet seeking the necessary development funding to take the scheme forward.

The reasons for these recommendations were:

1. By taking forward the above recommendations, the council will ensure that the borough benefits from Homes England funding up to the value of £6.9m which has been awarded to bring forward the residential development of the Lower Tier site at Bexhill Road. The council will be a lead partner and have the ability to influence the development of the site, including the affordable housing provision, environmental considerations and requirements for onsite local employment. Extensive remediation work is required to bring the site up to a marketable value, which is not viable without external funding.
2. The funding provides an opportunity to develop circa 170 new homes that would otherwise not be possible these homes will make a significant contribution to local housing need across a range of tenures. With the development of the council's Housing Company, an opportunity also exists to purchase properties for the company, creating a new income stream and an ongoing.

108. TEMPORARY ACCOMMODATION PURCHASE

Andrew Palmer, Assistant Director, Housing and Built Environment presented a report on a Temporary Accommodation Purchase. The purpose of the report was to consider the purchase of a property as detailed in the part 2 report.

The council has seen a significant increase in demand for temporary accommodation over recent years, in line with broader national and regional trends.

Under Rule 13.3 of the council constitution, this item was agreed without being called for discussion.

RESOLVED that:

1. Cabinet to approve the purchase of a property for use as temporary accommodation

2. Delegated authority is given to the Assistant Director, Housing and Built Environment and Assistant Director Financial Services and Revenues to complete the purchase at the best possible price up to a maximum detailed in the part 2 report.

The reason for these recommendations was:

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There has been a significant increase in demand for temporary accommodation in Hastings. Purchasing its own temporary accommodation will help to manage costs to the council and provide greater flexibility over the management of the property. The council has the opportunity to purchase a property. The property is already used for temporary accommodation.

(The Chair declared the meeting closed at 6.30pm)