



Lewes District Council

Cabinet

Minutes of a meeting of the **Cabinet** held in the **Ditchling Room, Southover House, Southover Road, Lewes** on **Monday 23 April 2018** at 2.30pm

Present:

Councillor A Smith (Chair)

Councillors P Franklin, B Giles, T Jones, I Linington, E Merry, T Nicholson, and R Maskell

In attendance:

Councillor M Chartier (Chair of the Audit and Standards Committee)

Councillor P Gardiner (Chair of the Scrutiny Committee)

Councillor S Osborne (Leader of the Liberal Democrat Group)

Minutes

93 Minutes

The minutes of the meeting held on 19 March 2018 were approved as a correct record and signed by the chair.

94 Apologies for absence

Apologies for absence were reported from Ms Debbie Twitchen (Tenants' Representative) and Mr John Langley (Tenants' Representative).

95 Declarations of interest

Councillors Smith, Linington, Maskell, Merry, Nicholson and Jones declared a personal, non-prejudicial interest in agenda item 8.1 (Community Infrastructure Levy recommendations for spending). They all remained in the room and voted on the decision.

Councillors Smith and Maskell declared a prejudicial interest in agenda item 8.2 (Housing development update), as both were executive committee members of Aspiration Homes LLP. Councillor Smith withdrew from the room and Councillor Merry chaired the meeting whilst the item was considered. Councillor Maskell remained in the room to present the report and declared that he would not participate in a vote taken by Aspiration Homes LLP for any transactions contained in this item. As an executive committee member on Aspiration Homes LLP, visiting member, Councillor Osborne also withdrew

from the room whilst this item was considered.

96 Matters referred to the Cabinet

There were none.

97 Community Infrastructure Levy recommendations for spending.

The Cabinet considered the report of the Director of Regeneration and Planning, seeking their approval to release Community Infrastructure Levy (CIL) funds, as recommended by the CIL Executive Board, to assist in the delivery of certain infrastructure projects in the area of the district for which Lewes District Council is the local planning authority.

It was confirmed that a briefing note would be prepared by officers for district councillors to relay at parish council meetings, which would encourage and advise on how CIL bids could be submitted.

Resolved:

1. That the release of funds from the Community Infrastructure Levy governance pots as recommended by the CIL Executive Board be agreed.

Reasons for the decisions:

To support the delivery of the right level and type of infrastructure to support the growth identified for the local planning authority in the adopted Joint Core Strategy.

98 Housing development update.

The Cabinet considered the report of the Director of Regeneration and Planning on progress made to develop phase one of an affordable housing delivery pipeline, providing homes directly and through Aspiration Homes LLP and Lewes Housing Investment Company.

A press release would be published, promoting and clarifying the objectives and potential of the pipeline.

(Note: Councillors Smith and Maskell declared a prejudicial interest in this item (see minute 95 above). Councillor Merry chaired the meeting for consideration of this item.)

Resolved:

1. That the Council's affordable housing development pipeline of homes to be delivered through the Housing Revenue Account, Aspiration Homes and Lewes Housing Investment Company by a mix of purchasing land for new development and acquisitions of existing properties be noted.
2. To approve the associated loan amounts required to develop or acquire the homes set out at appendix A to the report which requires a lending facility of up to £35m to deliver homes that will

be partly covered by £20m approved in the Council 2018/19 Council Budget. To authorise the Deputy Chief Executive, in consultation with the Lead Member for Finance, to determine the terms of any loan which is to be offered.

3. To authorise the Assistant Director for Legal and Democratic Services to ensure that a “Funding Agreement” pursuant to the existing “Deed of Entrustment” is entered into by Aspiration Homes with the Council so that right to buy receipts are appropriated in accordance with legislative requirements and the retention agreement with Government in relation to “social housing”. To give delegated authority to the Director of Regeneration and Planning to determine the terms of such agreements.
4. To give delegated authority to the Director of Regeneration and Planning in consultation with the Lead Member of Housing, to dispose of land currently held in the HRA as listed in the table at appendix A to the report and identified as held within the HRA to Aspiration Homes or LHICL pending due diligence. This delegation is to include authorisation not to dispose by auction or invitation of tenders following public advertisements (sought under Contract Procedure Rules 18.1). To further give delegated authority to the Director of Regeneration and Planning to determine the terms for the disposals, that may be below market value.
5. To note the Council’s future housing delivery approach for Aspiration Homes LLP & LHICL in order to provide more new homes for the District.
6. To delegate authority to the Director of Regeneration and Planning and the Lead Member for Housing (and where appropriate the Deputy Chief Executive and Assistant Director – Legal and Democratic Services) to progress the projects through the Clear Futures Energy & Sustainability Joint Venture if they consider it appropriate, and at an appropriate future stages to decide if the projects should be put forward to the Clear Futures Steering Board for inclusion as Part 1 and/or Part 2 projects.

Reason for the decisions:

The pipeline shows the scale and detail of the Council’s current housing development programme, providing background behind the required loan facility in recommendation 2.

In order for either entity to purchase land from the Council and develop them for housing they will require access to up front capital investment.

For Aspiration Homes to use Right to Buy receipts to fund new affordable housing the necessary legal agreements need to be in place to allow this and these must be used in accordance with the terms of our right to buy receipt retention agreement.

The locations listed at appendix A to the report have a variety of pre-construction issues to resolve, and may be brought forward in a number of different phases. By giving delegation to the Director of Regeneration and Planning, disposal and delivery of housing can take place as site issues are resolved.

The future development strategy outlines the approach to how the programme will be shaped with regards to households and tenures.

The involvement of Clear Futures can significantly improve a range of efficiencies in the delivery of the projects.

99 Vote of thanks.

As it was their last meeting before leaving the authority, the Cabinet expressed their thanks and formal appreciation to Aidan Thatcher, Head of Planning for all his work and support provided during his time at the Council.

The meeting ended at 2.49 pm.

A Smith
Chair