

Minutes of a meeting of the **SOUTH HOLLAND DISTRICT COUNCIL** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Tuesday, 17 December 2019 at 6.30 pm.

PRESENT

F Biggadike (Chairman)
P A Redgate (Vice-Chairman)

B Alcock	A Casson	N H Pepper
J R Astill	H Drury	G A Porter
A C Beal	R Gambba-Jones	G J Taylor
H J W Bingham	R A Gibson	A C Tennant
M D Booth	M Hasan	S C Walsh
C J T H Brewis	J L King	A R Woolf
P E Coupland	C J Lawton	C N Worth
A C Cronin	J D McLean	
T A Carter	A M Newton	

Apologies for absence were received from or on behalf of Councillors J Avery, R Grocock, J L Reynolds, G T D Rudkin, G P Scalese, M D Seymour, S-A Slade, E J Sneath, J Tyrrell and D J Wilkinson,

In Attendance: Chief Executive, Executive Manager Governance, Shared Executive Director Commercialisation (S151), Housing Landlord Services Manager, Executive Manager for Growth, Strategic Finance and Compliance Manager, Democratic Services Team Leader and Democratic Services Officer.

Action By

84. APOLOGIES FOR ABSENCE

Apologies for absence were received from or on behalf of Councillors J Avery, R Grocock, G A Porter, J L Reynolds, G T D Rudkin, G P Scalese, M D Seymour, S Slade, E Sneath, J Tyrrell and D J Wilkinson.

85. DECLARATION OF INTERESTS.

Councillors Alcock, Booth and Drury informed the Council that whilst not a pecuniary interest they were directors of Welland Homes. Councillor Coupland stated that he was a director of Welland Homes and given that his views were well known, he would not take part in the debate or vote.

86. EXCLUSION OF THE PRESS AND PUBLIC

DECISION:

That, under section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely

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disclosure of exempt information as defined in paragraphs 1,2,3 and 5 of Schedule 12 (A) of the Act.

87. STANDING ORDER 29 - REFERENCE BACK TO CABINET FROM THE COUNCIL MEETING ON 27 NOVEMBER 2019, IN RESPECT OF ACQUISITION OF MARKET DWELLINGS TO PROVIDE NEW AFFORDABLE HOUSING FOR THE HRA

Consideration was given to the report of the Portfolio Holder for Housing and Executive Director – Commercialisation (S151) which reviewed the feedback from the Council meeting on 27th November 2019.

Under Standing Order 29 of the Constitution the Council, at its meeting on 27th November 2019, requested that the recommendations made by Cabinet at its meeting of 29th October 2019 be reconsidered.

At its meeting on 17th December 2019, Cabinet re-approved its original decision with an additional decision to prepare a draft policy to establish the parameters for the type of investment deemed appropriate for each vehicle.

In considering the issue, the Cabinet concluded that it should not change its original decisions for the following reasons:

- The reasons set out at section 6 of the confidential report.
- There is a need for HRA properties in Donington with families waiting for social housing.
- The recommendation increases the supply of new homes immediately.
- The competition for S106 housing is significant.
- If sold under Right to Buy, the properties would have likely increased in value, mitigating the potential discount after Year 15.
- There is a significant homelessness issue. The acquisition of HRA dwellings enables families to be moved from temporary accommodation.
- Further information received on the modelling reinforces that this would be the right decision socially and financially.
- The dwellings are ready to be occupied, subject to due diligence.

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- The Housing Register is ready to allocate families.
- The decision is not simply about the best financial model, the Cabinet is also mindful of the social cost of insufficient social housing.
- The concerns raised at Council in respect of lack of detail have been responded to in the report.
- Where the Council has disposed of garage sites, these have been remote sites to the main dwellings.
- There are currently 12 households on the register for this type of property in Donington, this is an increased number on those previously reported.

DECISION:

- 1) That the project and its budget, as an approved HRA scheme within the Capital Programme for 2019/20 and the associated funding arrangements be approved.

A recorded vote was requested in accordance with Standing Orders:

Name	For	Against	Abstain
Alcock B		✓	
Astill J R	✓		
Avery J E	Apologies	Apologies	Apologies
Beal A C	✓		
Biggadike F	✓		
Bingham H J	✓		
Booth		✓	
Brewis C J T H		✓	
Carter T A	✓		
Casson A	✓		
Coupland P E			✓
Cronin A C	✓		
Drury H T	✓		
Gambba-Jones	✓		
Gibson R A	✓		
Grocock R A	Apologies	Apologies	Apologies
Hasan M	✓		
King J	✓		
Lawton C J	✓		
McLean J D	✓		
Newton A M	✓		

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Pepper N H	✓		
Porter G A	Apologies	Apologies	Apologies
Redgate P A	✓		
Reynold J L	Apologies	Apologies	Apologies
Scalese G T D	Apologies	Apologies	Apologies
Seymour M D	Apologies	Apologies	Apologies
Slade S	Apologies	Apologies	Apologies
Sneath E	Apologies	Apologies	Apologies
Taylor G J	✓		
Tennant		✓	
Tyrrell J	Apologies	Apologies	Apologies
Walsh			✓
Wilkinson D J	Apologies	Apologies	Apologies
Woolf A R	✓		
Worth C N	✓		
Total	20	4	2

(The meeting ended at 7.24 pm)