



MINUTES OF A MEETING OF THE CABINET HELD ON 5th APRIL 2018

PRESENT: Councillor D Cook (Chair), Councillors R Pritchard (Vice-Chair), S Claymore, S Doyle and M Thurgood

The following officers were present: Rob Barnes (Executive Director Communities), Andrew Barratt (Chief Operating Officer), Matthew Bowers (Head of Managed Growth, Regeneration and Development) and Tina Mustafa (Head of Landlord Services)

126 APOLOGIES FOR ABSENCE

No apologies for absence were received.

127 MINUTES OF PREVIOUS MEETING

The Minutes of the previous Cabinet meeting held on the 15th March 2018 were approved and signed as a correct record

(Moved by Councillor R Pritchard and seconded by Councillor S Claymore)

128 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

129 QUESTION TIME:

None

130 MATTERS REFERRED TO THE CABINET IN ACCORDANCE WITH THE OVERVIEW AND SCRUTINY PROCEDURE RULES

None

131 CIL AND PLANNING OBLIGATIONS

The Report of the Portfolio Holder for Regeneration to ask members to consider the Planning Inspectorate's report of the examination of the Tamworth Borough Council Community Infrastructure Levy Charging Schedule and make recommendations to Council to adopt the Charging Schedule. Further to consider a new Planning Obligations Supplementary Planning Document (SPD), a revised Infrastructure Delivery Plan (IDP) and a revised Regulation 123 list and authorise public consultation on them prior to consideration for adoption at Council.

RESOLVED: That Cabinet

1. endorsed the Planning Inspectorate's report of the examination in Appendix A of the Tamworth Borough Council Community Infrastructure Levy Charging Schedule, the proposed modifications and proposed Charging Schedule contained in Appendix B and is recommended that Cabinet refer the matter to Council for adoption of the Community Infrastructure Levy Charging Schedule with an appropriate commencement date in accordance with the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations (as amended) 2010;
2. authorised public consultation on the revised Infrastructure Delivery Plan contained in Appendix C and considered the adoption alongside the consideration of the Community Infrastructure Levy Charging Schedule;
3. authorised public consultation on the revised Regulation 123 list contained in Appendix D and requests Council to consider adoption alongside the consideration of the Community Infrastructure Levy Charging Schedule;
4. authorised public consultation on the draft Planning Obligations Supplementary Planning Document (2018) contained in Appendix E and requests Council to consider adoption alongside the consideration of the Community Infrastructure Levy Charging Schedule;
5. Cabinet delegated authority to the Head of Managed Growth, Regeneration and Development in consultation with the Portfolio Holder for Regeneration to make amendments to the draft Planning Obligations Supplementary Planning Document, revised Infrastructure Delivery Plan and revised Regulation 123 list following public consultation prior to their consideration by Council;
6. refers to Council for approval the cancelling of the existing Planning Obligations Supplementary Planning Document

(2007) and the Open Space for New Development Supplementary Planning Document (2007) and that they are no longer a material consideration when considering planning applications.

(Moved by Councillor S Claymore and seconded by Councillor R Pritchard)

132 PURCHASE OF NEW BUILD PROPERTIES UNDER THE COUNCILS ACQUISITIONS POLICY

Report of the Portfolio Holder for Housing Services, Portfolio Holder for Regeneration to update Cabinet on the progress of new affordable housing delivery in Tamworth and to ensure appropriate financial arrangements are in place to enable the purchase of 6 units of new build housing from (Adam) Cooper Homes Limited for use as Council owned and managed accommodation. Also, to agree to additional resources being made available to enable the purchase of a further 8 units of new build housing from Waterloo Housing Group as agreed at Cabinet in November 2017.

RESOLVED: That Cabinet

1. Authorised £746,500 (inclusive of legal costs) be transferred from available budget intended for regeneration and new build activity to the acquisitions budget. This is to enable the purchase of 6 residential units for housing from (Adam) Cooper Homes Limited in line with the Council's Acquisitions Policy;
2. Agreed the Chief Operating Officer and Solicitor to the Council be delegated authority to enter into a contract with (Adam) Cooper Homes Limited for the purchase of the 6 No dwellings as proposed above and;
3. Authorised a further £201, 056.89 be made available to secure the purchase of 8 units of new build housing from Waterloo Housing Group. The additional costs were identified by Waterloo in January 2018 resulting in a revised total purchase price of 961,056.89 (inclusive of legal costs). It is recommended that a further £201,060 be transferred from the available budget intended for regeneration and new build activity to the acquisitions budget.

(Moved by Councillor S Claymore and seconded by Councillor M Thurgood)

133 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED: That members of the press and public be now excluded from the meeting during consideration of the following item on the grounds that the business involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended).

(Moved by Councillor D Cook and seconded by Councillor S Claymore).

134 TINKERS GREEN AND KERRIA REGENERATION

Report of the Portfolio Holder for Regeneration to update Cabinet on the progress in respect of the Tinkers Green and Kerria Regeneration Programme and to agree financing arrangements for the scheme and endorse the submission of a bid to Homes England for Affordable Homes Grant, to agree contract arrangements with ENGIE the Council's preferred contractor, agree the approach to rent charging for the new properties, to agree to the development of a Local Lettings Plan for the allocation of the new homes once completed and: to agree outcomes in respect of community art situated around the Kerria Centre.

RESOLVED: That Cabinet

1. Approved the budget virements from the Garage Sites Redevelopment, Acquisitions and Retention of Garage Sites Budgets totalling £4.339m;
2. endorsed the submission of a bid for Affordable Homes grant from Homes England;
3. Agreed that authority be delegated to the Corporate Director for Communities in consultation with the Portfolio Holder for Regeneration and Solicitor for the Council to enter into a formal contract with ENGIE for delivery of building works including the demolition of the Kerria Centre;
4. Agreed that authority be delegated to the Corporate Director for Communities in consultation with the Portfolio Holder for Housing to agree the rent levels for the new properties in accordance with the Council's variable rent policy
5. Agreed that a further report be submitted to Cabinet to agree a Local Lettings Plan for the allocation of the new homes and;
6. Agree an outcome in respect of Community Art situated at the Kerria Centre.

7. Delegate authority to the Leader with the support of the Executive Director of Communities to decide the future of the Kerria Centre statute.

(Moved by Councillor S Claymore and seconded by Councillor R Pritchard)

135 PILOT SCHEME FOR ERINGDEN 6-STOREY BLOCK

Report of the Portfolio Holder for Housing Services to set out arrangements for a pilot scheme at the 6-storey block at Eringden in Stonydelph, providing for an intensive housing management scheme for 12-months. Designed to reduce the levels of waste demand on core services by improving the housing management and maintenance of the block as required under the landlord service regulatory standards and as detailed in the review provided at Annex one. <https://www.gov.uk/government/publications/regulatory-standards>

RESOLVED: That Cabinet

1. Approved a twelve (12) month pilot scheme at Eringden 6-storey block that allows for the introduction of intensive housing management sited within the block that is designed to improve resident satisfaction, reduce homelessness by promoting tenancy sustainment and which enhances partnership working to support vulnerable tenants (new &/or existing):
2. approved the re-designation of a ground floor flat to an office 'hub' that allows for a dedicated resident support officer to be based; as well as promoting partner engagement and presence in the block – subject to the usual planning and building regulatory requirements;
3. noted that rent loss associated with the re-designation of a residential unit to office premises will be in the region of £3,840PA. Any associated home-loss payments, to facilitate this, will be met from existing HRA resources. Any statutory payments will be in accordance with the allocations policy;
4. supports, in principle, the temporary recruitment of a resident support officer, delegating authority to the Head of Paid Service to agree the final detail based on the business case with regard to the final assessed JE grade and role in line with option 4 set out in the report and;
5. agreed to waive service charges for the intensive housing management scheme for the duration of the pilot so that

critical success factors can be measured informing a decision on the future of the scheme longer-term.

(Moved by Councillor M Thurgood and seconded by Councillor S Doyle)

Leader