

Contact Officer: Helen Kilroy

KIRKLEES COUNCIL

CABINET

Wednesday 29th August 2018

Present: Councillor Shabir Pandor (Chair)
Councillor Musarrat Khan
Councillor Naheed Mather
Councillor Peter McBride
Councillor Cathy Scott
Councillor Graham Turner

Apologies: Councillor David Sheard
Councillor Masood Ahmed
Councillor Erin Hill (Currently on Maternity Leave)
Councillor Viv Kendrick

54 Membership of the Committee

Apologies for absence were received on behalf of Councillors Kendrick, Sheard, Ahmed and Hill.

55 Interests

No interests were declared.

56 Admission of the Public

It was noted that there were no items for consideration in private session.

57 Deputations/Petitions

No deputations or petitions were received.

58 Public Question Time

No questions were asked.

59 Member Question Time

No questions were asked.

60 Proposed Spending Plan for Additional Investment in Social Care in 2018-19

Cabinet received a report which sought approval for the utilisation of additional social care funding during 2018-2019. The report advised that the Council would receive funding from the Adult Social Care Grant and the Leeds Business Rates Pool, totalling £2.762m. The proposed spending, which was set out at Appendix 1 to the considered report, focussed upon the priority areas of; (i) new technology and equipment (to enable individuals to remain as independent as possible) (ii) staffing capacity (to balance day to day activity and service transformation) (iii) supporting and developing a more sustainable care market (iv) increasing specialist accommodation capacity (v) managing demand through community based activity

Cabinet - 29 August 2018

and (vi) implementing new care management systems to support the new model of care and integration with local partners.

The report advised that the budgetary allocation for each project would be from the 2018-2019 funding, but in some cases would be profiled over a period of two years.

RESOLVED - That approval be given to:-

(1) The proposed projects in the spending plan attached to the report;

(2) Capitalisation of funding required for those projects that require capital expenditure; and

(3) The delegation of the approval of any changes required between the project allocations and the projects themselves to the Strategic Director for Adults and Health in consultation with the Portfolio Holder for Adults and Independence.

61 Catering Service Capital Plan - Proposed allocation of funding for the Compliance Essential Works 5 year and 18/19 - 20/21 2 year baseline programmes

Cabinet gave consideration to a report which identified potential gas ventilation works and investment schemes, to be funded from the Catering Service Capital Baseline section of the Capital Plan, as approved by Council on 11 July 2018. Cabinet were asked to approve the 5 year £1m budget in order to bring school kitchen gas installations up to current compliance standards. The report also set out proposals for the annual baseline allocation for the next two year period in addition to the gas compliance programme.

Cabinet noted that KNH property services maintained approximately 136 commercial gas catering installations and that in 2016 it had been highlighted that 85 school kitchens required upgrade works or refurbishment in order to meet current gas health and safety legislation.

RESOLVED - That approval be given to:-

(1) The proposed programmes of works outlined in the report and Appendix A, as per the capital allocation approved at Council on 14 February 2018, including the 5 year £1m budget to bring school kitchen gas installations up to current compliance standards as well as the 2 year investment programme; and

(2) The delegated powers, as outlined in paragraphs 2.11 to 2.13 of the report, to manage both of the programmes.

62 Kirklees Housing Strategy 2018 - 2023

Cabinet received the draft Housing Strategy 2018-2023 prior to its submission to Council on 12 September 2018. The report advised that the strategy, which had been shaped by the input of a range of stakeholders, set out the Council's key issues, challenges and ambitions for housing and housing services in Kirklees over the next five years, and supported the Council's outcomes. An action plan, which formed part of the Housing Strategy was included within the considered document, set out priority actions and identified the outcomes to be achieved. Cabinet were

Cabinet - 29 August 2018

advised that progress made would be monitored and measured through the action plan, which would be reviewed annually.

Cabinet were asked to endorse the Strategy and agree that it be submitted to Council with a recommendation of approval.

RESOLVED - Cabinet noted and approved the draft Housing Strategy and referred to Council for discussion and approval on 12 September 2018.

63 Housing Delivery Plan

(Under the provision of Council Procedure Rule 36(1), Cabinet received a representation from Councillor Burke).

Cabinet received a report which set out the approach for delivering the growth element of the housing strategy and delivering 1000 homes on land currently owned by the Council. It advised that the delivery plan had been prepared as part of the evidence base for the Kirklees Housing Strategy and that its purpose was to guide future investment decisions by recognising market conditions and providing the mechanisms to prioritise activities in support of identified intervention themes. Cabinet noted the detail of the report which set out the proposal and how it would be progressed, including information on the changing pattern of housing demand and maximising the use of council owned land.

The report advised that, subject to approval, the next stage of the process would include appraising sites and commissioning site surveys. A full list of sites was attached at Appendix 2 of the considered report.

RESOLVED –

(1) That approval be given to the proposal for a programme of housing land disposals and development to enable the delivery of the council's strategic ambition for more affordable housing, specialist accommodation, Right to Buy receipts programme (as described in paragraphs 3.33- 3.38 of the report) and for mainstream mixed tenure housing;

(2) Cabinet noted that the Council was at an early stage of site analysis and so a degree of flexibility would be needed as more became known about site feasibility and constraints and the finalising of the local plan;

(3) That approval be given to work with an identified specialist partner as set out in paragraphs 3.39 – 3.43 of the report, to deliver new provision for people with very complex and challenging behaviours currently living in hospital;

(4) That approval be given to work with an identified partner to develop supported housing for adults with Learning Disabilities as set out in paragraphs 3.44-3.46 of the report, currently living in the Mencap scheme at Castle House;

(5) That approval be given to run a design competition as set out in paragraphs 3.77-3.80 of the report, on an appropriate site in the ownership of the Council and the Strategic Director, Economy and Infrastructure be given delegated authority to identify the most appropriate site and the parameters of the competition;

Cabinet - 29 August 2018

(6) The Strategic Director, Economy and Infrastructure, in consultation with Portfolio Holder for Adults and Independence, be given delegated authority to determine the blended packages, the selection of partners and negotiate and agree the terms of the disposal (as described in paragraphs 3.15- 3.32 and 3.47 to 3.80 of the report) subject to: detailed due diligence and business case viability; and appropriate governance arrangements to ensure oversight of the programme and the individual projects within it; and

(7) That the Cabinet receive periodic updates to report on the progress and performance of the Land Disposal and Development Programme.

64 **Small Affordable Housing Sites**

Cabinet gave consideration to a report which sought approval for the disposal of a portfolio of council owned sites within the 'small affordable housing sites' programme to a registered provider for the provision of affordable housing. The report advised that the programme was designed to maximise affordable housing delivery and had the potential to deliver approximately 160 new homes. Subject to approval, it was noted that the proposal would be progressed to a competitive exercise through YORtender to receive and evaluate potential partners' expression of interest submissions. The sites proposed for the programme were listed at Appendix 1 to the considered report and outline development timescales were set out at Appendix 2.

Cabinet were advised that, by using this approach, the Council could benefit from the affordable housing development sector's capacity and resources in order to maximise investment in affordable housing delivery. The report advised that the affordable housing sought would be for social or affordable rent, or intermediate housing, such as shared ownership.

RESOLVED –

(1) That approval be given to the disposal of the portfolio of sites in Appendix 1 to a Registered Provider through competitive exercise, as described in the report;

(2) That the issue of the statutory notice to advertise the disposal of those sites that constitute open space be endorsed;

(3) That authority be delegated to the Service Director for Legal, Governance and Commissioning Support and the Strategic Director for Economy and Infrastructure, to negotiate and agree terms and complete the sale of sites once planning permissions have been obtained, unless further authority was required in respect of the disposal of any site where objections were received following the publication of the statutory notices advertising the disposal of the particular site; and

(4) That authority be delegated to the Service Director for Legal, Governance and Commissioning Support to enter into and execute any agreement and any other ancillary documents necessary to enable the sale and transfer of the sites in the Small Affordable Housing Sites portfolio as described in Appendix 1 to the report.

(5) That officers be requested to explore different types of tenure, supported living and different types of grant funding available.