

2 AUGUST 2006

NEW FOREST DISTRICT COUNCIL

CABINET

Minutes of a meeting of the Cabinet held at Appletree Court, Lyndhurst on Wednesday, 2 August 2006.

p Cllr M J Kendal (Chairman)
p Cllr B Rickman (Vice-Chairman)

Councillors:

p G C Beck
e P C Greenfield
p J D Heron

Councillors:

p Mrs M D Holding
p M H Thierry

In Attendance:

Councillors:

C J Harrison
Mrs M Humber
R J Neath
Sqn Ldr B M F Pemberton
Mrs B Smith

Councillors:

Mrs S I Snowden
C R Treleaven
A Weeks
C Wise

Also In Attendance:

Mrs P White, Tenants' Representative.

Officers Attending:

D Yates, N Gibbs, C Malyon, J Mascall, Ms J Bateman and Miss G O'Rourke and for part of the meeting D Brown, Ms L Croker and D Wright.

27. MINUTES.

RESOLVED:

That the minutes of the meeting held on 3 July 2006, having been circulated, be signed by the Chairman as a correct record.

28. DECLARATIONS OF INTEREST.

No declarations of interest were made by members in connection with any agenda item.

29. PUBLIC PARTICIPATION.

No issues were raised during the public participation period.

30. FINANCIAL REPORT – FORECAST FULL YEAR AND ACTUAL FOR THE PERIOD APRIL 2006 TO JUNE 2006 (REPORT A).

The Cabinet considered the forecast budget variations of all Portfolios and Committees from the approved original estimates for 2006/07.

RECOMMENDED:

That the following supplementary estimates be approved:

- (a) an additional £155,000 in respect of Health and Leisure Centres and Dibden Golf Centre;*
- (b) £60,000 in respect of land drainage expenditure at Lloyd Avenue, Marchwood; and*
- (c) £70,000 in respect of urgent boiler replacement costs at Ringwood Health and Leisure Centre.*

RESOLVED:

- (a) That subject to the approval of the recommendations above, the items set out in Appendix 1 (revised General Fund budget) and Appendix 2 (revised Capital programme) to Report A to the Cabinet be agreed; and
- (b) That the financial position of Commercial Services as set out in section 5 of Report A to the Cabinet be noted.

31. DISPOSAL OF LAND AT CHURCHILL COURT, NEW MILTON (REPORT C).

The Cabinet considered the disposal of land at Churchill Court, Davis Field, New Milton to Western Challenge Housing Association to enable the development of 21 affordable homes for general rent and low cost home ownership to be allocated to applicants from the Council's Homesearch register.

Mrs White, Tenants' Representative, whilst supporting the scheme, expressed some concern at the limited amount of parking in the area generally and the difficulties that additional housing might bring. Members noted that the local tenants' representative had been consulted on the parking issue and the possibility of additional parking was being considered.

The Crime and Disorder Portfolio Holder raised an issue in relation to anti-social behaviour problems that occurred regularly on a footpath that ran to the east of the proposed site. Members were informed that the properties would be built to the highest sustainable standards and that the Council was able to influence the design of the properties, particularly in relation to play space for children. Discussions were underway with the local crime and disorder co-ordinators to look at how the specific problems relating to the footpath could be addressed within the development.

The Cabinet noted the financial appraisal detailing the reasons for disposal of the land at less than market value. The Chairman was pleased that the Council were able to support the development of socially responsible housing that would enable people to enjoy a better quality of life.

RECOMMENDED:

- (a) That Churchill Court, Davis Field, New Milton be transferred leasehold to Western Challenge Housing Association for a capital receipt of £6,000 per rented unit and £5,000 per shared ownership unit to recompense the Council for the loss of the asset;**
- (b) That the capital receipt be 'ring fenced' for the provision of more affordable housing; and**
- (c) That the transfer be subject to planning consent being granted to Western Challenge Housing Association to develop the site for affordable housing.**

32. DISPOSAL OF LAND AT MEYRICK CLOSE, BRANSGORE (REPORT D).

The Cabinet considered the disposal of land at the Garage site, Meyrick Close, Bransgore to Western Challenge Housing Association to enable the development of 13 affordable homes for general needs rent and low cost home ownership, to be allocated to applicants from the Council's Homeseach Register.

The Health and Social Inclusion Portfolio Holder, whilst supporting the scheme, expressed some concern at the displaced parking problems that might occur with the loss of this garage site. Mrs White, Tenants' Representative, also expressed concern at the lack of re-provision of parking in general. Members were informed that the parking provision for the development was in accordance with the County Council standards. Each house would have parking for two cars and each flat parking for one car. It was agreed that parking implications generally would be fully examined in all future developments.

Members also noted that each house in the development would have a garden.

RECOMMENDED:

- (a) *That the land at Meyrick Close, Bransgore be transferred leasehold to Western Challenge Housing Association for a capital receipt of £5,000 per unit to recompense the Council for the loss of the asset;*
- (b) *That the capital receipt be 'ring fenced' for the provision of more affordable housing; and*
- (c) *That the transfer be subject to planning consent being granted to Western Challenge Housing Association to develop the site for affordable housing.*

33. PRIVATE SECTOR LEASING SCHEME (REPORT E).

The Cabinet considered the setting up of a Private Sector Leasing Scheme. This would enable the Council to lease property from private owners usually for a 2-3 year period. The properties would be used to prevent homelessness and to discharge duties to applicants who are accepted under the homelessness legislation. Members also considered the arrangements the Council operated under the current Housing Association Leasing Scheme.

The Cabinet fully supported the proposals that demonstrated the Council's continuing commitment to the provision of affordable housing in a variety of ways.

RESOLVED:

- (a) That a Private Leasing Scheme be set up for a period of 3 years; and
- (b) That the terms of a new Housing Association Leasing Scheme be re-negotiated with an alternative provider(s) who will operate alongside the in-house scheme.

34. DEVELOPERS' CONTRIBUTIONS LLOYD AVENUE, MARCHWOOD – DRAINAGE IMPROVEMENTS (REPORT F).

The Cabinet considered proposals to use developers' contributions to fund the construction of suitable drainage works to alleviate property flooding in Lloyd Avenue and Long Lane Marchwood.

RESOLVED:

That a supplementary capital estimate of £50,000 be approved for the construction of land drainage improvement works to reduce the risk of flooding to properties in Lloyd Avenue and Long Lane, Marchwood, to be funded from developers' contributions.

35. OUTSIDE BODIES.

RESOLVED:

- (a) That Cllr Molyneux be appointed to serve on the Calmore and District Community Association;
- (b) That Cllr Molyneux be appointed to serve on the Hanger Farm Arts Centre Consultative Committee;
- (c) That the appointment of an officer to serve on Totton College be delegated to the Chief Executive; and
- (d) That it be noted that the New Forest Totton & Romsey Victim Support Scheme no longer exists.

36. DATES OF MEETINGS.

RESOLVED:

That the following programme of meetings be agreed:

6 June 2007
2 July 2007 (Monday – to accommodate the Annual LGA Conference week)
1 August 2007
5 September 2007
3 October 2007
7 November 2007
5 December 2007
2 January 2008
6 February 2008
5 March 2008
2 April 2008
7 May 2008

37. DELEGATED AUTHORITY TO CONSIDER PAYMENTS UNDER THE DISCRETIONARY FINANCIAL ASSISTANCE REGULATIONS 2001.

RESOLVED:

That delegated authority be granted to the following officers to decide whether or not to make payments under the Discretionary Financial Assistance Regulations 2001:-

Director of Resources
Assistant Director of Resources (Customer Services)
Tax and Benefits Manager
Team Managers, Tax and Benefits
Senior Tax & Benefits Officers

CHAIRMAN

(DEMOCRAT/CB020806/MINUTES.DOC)