




Cabinet

Supplementary Agenda

	Pages	Contact
6. Street Naming and Numbering Policy	Replacement Page 53	Amy Wilton Tel: 01732 227280
7. Community Lottery	Replacement Pages 85 - 86	Jenny Godfrey, Tel: 01732 227112, Kelly Webb Tel: 01732227474
		
8. A Local First Homes Policy for Sevenoaks District	Replacement Page 119	James Gleave, Tel: 01732 227326, Sharon Donald Tel: 01732 227131
		
9. Approval to Seek Additional Designation of Parishes/Areas under Section 157(1) of the Housing Act 1985	Replacement Page 129	James Gleave, Tel: 01732227326, Rebecca Wilcox Tel: 01732227272
		

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

Item 6 - Street Naming and Numbering Policy

The attached report was considered by the Improvement and Innovation Advisory Committee on 25 November 2021. The relevant Minute extract is below.

Improvement & Innovation Advisory Committee (25 November 2021, Minute 28)

The Head of Information and Customer Solutions presented the report which set out the revised Street Naming and Numbering Policy. The current policy was limited in scope and was not robust enough to support officers in some of the more complex decisions that were required, and so the revised policy aimed to provide a more robust and user-friendly document that guided applicants and officers, and supported the Street Naming and Numbering function. It detailed the decision making process, routes for appeal and issues of responsibility.

Members discussed the revised policy and noted some typographical and consistency errors which would need to be amended, and discussed terminology relating to 'title deeds'. Members also discussed that numbers and names should be clearly visible from the highway.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that subject to the typographical and consistency changes as discussed, the revised Street Naming and Numbering policy, be adopted.

Item 7 - Community Lottery

The attached report was considered by the People & Places Advisory Committee on 30 November 2021. The relevant Minute extract is below.

People & Places Advisory Committee (30 November 2021, Minute 30)

The Community Projects and Funding Officer presented the report which outlined proposals to introduce a Community Lottery. A society lottery of the type proposed in the report has been successfully implemented by many other local authorities. The Community Lottery would focus on delivering proceeds locally, maximising benefits to the community, minimising the costs so the scheme was largely self-financing, delivering winners locally.

A partnership with an existing deliverer of lotteries in the market place known as an External Lottery Manager was included in the proposal. Their responsibilities included managing the prize fund and associated insurance, providing marketing materials and conducting the draw. The Council would not handle any transactions other than receiving its share of the income on a monthly basis.

Sevenoaks District based charities, clubs, associations and societies are all groups that would be eligible to register as a local good cause with the Community Lottery provided they meet the terms and conditions.

Members made comments and asked questions about the cost of marketing, the projects the fund could support, the composition of the Local Strategic Partnership and comparisons with other budgets. The Community Projects and Funding Officer set out the details requested, which were also included in the report. Members also expressed their views relating to the safeguards in place to prevent excessive gambling and the Officer clarified the measures which would be put in place, including a limit on ticket numbers.

A Member expressed further concerns about the Council being considered as promoting a form of gambling. The Deputy Chief Executive and Chief Officer for People & Places responded and noted the views of the Member, including those relating to experience at an adjacent Local Authority.

Other Members expressed their support for the scheme and highlighted that it was about raising money to help local charities. It was argued that no project would be risk free but that it was a good idea for the Community Lottery to be approved.

The Portfolio Holder for People & Places spoke on the item in support and indicated the engagement with the District's Voluntary Sector Forum would help ensure the project's success.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) the establishment of a local community lottery, be approved;
- b) the use of an External Lottery Manager that has worked with other Local Authorities running similar schemes for greater assurance, be approved;
- c) the eligibility criteria for good causes to participate in the Sevenoaks District Lottery, be approved;
- d) with delegated authority given to Deputy Chief Executive & Chief Officer - People & Places and Deputy Chief Executive & Chief Officer - Finance & Trading to negotiate and finalise the agreement, the appoint of an External Lottery Manager, be approved; and
- e) in order to demonstrate best practice and to provide access to free membership services on legal and compliance issues, the Council's membership of the Lotteries Council, be authorised.

Item 8 - A Local first Homes Policy for Sevenoaks District

The attached report was considered by the Housing & Health Advisory Committee on 23 November 2021. The relevant Minute extract is below.

Housing & Health Advisory Committee (23 November 2021, Minute 32)

The Housing Strategy Manager presented the report proposing a local First Homes Policy for the District. The national First Homes policy would be implemented for s106 sites on 28 December 2021. First Homes would be sold at a prescribed discount to first time buyers and held as affordable housing in perpetuity.

Based on the recommendations from the Targeted Review of Local Housing Needs (TRLHN), it was proposed that the Sevenoaks First Homes policy should contain a 50% discount on open market value, a capped maximum discounted sale price of £250,000 at initial sale and a set annual household income of £56,250.

Following concerns expressed from Members, it was acknowledged that it would be difficult to implement the policy due to the large average house prices within the District but the proposed Local First Homes policy would be more suitable for the District than the national First Homes policy.

Public Sector Equality Duty

Members gave consideration to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) a Local First Homes policy for Sevenoaks District, including the contents as set out in the report, or further refined, be approved and adopted for implementation on 28 December 2021; and
- b) any supplementary First Homes policies, including re-sales and use of First Homes commuted sums, be drawn up by Officers, with delegated authority given to the Chief Officer - People & Places and Chief Officer - Planning & Regulatory Services, following consultation with the Portfolio Holders for Housing & Health and Development & Conservation, for their approval.

Item 9 - Approval to Seek Additional Designation of Parishes/areas under Section 157(1) of the Housing Act 1985.

The attached report was considered by the Housing & Health Advisory Committee on 23 November 2021. The relevant Minute extract is below.

Housing & Health Advisory Committee (23 November 2021, Minute 33)

The Housing Strategy Manager presented the report proposing an application be submitted to the Secretary of State for Department of Levelling up, Housing & Communities to seek additional areas within the District to be designated 'rural' under section 157(1) of the Housing Act 1985.

From 2014, affordable housing contributions could be sought for planning application sites with a net residential addition of ten or more homes. Local authorities were able to set a lower threshold to rural areas described under section 157(1) of the Housing Act 1985. S157 designation had applied to over 60% of the District as they were located within Areas of Outstanding Natural Beauty (AONB). A lower site threshold of six to nine homes was agreed by Cabinet to be applied to these designated areas, but could not be applied to rural areas located outside of the AONBs.

Local authorities may apply to have additional areas designated rural under S157(1). Parishes would be required to have a population density of less than two persons per hectare and for any settlements within them have a population of fewer than 3,000 inhabitants, with some flexibility to the first criterion.

Rural designation under S157(1) would allow the Council to put restrictive covenants in place so the home could only be sold on to someone who had been living or working in the parish for three years. It would also enable the Council to apply the lower site threshold to all new market housing sites within the parish to maximise the opportunity for S106 commuted sum payments towards the delivery of new affordable housing.

Members asked questions of clarification.

Public Sector Equality Duty

Members gave consideration to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that an application to the Secretary of State for Levelling Up, Housing and Communities, seeking additional areas/parishes in the District (as detailed in Appendix A) to be designated under section 157(1) of the Housing Act 1985, be submitted.

