

Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG



Despatched 15.11.21

COUNCIL - 16 November 2021,
Stag Theatre, London Road, Sevenoaks TN13 1ZZ

SUPPLEMENTARY AGENDA

- | | | | |
|----|----|---|-----------------------------|
| 6 | a) | Christmas Parking 2021 | Replacement
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| 6 | d) | Quercus Housing - Increasing the Delivery of Affordable Housing in the Sevenoaks District | Replacement
Pages 49- 50 |
| 7 | a) | Licensing Gambling Policy | Replacement
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| 9. | | To consider any questions by Members under paragraph 19.3 of Part 2 (The Council and District Council Members) of the Constitution, notice of which have been duly given. | |

Item 6 (a) - Christmas Parking

The attached report was considered by the Cabinet on 11 November 2021, and the relevant minute extract is below:

The Portfolio Holder for Cleaner & Greener Advisory Committee presented the report which proposed free parking in Sevenoaks Town and Westerham on the two weekends leading up to Christmas in December 2021.

The Head of Direct Services set out that vehicles would still be required to observe a maximum parking time and regular monitoring would take place to ensure this is complied with. The maximum stay in Blighs Car Park on the two weekends would also be reduced from 4 hours to 3 hours. The cost in terms of the loss of income would be met from supplementary estimates.

Public Sector Equality Duty

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

Resolved: That

- a) the proposal for free parking in Sevenoaks Town and Westerham off-street carparks on Saturday 11 December 2021, Sunday 12 December 2021, Saturday 18 December 2021 and Sunday 19 December 2021, be agreed; and
- b) it be recommended to Council that the cost in terms of loss of income for free parking be met from Supplementary Estimates.

Item 6 (d) - Quercus Housing- Increasing the Delivery of Affordable Housing the Sevenoaks District

The attached report was considered by the Cabinet on 11 November 2021, and the relevant minute extract is below:

Members considered the report which set out Quercus Housing Guarantor Board's recent approval to amend The Quercus Housing Business Plan to enable prudential borrowing, which would enable Quercus Housing to take forward the purchase of Abbey Court in West Kingsdown for affordable rent accommodation.

The Deputy Chief Executive and Chief Officer - Finance & Trading set out that the report also sought the approval for the revised 2021/22 Capital Programme, which excluded the Property Investment Strategy Scheme and would give the Council access to Public Works Loan Board (PWLB) borrowing to enable the scheme to progress. A draw-down of a loan from prudential borrowing for up to £1,050,000 would be loaned to Quercus Housing in order to progress the capital purchase and refurbishment of Abbey Court, subject to due diligence. In turn this would increase the supply of new affordable homes delivered by Quercus Housing, the Council's affordable housing trading company.

Negotiations were taking place to purchase the former nursing home which could be converted into self-contained units at affordable rent, and be split between Local Housing Allowance and 80% of market rent. The Council's Housing team would use Abbey Court to provide suitable move on accommodation at affordable rent for households currently placed in temporary accommodation, whilst developing its Local Lettings Plan.

An offer of £700,000 to purchase the property had been submitted to the agent, with the estimated cost of refurbishment being £875,000 plus contingency fees. Currently there was insufficient s106 funding to support the refurbishment of the property, and so the draw-down of a loan from the PWLB was vital.

Members were advised that there remained a shortfall between the demand and supply of new affordable homes in the District. The lack of affordable housing had contributed to the rise of homelessness and, as the Council had a statutory responsibility to assist homeless residents that had created a greater financial burden upon the budget. The high cost of land in the District made it difficult for the Council's Registered Provider (RP) partner's to acquire land for building new affordable housing themselves.

The Deputy Chief Executive and Chief Officer - Finance and Trading advised that previously Councils were able to access PWLB funding but in the last year the rules and guidance had changed. These changes were due to the

Government wanting to stop Council's investing for yield, such as our Property Investment Strategy (PIS) which was set up to deliver income from property to replace the lost Government funding.

As it stood at the moment, the Council could no longer borrow for the Property Investment Strategy and if the PIS remained in the capital programme, the Council would also be unable to borrow for any other purpose such as the scheme set out in the report.

The revised Capital Programme at Appendix C removes the Property Investment Strategy, opening up access to PWLB borrowing for the scheme.

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 Council that

- a) The revised 2021/22 Capital Programme (Appendix C of the report) that excluded the Property Investment Strategy scheme, that would give SDC access to Public Works Loan Board (PWLB) borrowing to enable the scheme to progress, be approved;
- b) The draw-down of a loan from prudential borrowing (for example, through PWLB) for up to £1,050,000 which would then be loaned to Quercus Housing (as the Trading company) to progress the capital purchase and refurbishment of Abbey Court (West Kingsdown), subject to due diligence, to support the delivery of affordable housing in the district, be approved; and
- c) The terms of the loan be determined at the point of draw down by the Head of Finance be agreed.

Item 7 (a) - Licensing Gambling Policy Final Report

The attached report was considered by the Licensing Committee on 2 November 2021, and the relevant minute extract is below:

The Senior Licensing Officer presented the consultation responses to the Council's draft Statement of Principles Gambling Policy.

Members considered and discussed the consultation responses.

Resolved: That following consultation with the Chairman and Vice Chairman of the Licensing Committee, delegated authority be given to the Head of the Licensing Partnership to make minor amendments to the Statement of Principles Gambling Policy consistent with the comments from the Gambling Commission and Members, together with minor typographical and presentational amendments.

Item 9 - To consider any questions by Members under paragraph 19.3 of Part 2 (The Council and District Council Members) of the Constitution, notice of which have been duly given.

1. What has the £60,000 per annum from the net zero budget since 2020/21 been spent on?

Elizabeth Purves
Sevenoaks Eastern

2. What opportunities has the Council identified for net zero investments which have a positive financial return?

Cllr Clayton
Sevenoaks Eastern

