

PEOPLE & PLACES ADVISORY COMMITTEE

Minutes of the meeting held on 18 June 2024 commencing at 7.00 pm

Present: Cllr. Bulford (Chairman)

Cllr. Dyball (Chairman)

Cllrs. Alger, Barnett, Bulford, P. Darrington, Dyball, Edwards-Winsor, Granville, Hudson, Manamperi, Varley and White

Apologies for absence were received from Cllrs. Cathy Morgan

Cllr. Horwood was also present via a virtual media platform which is not recognised as attendance by the LGA 1972.

1. Appointment of Chairman

Resolved: That Cllr Bulford, be appointed as Chairman of the People & Places Advisory Committee for 2024/25.

2. Appointment of Vice Chairman

Resolved: That Cllr. Dyball be appointed as Vice Chairman of the People & Places Advisory Committee for 2024/25.

3. Minutes

Resolved: That the minutes of the Meeting of the Advisory Committee held on 5 March 2024 be approved and signed by the Chairman as a correct record.

4. Declarations of interest

No additional declarations of interest were made.

5. Actions from Previous Meeting

Members noted that the action had been completed and the information had been circulated by email.

6. Update from Portfolio Holder

The Portfolio Holder updated the Committee on the work undertaken by the Communities team. Three tea dances for Armed Forces Day had been organised for older people and their families, with good numbers registered to attend. Two

People & Places Advisory Committee - 18 June 2024

additional cooking courses were running with a pop up 6 week course starting in September 2024. Walk and Talk resident events to raise awareness of Violence Against Women and Girls would be taking place shortly and details shared, once a date had been confirmed.

New starters would be joining the Communities and Health Team, including a Domestic Abuse and Safeguarding Officer and a Rural Community Projects Officer. The Police's Beat Officers were working with the Community Safety Unit and the Housing Associations to action any issues of anti-social behaviour.

In response to questions, Members were advised that the number of attendees from the cooking courses would be circulated.

Action: For Health and Communities Manager to circulate the number of cooking courses run and attendees.

7. Referral from Cabinet or the Audit committee (if any)

There were none.

CHANGE IN ORDER OF AGENDA ITEMS

The Chairman, with the Committee's agreement, brought forward consideration of agenda item 10.

8. Broomhill Bank Internship Update

The Deputy Headteacher from Broomhill School Bank gave a presentation which detailed the Supported Internship of students at Sevenoaks District Council and the working partnership.

The Headteacher provided statistics surrounding employment figures for those with Autism. He provided background information as to how the internship began together and the benefits to the young person and the Council. Members were also provided with an update on where the previous interns had progressed to, whether that was for further education, employment or apprenticeships.

Broomhill Bank had an internal newsletter which had details regarding the supported internships from the Interns and Sevenoaks perspectives.

Action: For the Broomhill Bank newsletter to be circulated to the Committee.

Resolved: That the report be noted.

9. A Place-Based Approach to Engagement

The Chief Officer – People and Places presented the report which set out a holistic approach to developing a 'place-based approach' to engagement as part of the

People & Places Advisory Committee - 18 June 2024

regeneration of Council owned assets within the Sevenoaks District. The Council's property assets and the way in which they were used was key to transforming the way in which the Council, together with partners, deliver public services to meet the needs of communities. This required a more focused strategic and engagement approach across the Council's portfolio of assets, which maximises their role in regenerating the District and supporting communities.

Members considered the report. In response to comments made, Members were advised that initial engagement for Land East of Sevenoaks High Street had followed the principles within the place-based approach. It was important that at the concept design stage, ideas were presented to allow for stakeholders, including residents to comment and enable the feedback to follow through to a final design.

Resolved: That it be recommended to Cabinet that a 'place based approach' to engagement as part of the regeneration of Council-owned assets within the Sevenoaks District be, endorsed and adopted.

10. Land East of Sevenoaks High Street

The Regeneration and Development Project Manager presented the report which set out the identified opportunity to regenerate the Land to the East of Sevenoaks High Street, following the pressing need to undertake significant work to decarbonise the existing leisure centre and other buildings owned to ensure compliance with new environmental standards. Regenerating Land to the East of Sevenoaks High Street would help achieve this, whilst also helping to deliver other objectives, in line with principles and policies noted in the Council's Communities Plan, the emerging local plan, the Neighbourhood Plan, the Economic Development Strategy and the Town Centre Strategy.

Various feasibility work and other due diligence studies had been undertaken as set out in the report to explore potential redevelopment options for Land East of Sevenoaks High Street. The bulk of the proposed regeneration area was owned (freehold) by the Council apart from the Library and its associated staff car park and areas of adopted public highways, which are owned by Kent County Council (KCC).

Positive discussions had taken place with KCC regarding a partnership arrangement with the Council on regenerating the area, with both parties working in collaboration with one another against an agreed set of aims and objectives and via a corporate delivery vehicle established with a private sector Strategic Development Partner to deliver the project.

External help and support would be required to deliver this project and would involve appointing various consultants as part of the Project Team. This would ensure confidence and assurance going forward with independent/expert advice with proper due diligence to enable all partners to make informed decisions. Internal staff resources would be shared between the Council and KCC.

People & Places Advisory Committee - 18 June 2024

It was recommended that the virement of £435,000 be made from the existing £1.5m feasibility budget to allocate towards this project within the approved capital programme. This was not new money but existing capital that would be used for the appointment of the required consultants for this project as set out in section 81 of the report.

The recommended delivery structure for this project of an LLP was a well-recognised and very common vehicle used in Joint Ventures (JV) between councils and private sector developers. KCC was also in agreement with this approach as they were delivering several other schemes using an LLP JV delivery model. The main reasons and benefits associated with this approach are set out in sections 37 to 44 in the report.

Public engagement events were undertaken and the approach and key findings were detailed within Appendix F. The feedback would be used to refine the vision, clearly set development objectives and principles prior to procuring a Strategic Development Partner. Once the Strategic Development Partner had been selected and the LLP had been established further key stakeholder and public engagement exercises would be undertaken as the project progresses and more details emerge.

Members considered and discussed the report. Discussion took place regarding the needs of a hotel in Sevenoaks and the target audience of users. Members were advised that the hotel would be upper-mid range, and would provide more than 'budget' accommodation in comparison. The provider of the hotel, and its design would continue to be considered along with any other risks to ensure that a hotel would be viable. Members were also reminded that the design was still at its concept point. Further engagement would come forward over the course of the project with stakeholders and there was a designated website which would be updated.

Discussions continued on the impact on procurement legislation changes that were anticipated in the Autumn.

Members were reassured during discussion that the cultural element of the project including the Library, Museum and Adult Education Centre remained a key feature of the development and would be of high quality and of the same footprint. Sustainability would continue to be a key element and as the development continued further details would become available. The development was a flagship scheme for Sevenoaks and therefore it needed to remain viable but renewable energy, air quality and biodiversity were all important considerations, as well as the location of the bus station.

Resolved: That it be recommended to Cabinet that the recommendations, a to c, as set out within the report be endorsed.

11. Work Plan

The work plan was noted with the following amendments:

People & Places Advisory Committee - 18 June 2024

10 December 2024 – Leisure Operator Tender – Final award and 4 February 2025 – West Kent Expo

12. Interim Leisure Contract - Monitoring Review

The Community Projects & Funding Officer, presented the report which provided an update on the performance from October 2023 to March 2024 for the interim contract relating to the Edenbridge and Sevenoaks Leisure Centres and Lullingstone Park Golf Course.

Everyone Active gave a presentation regarding their achievements to date, including the number of new classes, membership uptake and how they hoped to continue to grow. Examples of social value were also provided. For the summer as part of 'Everyone is Family' classes, swimming and Tag Active would be offered at reduced costs and it was hoped that there would be an increase in memberships. Partnerships were also being looked at with schools and Parent Teacher Associations (PTAs).

Members discussed the report, and in response to questions were advised, that the new 'grab and go' food and beverage service at Sevenoaks Leisure Centre was being monitored and if there was a need for additional staff, this could be looked into. It was noted that the swimming pool at Sevenoaks needed to be closed due to a problem with the plant system, in response to queries raised, Members were advised that the booking system was closed off and that all pre-booked session users were advised. There were also push notifications on the app. Members and the swim club were provided with access to other pools. It was queried whether data showing users aged between 19 – 68 years was collated and Everyone Active confirmed it was.

Resolved: that under section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting when considering the Report and Appendix C of Agenda Item 12 above, on the grounds that likely disclosure of exempt information is involved as defined by Schedule 12A, paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information.)

Members gave consideration to the financial information detailed within the confidential appendix.

Resolved: That it be recommended to Cabinet that the performance of Everyone Active in providing leisure facilities and services for the community and visitors of Sevenoaks District for the period 1 October 2023 to 31 March 2024, be noted.

THE MEETING WAS CONCLUDED AT 8.10 PM

CHAIRMAN