

## **CABINET**

### **Minutes of the Meeting held on Tuesday, 16<sup>th</sup> October 2018 at Retford Town Hall**

**Present:** Councillor S A Greaves (Chair),  
Councillors K Dukes, J Evans, S Scotthorne, S Shaw and J White.

**Liaison Members:** Councillor T Critchley, S Fielding and T Taylor.

**Officers:** B Alderton-Sambrook, S Brown, P Clark, D Hill, C Hopkinson, L Prime,  
N Taylor, R Theakstone and S Wormald.

(The meeting opened at 6.30pm.)

(The Chair welcomed all to the meeting and read out the Fire Evacuation Procedure. He also enquired as to whether any member of the public wished to film the meeting or any part thereof; this was not taken up).

The Chair commented on the excellent presentation that took place prior to meeting by children from Worksop Priory C of E Academy, Sparken Hill Academy and Sir Edmund Hillary Primary schools regarding the Take Five initiative.

#### **59. QUESTION TIME - PUBLIC**

Council Procedure Rules were suspended for fifteen minutes to allow questions from the public; no questions were asked.

#### **60. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H Brand, H Burton, J Leigh and D Pidwell.

#### **61. DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS**

##### **(a) Members**

Councillors K Dukes and S Shaw declared disclosable pecuniary interests in Agenda Item No. 9(a), Selective Licensing Proposal; they left the room during the Item.

Following the meeting Councillor T Critchley declared a retrospective non-pecuniary interest in Agenda Item No. 9(a), Selective Licensing Proposal.

##### **(b) Officers**

L Prime declared a non pecuniary interest in in Agenda Item No. 9(a), Selective Licensing Proposal, she remained in the meeting during the Item.

#### **62. MINUTES OF THE MEETING HELD ON 4<sup>TH</sup> SEPTEMBER 2018**

**RESOLVED** that the Minutes of the meeting held on 4<sup>th</sup> September 2018 be approved.

#### **63. MINUTES FOR ACTION AND IMPLEMENTATION**

**RESOLVED** that the Minutes for Action and Implementation be received.

64. OUTSTANDING MINUTES LIST

**RESOLVED** that the Outstanding Minutes List be received.

65. FORWARD PLAN

**RESOLVED** that the Forward Plan be approved.

**SECTION A – ITEMS FOR DISCUSSION IN PUBLIC**

**Key Decisions**

66. REPORT(S) OF THE CABINET MEMBER – ECONOMIC DEVELOPMENT –  
COUNCILLOR J WHITE

(a) Manton Allotment Update (Key Decision No. 497)

Members were presented with a report which outlined the work stream and next steps towards finalising the delivery of the redevelopment of the site.

The site is a former allotment site that was last occupied prior to 1974 and has not been publicly accessed since that time. The site is within a residential area, some of the properties are within Council ownership.

In 2015 approval was given to commence the project and in March 2016 approval was given to issue demolition notices to two properties to allow enough land to access the site. Since this time the tenants of the two properties have been rehoused and the properties are ready for demolition.

Officers have been working on the delivery options for the site and initial plans are being drawn up. Officers will consult with the public before submitting a planning application and a further report will be presented to Cabinet.

The Director of Regeneration and Neighbourhoods noted that as the demolition of 58 and 60 Furnival Street had previously been approved this does not need to form part of the recommendation and suggested that the recommendation be amended.

Options, Risks and Reasons for Recommendations

It is considered important that officers have a clear steer that the principle of further developing the Council owned land at the former allotments in Worksop as outlined above is supported by Cabinet. This will allow officers to undertake the next steps to facilitate the delivery of this site.

**RESOLVED** that authorisation be given to officers to prepare a proposal for the site and consult with local community in association with the demolition of 58 and 60 Furnival Street to allow further work on delivery mechanisms to be considered and reported back to Cabinet.

(b) Gateway Centre, Carlton-in-Lindrick (Key Decision No. 719)

Members were presented with a report which outlined the proposed work stream linked to the Gateway Centre and plans for the redevelopment of the site.

Members were advised that the Centre was converted in 2004 from three existing properties with a ten year lease to the North Carlton Tenants and Residents Association. The lease ended

in 2014 and was not renewed due to low demand for the Centre. The Centre was subsequently left empty and has not been used.

As there is a Civic Centre and another community centre in the vicinity the requirement for a community centre in the location has been reduced. Officers have been considered options for reuse of the building but initial costings have ruled out the conversion of the building, Officers are now considering the option of demolition and rebuilding council houses on the site, plans are being drawn up and consultation will take place before a planning application is submitted.

Members commented on the benefit the proposal would make to the local area.

#### Options, Risks and Reasons for Recommendations

It is considered important that officers have a clear steer that the principle of further developing the Council owned land at the former Gateway Centre in Carlton in Lindrick as outlined above is supported by Cabinet. This will allow officers to undertake the next steps to facilitate the redevelopment of this unused facility.

**RESOLVED** that:

1. Authorisation be given to officers to prepare a design for the redevelopment of the site and consult with local community on the proposals and the demolition of the building.
2. Once completed, the proposal and next steps be reported back to Cabinet if there are any further capital implications.

(Councillors K Dukes and S Shaw left the meeting)

#### 67. REPORT(S) OF THE CABINET MEMBER – HOUSING – COUNCILLOR S SCOTTHORNE

##### (a) Selective Licensing Proposal (Key Decision No. 694)

Members were presented with a selective licensing proposal which designates the areas of Worksop South East, Worksop central and Worksop Sandy Lane. The report sought approval to commence a 12-week consultation period.

Members were advised that selective licensing aims to develop a more professional private rented sector by assisting in improving the housing market. The tool can be used to assist private landlords in the management of tenancies.

The private rented sector forms a vital part of the housing market in Bassetlaw with a high demand for the accommodation. Private rented properties are often associated with problems such as lack of security of tenure, insecurity of bonds and levels of disrepair. Selective licensing aims to address issues within the private rented sector by improving standards of housing and creating greater control in the management of tenancies.

Under the scheme every landlord in the designated area will require a licence for each property. As part of the licence the accommodation will be inspected by Environmental Health. The licence will set out conditions for landlords relating to safety standards, property inspections and control of anti-social behaviour. Selective licensing is not a mechanism for generating income; the licence fee will only cover the cost of administration and property inspections.

A liaison Member raised concerns that the scheme was presented to an Overview and Scrutiny Committee meeting and was not supported. She questioned how the scheme will be of benefit and how it will address deprivation. She commented that landlords may sell their properties and there would be no incentive for landlords to have properties in areas of deprivation.

In response officers advised that Selective Licensing was presented to an Overview and Scrutiny Committee as a potential topic for a scrutiny review but this was not taken forward. Elected Members welcomed the report and commented that it is unacceptable that people have to pay to live in properties that are not of a decent standard. Increasing the standard of accommodation will have positive impacts of tenant's quality of living and health.

In response to questions in relation to the consultation and mitigating negative impacts Members were advised that the consultation will be broad to give the opportunity for the Council to liaise with private landlords as there has historically been a limited response to consultations as the private rented sector are notoriously difficult to engage. In terms of potential negative impacts these will be considered and addressed as part of the next stage.

The Vice-Chair thanked the Strategic Housing Manager for the detailed report.

### Options, Risks and Reasons for Recommendations

Selective Licensing may be unpopular with landlords in the designated area. The consultation period will allow all, tenants, residents, landlords and businesses in the designated areas to contribute and give feedback on the proposal.

The Selective Licensing proposal may generate unrest among landlords who are concerned about the implications of a licensing scheme. This may not just be landlords in the proposed area of designation; landlords throughout Bassetlaw may have concern that the scheme will be extended to include their properties.

There is a risk that some landlord's will sell, or fail to let, exiting properties during the consultation period as they do not wish to be subject to a license. This would reduce the number of available homes and potentially increase the number of empty properties.

There is no legal obligation to introduce Selective Licensing; therefore, other management options can be considered.

Selective Licensing should only be considered as an option when there is significant evidence of deprivation in a locality, and, all other intervention measures have failed.

The only cost associated with the consultation period will relate to, officer time and the creation/distribution of information material. If the proposal is progressed, then there will be additional staff required, prior to the collection of any license fee. A funding stream would need to be identified to meet these costs.

Once the consultation period has closed, it will remain a Member decision to approve the Selective Licensing scheme. The consultation does not confirm acceptance of the designation.

**RESOLVED** that:

1. The principle of establishing a Selective Licensing scheme be established.
2. The proposed designated area be approved.
3. The commencement of the necessary consultation be approved.

(Councillors K Dukes and S Shaw re-joined the meeting)

### Other Decisions

68. REPORT(S) OF THE CABINET MEMBER – POLICY, STRATEGY AND COMMUNICATIONS – COUNCILLOR S GREAVES

(a) Advice – Potential Local Government Re-organisation

Nottinghamshire County Council have initiated a process to examine a business case for a single unitary council outside of Nottingham City. The Council needs to incur some expenditure on specialist legal and financial services to protect local service in Bassetlaw in any such scenario. The report sought approval to allocate provision for specialist advice on any future Local Government Re-organisation matters in Nottinghamshire.

Attention was drawn to 5.2 of the report; it would be a matter of neglect for the Council to just accept a business case that it has had no hand in, or legal process which it has not been part to, without receiving some reassurance of the circumstances behind it. It was noted that staff are finding the situation unsettling and the Council have a duty of care to them.

The Vice Chair commented on the Nottinghamshire County Council Leader of the Opposition, Councillor A Rhodes', recent press release where he has withdrawn from the Cross Working Group due to a lack of transparency.

It was noted that there is concern amongst some parish councils that they may have to take on extra responsibilities and do not have the capacity. Letters have been sent out from Bassetlaw District Council to all Parish Councils which has been appreciated and a meeting has been arranged by Nottinghamshire County Council. It was suggested that when more information is known a Parish Forum be arranged.

In relation to the funds requested Members were advised that a Monitoring Officer from another authority who has been through the process will be giving advice for a modest fee and the Council will be working with other local authorities in the area.

Options, Risks and Reasons for Recommendations

There is a long way to go on any journey towards a unitary model of local government in Nottinghamshire. Once any submission is made to Ministers it is out of the County Council's control and even if the Secretary of State was "minded" to adopt a unitary option it is clear from the experience in Buckinghamshire that it takes a long time. In Oxfordshire, whilst the County Council successfully made the submission to the MHC&LG it has simply been "postponed" indefinitely by Ministers.

It would be a matter of neglect for this District Council to just accept a business case that it has had no hand in, or a legal process which it has not been party to, without receiving some reassurance of the circumstances behind it.

The Council also has a duty of care to its staff and therefore a modest sum of £15,000 is being sought for specialist legal advice and a contribution to some joint financial analysis of the County council's business case when it is published.

**RESOLVED** that £15,000 be allocated from the Council's contingencies to make a provision for specialist advice on any future Local Government Re-organisation matters in Nottinghamshire.

69. REPORT(S) OF THE CABINET MEMBER – ECONOMIC DEVELOPMENT – COUNCILLOR J WHITE

(a) Townscape Heritage Scheme Update

Members were presented with an update on the progress of the Townscape Heritage Scheme and approval was sought to consult on an annual basis in order to evaluate the success of the Scheme.

The Cabinet Member for Economic Development advised that there are nine high priority buildings/ yards in the area. These are areas where grant funding will be directed first. Three of these buildings are Council owned, these include 83. 83a 87 and Brewers Yard (Middleton's Site). Examples of eligible works designed to restore the experience appearance of the buildings was given.

Members were advised that the Town Heritage Officer has advertised on the Source Nottinghamshire and Council website to enable accredited architect to make an interest in working with building owners on the project. Four practices have responses and quotes have been obtained to assist owners for the high/ medium priority buildings.

An activity plan forms part of the Town Heritage project, a full breakdown of activities planned and progress to date as appended to the report. An update on volunteering, informal learning and formal learning and skills development was given.

The Cabinet Member for Economic Development thanked Officers for their hard work.

#### Options, Risks and Reasons for Recommendations

It is considered important to maintain an update of the progress with the Townscape Heritage Scheme and regular reports to Cabinet will be provided throughout the lifetime of the project. This not only assists in publicising town centre activities leading to subsequent enhancements but also ensures that there is a transparent reporting mechanism for public finance expenditure.

**RESOLVED** that:

1. The public engagement undertaken to date and that planned for the Townscape Heritage project be received.
2. That public consultation on an annual basis for evaluation purposes be approved.

#### 70. REPORTING MINUTES

None.

#### 71. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

**RESOLVED** that, in accordance with Part 1 of Schedule 12A of the Local Government Act 1972, and after considering the public interest test as set out by the officer in the body of the report, Members agreed that the following items of business involved the likely disclosure of exempt information as defined in Paragraph 1, 2, 3 and 5 and therefore, in accordance with Section 100A of the Act, the press and public be excluded from the meeting:

Agenda Item No. 13(a) – Former Middleton's Building, Potter Street, Worksop- Paragraph 1 and 2

Agenda Item No. 14(a) – Leisure Management Contact- Paragraph 3 and 5

#### **SECTION B – ITEMS FOR DISCUSSION IN PRIVATE**

##### **Key Decisions**

#### 72. REPORT(S) OF THE CABINET MEMBER – ECONOMIC DEVELOPMENT – COUNCILLOR J LEIGH

- (a) Former Middleton's Building, Potter Street, Worksop (Key Decision No. 705)

Members were presented with a report which detailed progress made within the scheme on the former Middleton's site and to seek the approvals necessary to secure the D2N2 LEP funding.

The Cabinet Member for Economic Development thanked J Davies, Site Delivery Manager, who will be leaving the Council for her hard work whilst at the authority and wished her well. It was commented that her contribution to the authority had been outstanding and that she would be a tough act to follow.

The Cabinet Member for Corporates Services also thanked J Davies for her outstanding work and thanked her for her time since he has been a Councillor.

#### Options, Risks and Reasons for Recommendations

It is considered important that officers have a clear steer that the principle of further developing the Council owned land at the former Middleton's site in Worksop as outlined above is supported by Cabinet. This will allow Officers to undertake the next steps to facilitate the redevelopment of this site.

**RESOLVED** that:

1. Officers be authorised to secure the funding from D2N2 LEP, finalise the detailed design for the redevelopment of the site, consult with local community on the proposals and submit a planning application for the scheme.
2. Once the revenue implications are known and the final scheme has been prepared, a further report will be back to Cabinet for approval.
3. Thanks be recorded to J Davies, Site Delivery Manager, for her hard work and contribution to the authority.

#### 73. REPORT(S) OF THE CABINET MEMBER – NEIGHBOURHOODS – COUNCILLOR J LEIGH

##### (a) Leisure Management Contact (Key Decision No. 386)

Members were presented with a report which detailed progress made in leisure management discussions regarding the potential extension of the current leisure management contract and the relevant legal, financial and service implications.

#### Options, Risks and Reasons for Recommendations

Members can choose to support the findings of the two independent reports and the informal negotiations held with BPL and approve the issuing of a Voluntary Transparency Notice and a period of negotiation with BPL for the extension of the Leisure Management contract for a period of ten years, from April 2020.

Members can decide to move straight to a re-tendering exercise to the open market for the leisure management contract from April 2020. This option will require a budget of approximately £80,000 to support it.

**RESOLVED** that:

1. The issuing of a Voluntary Transparency Notice be approved in accordance with the specialist legal advice received from Trowers and Hamlins.
2. Subject to the Voluntary Transparency Notice not being successfully challenged, Officers enter into negotiation with BPL to agree service standards, improvements and financial model for a ten-year contract extension from April 2020. The results of these negotiations to be reported to Cabinet for final approval in March 2019.

### **Other Decisions**

None.

### **74. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT**

As there was no other urgent business, the Chair closed the meeting.

(Meeting closed at 8.24pm.)