

EXECUTIVE

Minutes of a meeting of the Executive of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Monday 13th June 2022 at 1000 hours.

PRESENT:-

Members:-

Councillor Steve Fritchley in the Chair

Councillors Mary Dooley, David Downes, Duncan McGregor, Sandra Peake, Liz Smyth and Deborah Watson.

Officers:- Karen Hanson (Executive Director of Resources), Grant Galloway (Executive Director of Strategy and Development), Theresa Fletcher (Assistant Director of Finance and Resources), Jim Fieldsend (Monitoring Officer), Ian Barber (Assistant Director of Property Services & Housing Repairs), Sam Bentley (Service Manager)(Environmental Health)) and Alison Bluff (Senior Governance Officer (acting)).

EX1-22/23. APOLOGIES

An apology for absence was received on behalf of Councillor Clive Moesby.

EX2-22/23. URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

EX3-22/23. DECLARATIONS OF INTEREST

There were no declarations of interest.

EX4-22/23. MINUTES – 16TH MAY 2022

Moved by Councillor Duncan McGregor and seconded by Councillor Deborah Watson
RESOLVED that the Minutes of an Executive meeting held on 16th May 2022 be approved as a correct record.

BUDGET AND POLICY FRAMEWORK ITEMS

KEY DECISIONS

EX5-22/23. PURCHASE OF SECTION 106 PROPERTIES FROM KEEPMOAT HOMES LTD, OFF MOORACRE LANE, BOLSOVER

Executive considered a detailed report which sought Members' approval to recommend that Council purchase 6 properties for affordable rent from Keepmoat Homes Ltd.

Keepmoat Homes Ltd were building 215 properties off Mooracre Lane, Bolsover, including 19 affordable properties as a S106 planning condition.

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The Council had previously purchased 13 properties on this development and Keepmoat Homes Ltd had offered the Council the opportunity to purchase an additional 6 x 3 Bedroom Houses following preliminary discussions with Planning and Housing Management.

A report would be considered at Council on 15th June 2022, recommending that the scheme be added to the Council's Capital Programme.

Members welcomed the report.

Councillor Liz Smyth noted that although it was important for the Council to build its own houses, this offer was another way to add to the Council's Housing Portfolio and homes in this area were desperately needed.

Moved by Councillor Sandra Peake and seconded by Councillor Mary Dooley
RECOMMENDED that (1) Council purchase the 6 properties off Mooracre Lane, Bolsover, from Keepmoat Homes Limited for £770,000 subject to Stamp Duty Land Tax and 10% contingency to include fees,

(2) the Director of Development be given delegated powers to enter into contract with Keepmoat Homes Ltd for the purchase of the properties.

(Governance)

Reasons for Recommendation

The proposal offered value for money, met local housing need and would increase the Council's housing stock. Therefore the Council should proceed with the purchase.

Alternative Options and Reasons for Rejection

To not purchase the properties had been rejected as the properties would fulfil a housing need in the area. This housing mix best supported that identified housing need.

EX6-22/23. PURCHASE OF SECTION 106 PROPERTIES FROM GLEESON HOMES LTD, OFF ALFRETON ROAD, PINXTON

Executive considered a detailed report which sought Members' approval to recommend that Council purchase 6 properties for affordable rent from Gleeson Homes Ltd.

Gleeson Homes Ltd were building 65 properties off Alfreton Road, Pinxton, including 6 affordable 2 bedroom semi-detached properties as a S106 planning condition. This presented an opportunity for the Council to purchase the properties from Gleeson Homes Ltd following preliminary discussions with Planning and Housing Management.

A report would be considered at Council on 15th June 2022, recommending that the scheme be added to the Council's Capital Programme.

Councillor Mary Dooley welcomed the report, however, she noted that 3 bedroom homes were desperately needed in Pinxton.

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The Executive Director of Strategy and Development explained that as part of the planning process, housing need was looked at by way of advice sought from Housing Strategy officers to ensure that Section 106 properties being delivered were in line with current requirements.

Councillor McGregor added that the offer to the Council of the 6 x 2 bedroom properties was not a planning concern. However, the option of whether 3 bedroom properties could have been offered to the Council could be challenged as part of the current housing need process.

Moved by Councillor Sandra Peake and seconded by Councillor Mary Dooley
RECOMMENDED that (1) Council purchase the 6 properties off Alfreton Road, Pinxton from Gleeson Homes Ltd for £552,000 subject to Stamp Duty Land Tax and 10% contingency to include fees,

(2) the Director of Development be given delegated powers to enter into contract with Gleeson Homes Ltd for the purchase of the properties.

(Governance)

Reasons for Recommendation

The proposal offered value for money, met local housing need and would increase the Council's housing stock. Therefore the Council should proceed with the purchase.

Alternative Options and Reasons for Rejection

To not purchase the properties had been rejected as the properties would fulfil a housing need in the area. This housing mix best supported that identified housing need.

EX7-22/23. THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Moved by Councillor Duncan McGregor and seconded by Councillor Mary Dooley
RESOLVED that under Section 100(A)(4) of the Local Government Act 1972 (as amended), the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the stated Paragraph of Part 1 of Schedule 12A of the Act and it is not in the public interest for that to be revealed.

NON KEY DECISION

EX8-22/23. MANDATORY DISABLED FACILITIES GRANT EXEMPT PARAGRAPH 1

Executive considered a detailed report regarding a request for additional funding as a top up to a mandatory Disabled Facilities Grant (DFG).

A Mandatory DFG had a cost maximum and the award of any additional funding was at the discretion of Executive.

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In this case, under the legislation for DFG, it was clear the eligibility criteria had been met in relation to the mandatory element of the grant and this had already been awarded and works undertaken. However, additional costs were not currently being met by any alternative funding. The additional costs were very high and an application of funding to the NHS had been refused. Derbyshire County Council were also considering the provision of any additional top up funding.

After careful consideration with regard to the purpose of the grant and the property circumstances, Members agreed that the application be refused on the grounds that the Council could look to provide alternative suitable accommodation to the client.

Moved by Councillor Deborah Watson and seconded by Councillor Sandra Peake
RESOLVED that the provision of top up discretionary Disabled Facilities Grant be refused and alternative suitable accommodation be sought for the client.

(Service Manager (Environmental Health))

Reasons for Recommendation

As detailed in the report.

Alternative Options and Reasons for Rejection

As detailed in the report.

The meeting concluded at 1020 hours.