

19 July 2022 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks



Council

Supplementary Agenda

		Pages
6	a) Housing Strategy 2022 - 2027	(Pages 1 - 2)
6	b) Sevenoaks District Housing Allocations Scheme 2022- 27	(Pages 3 - 4)
6	c) Quercus Housing - increasing delivery of affordable housing in the district	(Pages 5 - 6)
6	d) Contaminated Land Strategy	(Pages 7 - 8)
7	e) Changes to Appointment of Membership of Committees 2022/23	(Pages 9 - 10)
7	f) Changes to Appointments to Other Organisations 2022/23 - Non Executive	(Pages 11 - 12)
8.	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.	(Pages 13 - 14)

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.

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Item 6 (a) - Housing Strategy 2022 - 2027

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

The Portfolio Holder for People & Places Advisory Committee presented the report which proposed the Housing Strategy for adoption following its consultation. Responses had been positive and there was good support for the proposed schemes. Areas of note included protecting the green belt, the type and quality of new housing, energy efficiency and the need for more affordable housing. The Housing & Health Advisory Committee had considered the same report. Following this Officers had provided additional information as detailed within the agenda papers. The Committee recommended its adoption.

The Interim Head of Housing advised that the themes contained in the draft Housing Strategy 2022 - 2027 were subject to public consultation between 14 February and 18 April 2022. Over 140 responses were received, alongside engagement with elected, members, town and parish councils, housing associations and the voluntary sector. It was considered that a broad range of participants responded to the consultation. Subsequent to the consultation, it remained the case that officers believed the themes of the Housing Strategy addressed the housing needs and aspirations of local people, whatever their background.

Members discussed the report.

Public Sector Equality Duty

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

Resolved: That

- a) the feedback received from the public consultation, be noted;
- b) the Housing Strategy 2022-2027 be noted; and
- c) it be recommended to Council that the Housing Strategy 2022-27, be adopted.

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Item 6 (b) - Sevenoaks District Housing Allocations Scheme 2022 - 27

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

The Portfolio Holder for People & Places Advisory Committee presented the report which outlined the Council's Housing Strategy Allocations Scheme. The report presented a second draft of the Housing Register Allocations Scheme 2022-2027, which had been refined in light of feedback received from a recent public consultation. The Housing & Health Advisory Committee had considered the same report. Following this Officers had provided additional information as detailed within the agenda papers which proposed some amendments to the document. The Committee recommended its adoption.

The Sevenoaks District Housing Register Allocations Scheme enabled the Council and its partners to work together to ensure that those in most need of affordable housing were prioritised. The Council operated a Choice Based Letting Scheme and the Housing Register Allocations Scheme set out a framework that described how to register, the assessment process and property allocation process. Over 500 responses were recorded including from Members, partners and key stakeholders.

Members discussed the report.

Public Sector Equality Duty

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

Resolved: That

- a) the feedback received from the public consultation, be noted.
- b) the draft Sevenoaks District Housing Register Allocation Scheme 2022- 27, be noted; and
- c) it be recommended to Council that the Sevenoaks District Housing register allocations scheme 2022 - 27, be adopted with the revised proposed wording as set out on page 405 of the agenda papers.

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Item 6 (c) - Quercus Housing - increasing delivery of affordable housing in the District

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

The Portfolio Holder for Housing & Health presented the report which recommended that the Council approve £15 million to be drawn down by Quercus Housing over a 10-year period to deliver affordable housing in the district. The Housing & Health Advisory Committee had considered the same report, and the Finance & Investment Advisory Committee were also invited to attend the meeting. Members were in support of the reports.

The Deputy Chief Executive and Chief Officer - People & Places further explained that Quercus Housing remained ambitious in achieving the delivery of affordable homes in the Sevenoaks District and was seeking a longer term position to support this ambition and develop a project pipeline for the next 10 years. Quercus Housing had identified potential sites that were under development by the Council, including sites in Swanley, and Edenbridge where Quercus Housing could acquire the affordable units.

An indicative pipeline of projects was discussed. Each site would be looked at on a scheme by scheme basis and subject to the usual due diligence, financial assessment and securing relevant permissions, such as planning. Projects costs, financial viability assessment and borrowing requirements would be impacted by existing inflation levels and would therefore be undertaken on a site by site basis. Quercus Housing would benefit from an ongoing income stream on the assets that should increase in value over time which would reduce the overall risk.

Members discussed the report

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) a financial facility of up to £15m to be drawn down by Quercus Housing over a 10-year period from prudential borrowing obtained by the Council and to be used for the purpose of delivering affordable housing, be approved; and
- b) the Deputy s.151 Officer in consultation with the Chief Executive, be delegated authority to agree the terms of any borrowing to be determined at the point of draw down.

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Item 6 (c) - Contaminated Land Strategy 2022-27

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

The Portfolio Holder for Cleaner & Greener presented the report which proposed a revised strategy for dealing with contaminated land. The strategy reflected action taken with respect to the previous strategy and incorporated current methods of addressing the statutory duty. The Cleaner & Greener Advisory Committee had considered the same report and were in support.

The Environmental Health Manager advised that the Development Control Process had been instrumental in the remediation of many sites and would be encompassed within the Strategy. This strategy proposed this method of discharging the statutory duty primarily by the development control processes. The strategy had been circulated throughout the Council departments and the Environment Agency and all were happy with its content.

Members discussed the report.

Public Sector Equality Duty

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

Resolved: That it be recommended Council that the Contaminated Land Strategy, be adopted.

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Membership Council Committees

Development Control Committee

(19 Members: 16 Conservatives, 2 Liberal Democrats, 1 Sevenoaks Independents)

Chairman: Cllr Williamson

Vice-Chairman: Cllr Pett

Cllrs Ball, Barnett, Brown, Cheeseman, Perry Cole, P. Darrington, Edwards-Winser, Hogarth, Hudson, Layland, McGarvey, Osborne-Jackson, Purves, Raikes, Reay, Williams and ~~Streatfeild a vacancy~~

Licensing Committee

(13 Members: 11 Conservatives, 1 Liberal Democrat, 1 Independent)

Chairman: Cllr Clack

Vice-Chairman: Cllr Abraham

Cllrs Bonin, Dr Canet, Carroll, Edwards-Winser, Esler, Layland, Pett, Raikes, Waterton, Williams, and ~~Roy a Vacancy~~

Health Liaison Board

(8 Members: 7 Conservatives, 1 Liberal Democrat)

Chairman: Cllr Harrison

Vice-Chairman: Cllr Maskell

Cllrs Dr Canet, Collins, Perry Cole, G. Darrington, Williams and ~~Penny Cole a vacancy~~

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Appointments to Other Organisations 2022/23

Biggin Hill Airport Consultative Committee	yearly	May 2022 - 23	1	Cllr Hogarth Cllr Esler
Citizens Advice:				
Edenbridge & Westerham	yearly	May 2022 - 23	2	Cllr Layland Vacancy Cllr Maskell
Compassion Sevenoaks (formally Sevenoaks Churches Group for Social Concern)	yearly	May 2022 - 23	1	Cllr Hunter (Sub-Cllr McGarvey)

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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. “Significant proportion of people would like to be able to live in the town or village they grew up in. That is true of Penshurst Fordcombe and Chiddingstone and across the district - how is the housing strategy, which identifies a District wide requirement of 423 per year, going to ensure we have sufficient affordable houses, which must be built at a rate of 12 per parish per year across the District, if that is to be achieved? In answering the question could the cabinet member also touch on how the council plans to make these homes truly affordable rather than just let at 80% of market rate?”

Cllr Richard Streatfeild
Penshurst, Fordcombe and Chiddingstone

2. “With reference to the proposed KCC cuts in the school bus service, I appreciate this is not a District Council responsibility, but it will affect a large number of children in the District.

What can SDC do to help to ameliorate the situation?”

Cllr Elizabeth Purves
Sevenoaks Eastern

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