

TONBRIDGE AND MALLING BOROUGH COUNCIL

COMMUNITIES AND HOUSING ADVISORY BOARD

Tuesday, 28th February, 2017

Present: Cllr P J Montague (Chairman), Cllr Mrs B A Brown (Vice-Chairman), Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr Mrs S M Barker, Cllr Mrs S Bell, Cllr V M C Branson, Cllr S M Hammond, Cllr D Keeley, Cllr Mrs S L Luck, Cllr Mrs A S Oakley, Cllr L J O'Toole, Cllr M Parry-Waller, Cllr T B Shaw, Cllr Ms S V Spence and Cllr Miss G E Thomas

Councillors Mrs P A Bates, M A Coffin, D J Cure, Mrs M F Heslop, N J Heslop, D Lettington, D Markham and Miss S O Shrubsole were also present pursuant to Council Procedure Rule No 15.21.

Representative: Mr A Nicholl (Tonbridge Sports Association)

PART 1 - PUBLIC

CH 17/1 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct. However, in the interests of transparency, Councillor N Heslop referred to a potential interest in any items that might have implications for the Bridge Trust on the grounds that he was a member of its Board and Councillor Mrs S Bell advised that she worked for four hours per week at Larkfield Leisure Centre.

CH 17/2 MINUTES

RESOLVED: That the notes of the meeting of the Communities and Housing Advisory Board held on 14 November 2016 be approved as a correct record and signed by the Chairman.

MATTERS FOR RECOMMENDATION TO THE CABINET

CH 17/3 PLAYScheme - REVIEW OF EQUALITY IMPACT ASSESSMENT

Decision Notice D170019MEM

Further to Decision No D160084MEM, the report of the Chief Executive reviewed the Equality Impact Assessment (EQIA) in relation to the provision of Playscheme Plus for children with additional needs in the light of experience gained from the 2016 play scheme programme. This was an outstanding recommendation of the Overview and Scrutiny Committee review of delivery of the Council's Summer Playscheme and details were given of the uptake of Playscheme Plus in 2016.

RECOMMENDED: That sufficient publicity be given to Playscheme Plus in 2017 and future years to ensure potential attendees are fully aware of the additional support being offered.

CH 17/4 HOMELESSNESS REDUCTION BILL

Decision Notice D170020MEM

The report of the Director of Planning, Housing and Environmental Health gave details of proposed changes to homelessness legislation and provided an overview of the implications and potential risks to the Council. Reference was made to a new duty to prevent homelessness for all eligible applicants irrespective of priority need status and the extension of the period of the prevention duty from 28 to 56 days. It was anticipated that the changes would increase both in-house workloads and the use of temporary accommodation.

Concern was also expressed about the growing issue of out of London placements in Kent and its impact on the local housing market. A copy of a briefing note presented to Kent MPs on behalf of Kent Leaders and the Kent Housing Group was annexed to the report and Members would be updated in due course on the outcome of the resulting representations to be made to the Housing and Planning Minister.

RECOMMENDED: That the Homelessness Reduction Bill be noted and actions taken by officers to date be endorsed together with the representations made to Kent MPs on out of London placements.

CH 17/5 HOUSING RELATED SUPPORT UPDATE

Decision Notice D170021MEM

The report of the Director of Planning, Housing and Environmental Health provided an update on the former supporting people programme together with details of progress on development of opportunities for devolution and collaborative working within west Kent on housing related support. It also sought endorsement of a response to the Government's consultation on the Funding of Supported Housing which had been submitted by the 13 February 2017 deadline.

RECOMMENDED: That the response to the Government's "Funding for Supported Housing" consultation set out at Annex 1 to the report be endorsed.

CH 17/6 LEISURE FACILITIES - LEISURE TRUST UPDATE

Decision Notice D170022MEM

The report of the Director of Street Scene, Leisure and Technical Services reviewed the recent performance of the Tonbridge and Malling

Leisure Trust as contained within the Annual Service Delivery Plan – Cumulative Quarterly Monitoring Report for the period 1 July to 30 September 2016 and provided an update on a number of key issues including the review of the existing Service Fee.

RECOMMENDED: That

- (1) the Trust's performance over the second quarter of the Annual Service Delivery Plan be noted; and
- (2) the proposed Service Fee and Business Plan for the next five years of the Management Agreement be reported for consideration at the next meeting of the Advisory Board.

CH 17/7 LEISURE TRUST - REVIEW OF CHARGES AND ANNUAL SERVICE DELIVERY

Decision Notice D170023MEM

The report of the Director of Street Scene, Leisure and Technical Services brought forward for consideration proposed core charges for facilities managed on the Council's behalf by the Tonbridge and Malling Leisure Trust together with the Trust's proposed Annual Service Delivery Plan for 2017/18.

RECOMMENDED: That

- (1) the proposed Tonbridge and Malling Leisure Trust Core Charges set out at Annex 1 to the report be approved and implemented from 1 April 2017;
- (2) the Tonbridge and Malling Leisure Trust draft Annual Service Delivery Plan for 2017/18 shown at Annex 2 to the report be approved; and
- (3) pitch hire charges at Tonbridge Sportsground be increased as outlined in the report for implementation from 1 April 2017.

CH 17/8 LEYBOURNE LAKES COUNTRY PARK - FACILITY PROVISION

Decision Notice D170024MEM

The report of the Director of Street Scene, Leisure and Technical Services gave an update on progress with the Capital Plan scheme for improved facility provision at Leybourne Lakes Country Park and sought approval for the way forward. Reference was also made to the development of a new Management Plan for the site and the onsite Water Sports Concession.

RECOMMENDED: That

- (1) the opportunity to generate appropriate new/additional income at Leybourne Lakes Country Park be endorsed and reflected in any future facility improvements;
- (2) Oaks Consultancy be appointed in accordance with its proposal set out at Annex 2 to the report to assist the Council in the business/financial appraisal of options linked to potential capital investment;
- (3) the approach to the production, consultation and approval of the new Leybourne Lakes Country Park Management Plan be endorsed with a report to a future meeting of the Advisory Board; and
- (4) liaison continue with identified individuals for the continuation of water sports activities in the short/medium term.

MATTERS SUBMITTED FOR INFORMATION

CH 17/9 PUBLIC SPACES PROTECTION ORDER

Further to Decision No D170009CAB, the report of the Director of Central Services gave details of the consultation on the proposed Public Spaces Protection Order (PSPO) for Tonbridge and Malling, including Borough-wide restrictions and those for particular geographical areas. The requirements of a PSPO were described together with the enforcement process and penalties for infringements. It was noted that responses to the consultation, which was due to end on 15 March 2017, would be reported to the Cabinet and Council in the next cycle of meetings.

CH 17/10 HOUSING SERVICES UPDATE

The report of the Director of Planning, Housing and Environmental Health gave an update on changes in housing policy and various initiatives being undertaken by the Housing Service. Particular attention was drawn to the Housing and Planning Minister's response to concerns raised by the Leader and Cabinet Member for Housing via the local MPs in respect of the impact of national welfare and housing policy changes on the Council's ability to meet the needs of residents unable to access home ownership.

Members were advised that as part of the Autumn Spending Review 2016 an injection of an additional £1.4bn was made into the Affordable Homes programme, including greater flexibility to build homes for all tenures although it was expected that affordable rents would still be set at 80 percent of market rents.

The report also outlined the provisions of the Housing White Paper, "Fixing our Broken Housing Market". Since many of the measures had a strong planning focus and would influence the Council's approach to future plan making and housing allocation, a detailed report would be presented to the Planning and Transportation Advisory Board on 7 March.

CH 17/11 'IN BLOOM'

The report of the Director of Street Scene, Leisure and Technical Services gave details of the establishment of a local "In Bloom" competition with an initial trial in Tonbridge and potential future expansion to other areas in the Borough. The Kent based garden centre, Coolings, would lead on the competition with support from the Council in the form of assistance in promotion and involvement in the judging process.

CH 17/12 COMMUNITY SAFETY PARTNERSHIP UPDATE

The report of the Director of Central Services provided an update on the recent work of the Community Safety Partnership. It was noted that its priorities for 2017/18 had been agreed and actions were being developed for inclusion in the Partnership Plan which would be reported to the Advisory Board for information in due course. Details were given of the commissioning of the Domestic Abuse Volunteer Support Service (DAVSS) to provide support for all domestic abuse victims in the Borough. Attention was also drawn to an initiative to identify and support individuals at risk of self-neglect.

CH 17/13 EXCLUSION OF PRESS AND PUBLIC

The Chairman moved, it was seconded and

RESOLVED: That as public discussion would disclose exempt information, the following matters be considered in private.

PART 2 - PRIVATE

MATTERS FOR RECOMMENDATION TO THE CABINET

CH 17/14 PROPOSED ACTION ON A LONG TERM EMPTY PROPERTY IN BURHAM

(LGA 1972 Sch 12A Paragraph 1 – Information relating to an individual)

Consideration was given to the joint report of the Director of Planning, Housing and Environmental Health and the Director of Central Services which sought approval in principle to the proposed compulsory purchase of a long term empty property in Rochester Road, Burham.

RECOMMENDED: That in the event of the owner of the property refusing to take steps to bring the property back into use by way of occupation or voluntary sale to another party for occupation, the Cabinet approve the making of a Compulsory Purchase Order, subject to the Director of Central Services and Director of Planning, Housing and Environmental Health being satisfied of the results of the surveys and valuations described in the report.

***Referred to Cabinet**

The meeting ended at 9.19 pm