



## CABINET (HOUSING) COMMITTEE

Tuesday 11 October 2016

4.00pm

King Charles Hall, Winchester Guildhall

### AGENDA

#### OPEN TO THE PUBLIC

#### PROCEDURAL ITEMS

1. **Apologies**

To record the names of apologies given.

2. **Disclosure of Interests**

To receive any disclosure of interests from Members and Officers in matters to be discussed.

*Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.*

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **To note any request from Councillors** to make representations on an agenda item under Council Procedure Rule 35.

*Note: Councillors wishing to speak about a particular agenda item are requested to advise the Democratic Services Officer before the meeting. Councillors will normally be invited by the Chairman to speak immediately prior to the appropriate item.*

4. Minutes of the previous meeting held on 29 June 2016 (attached for Committee Members only\*)

#### BUSINESS ITEMS

Report Number

5. Public Participation – to receive and note questions asked and statements made from members of the public on issues relating to the responsibility of this Committee (see note overleaf).

6. Disposal of Land at Coles Mede, Otterbourne CAB2841(HSG)

7. Authorisation to Progress Affordable Housing Scheme: Mayles Lane, Knowle CAB2851(HSG)  
**Key Decision**

8. Authorisation for Final Approval to Construct Housing Scheme  
Mitford Road, Alresford (less exempt appendices) CAB2842(HSG)  
**Key Decision**
9. Authorisation for Final Approval to Construct Housing Scheme –  
Bailey Close, Stanmore (less exempt appendices) CAB2843(HSG)  
**Key Decision**
10. Section 15A Commons Act 2006 Town or Village Greens Deposit  
of Statement by Owner CAB2840(HSG)  
**Key Decision**
11. EXEMPT BUSINESS: To consider whether in all the circumstances of the case  
the public interest in maintaining the exemption outweighs the public interest in  
disclosing the information.
- (i) To pass a resolution that the public be excluded from the  
meeting during the consideration of the following items of  
business because it is likely that, if members of the public were  
present, there would be disclosure to them of 'exempt  
information' as defined by Section 100 (I) and Schedule 12A to  
the Local Government Act 1972.

<u>Item</u>	<u>Para No. of Schedule 12a to the Act giving description of exempt information giving rise to the exclusion of the public</u>
Authorisation for Final Approval to Construct Housing Scheme Mitford Road, Alresford (exempt appendices)	3
Authorisation for Final Approval to Construct Housing Scheme – Bailey Close, Stanmore (exempt appendices)	3

12. Authorisation for Final Approval to Construct Housing Scheme  
Mitford Road, Alresford (exempt appendices) CAB2842(HSG)  
**Key Decision**
13. Authorisation for Final Approval to Construct Housing Scheme –  
Bailey Close, Stanmore (exempt appendices) CAB2843(HSG)  
**Key Decision**

H Bone  
Head of Legal and  
Democratic Services

City Offices  
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3 October 2016 – Agenda Contact: Nancy Graham Tel: 01962 848 235,  
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**Note: With the exception of exempt items, all minutes and reports listed, including  
background documents, are available on the Council's Website:  
[www.winchester.gov.uk](http://www.winchester.gov.uk)**

## **Membership**

The Committee's membership will be the Portfolio Holder for Housing Services – Councillor Horrill (Chairman), plus Councillors Miller and Weston (Deputy: Godfrey)

In the event of any of the standing or deputy member not being available for a particular meeting, another member of Cabinet will be selected in alphabetical rotation by the Head of Legal and Democratic Services to substitute for the standing member.

In addition, it was agreed that the following standing list of Councillors be invited to attend and offer views at meetings of the Committee:

- (a) Councillors Berry, Burns, Izard, McLean, Scott and Tait
- (b) Two TACT representatives plus one deputy: Mr D Chafe and Mr D Light (Mrs M Gill)

## **Terms of Reference**

1. To exercise the executive functions set out below in relation to the Housing Revenue Account and Strategic Housing Services.
2. To oversee the Council's affordable housing development programme and to ensure the programme achieves appropriate levels of quality and quantity of housing within the policy and budget framework approved by Council.
3. To monitor and oversee the Council's Housing and Homelessness strategies and the delivery of associated action plans.

## **Referred Matters**

To advise Cabinet and Council on:

1. Approving or adopting the policy and budget framework contained in the Sustainable Community Strategy, the Housing Investment Programme, Housing Strategy and Annual Housing Revenue Account budget.
2. Any application to the Secretary of State in respect of any Housing Stock Transfer.
3. To advise on any changes required to the policy and budget framework to take account of new legislation.
4. Whether to approve or modify the policy and budget framework for the 3 year Housing Development Programme for both the Council and Registered Providers and the associated funding requirements from both the Housing Revenue Account and General Fund, which will be kept under regular review.
5. Whether to make changes to the Housing Development policy and budget framework to take account of new legislation or changes to the Housing Revenue Account Business Plan.

To advise Cabinet on:

1. The detailed list of individual schemes within the 3 year Housing Development Programme for both the Council and Registered Providers, and to keep the Programme under regular review recommending the addition or deletion of schemes.

2. Whether to approve or modify the Council's New Homes Development Strategy and Council House design requirements.
3. The rental policy for properties provided under the Housing Development Programme.
4. Any proposals in which the limitations set out below in the Delegated Matters would be exceeded.

### Delegated Matters

1. The implementation of approved policies and programmes in accordance with policy and budget framework approved by Cabinet and/or Council, subject to such budgetary and other constraints that Cabinet and/or Council may impose.
2. Housing Acts including the provision, allocation, improvement, repair, maintenance and management of dwellings and land.
3. To agree and authorise any matters in relation to schemes within the 3 year Housing Development Programme which are in accordance with the policy and budget framework approved by Cabinet and/or Council, subject to such budgetary and other constraints set out below or that Cabinet and/or Council may impose.
4. To agree changes to the timetable or scheduling of works within the approved 3 year Housing Development Programme or in cases of urgency substituting new schemes in place of schemes that will no longer come forward providing such schemes comply with the agreed Value for Money criteria for appraisals and the capital and revenue costs can be met within approved HRA or GF budgets, and within the Council's approved Prudential Indicators.
5. Exercising the powers of Cabinet under the Financial Procedure Rules to approve a capital or revenue virement or supplementary capital or revenue estimates up to £250,000 subject to the requirement to give The Overview and Scrutiny Committee the opportunity to call in any such approvals in excess of £100,000 (Note – virement is not appropriate where there will be savings in one Fund and additional costs incurred in another Fund e.g. between the General Fund and the Housing Revenue Account. Also, any requests for a supplementary estimate on the HRA will have implications for the HRA Business Plan and these matters will therefore need to be referred to Cabinet or Council as appropriate).
6. Exercising the powers of Cabinet under the Contract Procedure Rules in relation to procurement contracts for works, goods, software or services up to a value of £2,000,000 or £200,000 per annum, whichever is the greater:  
Approval of price/quality evaluation criteria;
  - (i) Approval of short-listing procedures, short-list selection and approved lists of contractors, including the authorisation of any departures from Contract Procedure Rules;
  - (ii) Award of Contract;
  - (iii) (Approval of schemes under Financial Procedure Rule 6.4 – authority to release expenditure for capital schemes;
  - (iv) Approval of final cost for capital schemes under Financial Procedure Rule 7.12.

7. To agree any land disposals at best consideration or where the undervalue does not exceed £100,000. To agree any disposals at less than best consideration where the undervalue does not exceed £250,000 provided the matter is not called-in for review by The Overview and Scrutiny Committee.
8. To review and monitor the Council's performance and use of resources in the above areas, including but not restricted to the implementation of change plans, performance against national and local performance indicators, and identification of risks and action taken to mitigate those risks.

### **Public Participation**

Public Participation is at the Chairman's discretion. If your question relates to an item on the agenda, you will normally be asked to speak at the time of the relevant item. Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers. If several people wish to speak on the same subject, the Chairman may ask for one person to speak on everyone's behalf. As time is limited, a "first come first served" basis will be operated.

To reserve your place to speak, you are asked to arrive no later than 10 minutes before the start of the meeting to register your intention to speak. Please contact the Democratic Services Officer in advance for further details.

### **Timetable of meetings for the 2016/17 municipal year (scheduled to commence at 4.00pm):**

Wednesday 29 June 2016  
~~Wednesday 28 September 2016~~  
Tuesday 11 October 2016 (new date)  
Wednesday 23 November 2016  
Wednesday 1 February 2017  
Wednesday 22 March 2017