

Minute extract from Cabinet Committee: Housing - 3 February 2025

1. **VENTA LIVING LTD - BUSINESS PLAN 25/26 (LESS EXEMPT APPENDICES)** (CAB3482(H))

At the invitation of Councillor Westwood, Councillor Pett provided an introduction to the report as one of the four non-executive Venta Living Ltd directors. He highlighted that two other directors were also present - Tim Sharp and Dawn Adey. Councillor Pett reported that the initial project to lease 41 flats in Winnall (Foxglove House) had overrun with the first tenancy taken up in June 2024. However, good progress was being made and currently all but five of the flats had been let and of these, four were awaiting references and one awaiting an offer.

Ian Tait spoke during public participation as summarised briefly below.

He believed that with the information supplied in the report (less exempt appendices) he was not able to ascertain any good commercial reason for the establishment of the housing company. He suggested that the Winnall flats could have been let instead through another affordable housing provider such as Winchester Housing Trust.

The Strategic Director responded to the comments made by Mr Tait including confirming that the financial viability of Venta Living has been established at the time of its incorporation.

The Strategic Director and Councillor Pett responded to questions and comments raised by councillors as follows:

- a) The possible reasons for the slow uptake of tenancies.
- b) Whether there would be further opportunities for future housing provision through Venta Living?
- c) Had the developer paid any compensation to the council because of the delays?
- d) How tenant satisfaction with the new flats would be assessed.

The Cabinet Committee moved into exempt session to consider the contents of the exempt appendices before returning to open session to consider the report's recommendations as set out below.

The Cabinet Committee agreed the following for the reasons set out above and outlined in the report.

RECOMMENDED TO CABINET:

That the updated financial business plan as included in exempt Appendices A and B of the report be recommended for approval to Cabinet.

2. **EXEMPT BUSINESS:**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. 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 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Venta Living Ltd business plan (exempt appendices)) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

3. **VENTA LIVING LTD BUSINESS PLAN (EXEMPT APPENDICES)**
(CAB3482(H))

The Committee considered the contents of the exempt appendices.

The Strategic Director and Councillor Pett responded to questions and comments raised by councillors as follows:

- a) Provision of monies for repairs and maintenance.
- b) The potential impact if flats remained unoccupied.
- c) The defined responsibilities of both Venta Living ltd and the council.

RESOLVED:

That the contents of the exempt appendices be noted.