



# MINUTES

## Environment, Health and Housing Committee

<b>Date:</b>	Tuesday, 11 June 2019
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Ben Aitken (Chairman) Councillors Frank Andrews, Karen Buckley, Sue Fazackerley, Noreen Griffiths, Will Harris, Gavin Harrison, Bobby Rigby.
<b>Officers Present:</b>	Tracy Manning, Darren Bell, Kirstine Riding, Chris Hambly, Adam Sugden, Katharine McDonnell
<b>Other Attendees:</b>	One member of the public

### Public Platform

There were no speakers on this occasion.

#### 1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. No interests were declared on this occasion.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Environment, Health and Housing Committee meeting held on 4 March 2019 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitutions were reported under Council procedure rule 23 (c):

Councillor Susan Fazackerley for Councillor Viv Willder.

Councillor Karen Buckley for Councillor Michelle Morris

### Decision Items

#### 4. Lytham Park Cemetery Infrastructure Improvements

Darren Bell, Head of Technical Services, and Adam Sugden, Principal Engineer, presented the latest infrastructure improvement plans for Lytham Park Cemetery.

They explained that the proposed works were the third phase of improvement works to the crematorium and cemetery. Earlier phases had included resurfacing to the main drive and footpaths, a new canopy to the chapel exit and refurbishment of the chapel. Phase 3 would enable the north east area of the cemetery site to be opened up for burials and would incorporate new land drainage, a drainage retention basin, new macadam carriageway,

pedestrian paving, a permeable paved area to the rear of the Crematorium building and a permeable 44 space car park between the two chapels in north west area of the crematorium site.

It was explained that the scope of the work had increased from that originally proposed in 2013, with an increased area of car park, and the introduction of concrete rafts to enable headstones to be secured and the site to be drained through the sub base of the raft.

Mr Bell advised that the approved capital programme included a sum of £294,000 in 2019/20 for infrastructure works at Lytham Cemetery. Additionally the approved revenue budget for 2019/20 included a sum of £20,000 for the maintenance and improvement of pathways and drives. However these combined sums in a total of £314,000 were insufficient to cover the whole cost of the proposed works. It was therefore proposed to deliver a two stage scheme with the first utilising the current budget during the summer of 2019 and then to submit a capital bid for the remaining element of the overall scheme for consideration as part of the Council's 2020/21 budget setting process.

During the debate, the committee proposed that a further resolution be added to clearly record that a further report regarding Phase 3b would be forthcoming.

It was RESOLVED;

1. To approve the proposed two phase approach to the delivery of the scheme including the submission of a future capital bid through the Environment Health and Housing Committee as part of consideration of the Council's 2020/21 capital bid proposals to enable phase 3b of the cemetery infrastructure improvements to be undertaken in 2020/21;
2. To approve the expenditure in the sum of £294,000 as contained within the approved capital Programme 2019/20 for Cemetery Infrastructure improvements together with the use of the £20,000 existing footpath maintenance revenue funding on the project as detailed within the report;
3. To delegate to the Director of Development Services the letting of Phase 3a of the works as set out in figure 2 of the report up to the value of £314,000 to the most suitable contractor to be delivered in summer 2019; and
4. To note that the proposed Phase 3b additional works, which would comprise the remaining main drainage works on the north east boundary, associated land drainage and headstone rafts for a further 618 burial plots, and the 2 car park areas; would be the subject of a future Environment Health and Housing capital bid for £271,000 to be included in the draft 2020/21 capital programme, funded from the capital investment reserve.
5. Expressions of Interest to Allocate Future Section 106 Funding

Kirstine Riding, Housing Manager, introduced a report regarding a proposed strategic approach to the allocation of future S106 funds. She advised that the Housing Service were requesting that Registered Providers submit expressions of interest for consideration, prior to submitting full funding applications. These future submissions will come before the Environment, Health and Housing committee for consideration. She further advised that this would assist in developing a strategic approach to the allocation of future funds in line with the recommendations made.

In response to questions from committee, Miss Riding advised that each proposed scheme would be assessed on five criteria, these included the redevelopment of a brownfield site, an element of regeneration, value for money, tenure to be affordable rent and evidence of housing need.

It was RESOLVED

1. To note the contents of the report; and
2. To approve the adoption of a strategic approach to the allocation of future S106 funds by requesting Registered Providers of Affordable Housing submit Expressions of Interest prior to full funding submissions being made.

6. Expressions of Interest for Future Section 106 Funding

Following approval of the previous item, Kirstine Riding, Housing Manager presented two expressions of interest for two proposed developments.

The first was from Adactus (Jigsaw Homes) for 26 units of housing on Lytham Road, Warton. There were concerns regarding the number of units proposed. Additionally the proposed shared ownership did not meet the criteria for S106 funding. Miss Riding reported that Adactus were new to the area and currently did not have any housing stock in Fylde, or any management arrangements in place. Furthermore the proposal was only allocating £10k per unit of internal funding to the scheme.

The second scheme was from City West Housing Trust (For Viva Housing) for 41 affordable units at Phase 3 of the Sunnybank Mill redevelopment. Pre application planning advice had concerns regarding the high density of units, however the scheme was from an active Registered Provider, it met the criteria for redevelopment of a brownfield site, regeneration, a demonstrated housing need, affordable rent and value for money, as the provider had committed to £86,500 funding per unit.

It was RESOLVED

1. To decline the Expression of Interest in S106 funds from Adactus (Jigsaw Homes) for the scheme at Lytham Road, Warton; and
2. To approve the Expression of Interest in Section 106 funds from City West Housing Trust (For Viva Housing Association) and consent to a full application request for S106 funds to be made once planning permission has been applied for.

7. Private Sector Housing Enforcement

Ursula Seddon, Principal Housing Services Officer presented the Private Sector Housing Enforcement Policy, which outlined the responsibility of officers to enforce a range of legislation relating to private sector housing, detailed the duties and powers, and explained how enforcement would be carried out in a fair, equitable and consistent manner.

She advised that supporting landlords, property owners and others to meet their legal obligations was the overall aim, but the policy also outlined the action that would be taken against those who flout the law or act irresponsibly.

The committee was reminded of the approval of a draft policy in March 2019, which was subject to consultation. The report took account of the consultation exercise, which had a sadly disappointing response, but also included recently issued government guidance regarding rogue landlords. The government had also offered additional powers particularly in regard to rent repayment orders which allowed for up to a year's worth of rent to be recovered; and energy efficiency in private rented accommodation. The amended policy document was presented to committee for approval.

In conclusion, Mrs Seddon asked the committee to note a correction on page 30 of the report, bullet points 2 and 4 should read fines of £2,000 not £20,000 as stated.

In response to questions from committee Mrs Seddon confirmed that the policy primarily referred to private rented accommodation, but in certain circumstances the powers would enable the council to step in where issues with owner occupiers existed.

She also undertook to send further details to the elected members about Rent Repayment Orders, advising there was little information available due to the relative newness of the powers.

It was RESOLVED

1. To note the contents of the report;

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2. To note the amendments to the draft policy arising from the consultation exercise and recently issued government guidance;
3. To approve the Private Sector Housing Enforcement Policy as detailed in Appendix 1 as the adopted policy of the Council with effect from 1 August 2019; and
4. To delegate the following powers and duties referred to within the Private Sector Housing Enforcement Policy to the Director of Development Services under section 101(2) of the Local Government Act 1972:

All powers under Part 2 and Schedule 1 of the Housing and Planning Act 2016 (and any regulations made thereunder) relating to banning orders, database of rogue landlords and rent repayment orders.

Exercising the council's functions under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015.

### 8. Appointment to Outside Bodies/Working Groups

Tracy Manning, Director of Resources, advised that each year full Council appointed members to outside bodies for the forthcoming municipal year.

In May 2015 Council asked that the programme committees made recommendations from within their respective memberships for those outside bodies relating to the brief for the committee.

This report covers those nominations that relate to the Environment, Health and Housing Committee.

It was RESOLVED to

1. Recommend to Council that the following Councillors were appointed to the following outside bodies;

Children's Partnership Board (formally the Children's Trust)	Councillor Will Harris
Community Safety Partnership	Councillor Ben Aitken
Council for Voluntary Services, BWF	Councillor Harrison
East Lytham Working Group	Councillor Roger Lloyd
YMCA Housing (Face to Face)	Councillor Viv Willder
Fylde & Wyre Health & Wellbeing Partnership	Councillor Viv Willder
Fylde Citizens Advice Bureau	Councillors Linda Nulty, John Singleton and Noreen Griffiths
Fylde Coast LGBT Strategic Partnership	Councillor Shirley Green
Fylde Coast Women's Aid	Councillor Viv Willder
Fylde Peninsular Water Management Group	Councillor Ben Aitken
Just Good Friends	Councillor Viv Willder
Lancashire Health and Wellbeing Board	Councillor Viv Willder
LCC Health Scrutiny Committee	Councillor Viv Willder
Local Liaison Committee Springfield Works	Councillor Ben Aitken and Roger Lloyd
MATAC ( Multi Agency Tasking and Coordinating)	Councillor Roger Lloyd
OneFylde	Councillor Angela Jacques
Police Crime Commissioner Panel	Councillors Ben Aitken and Liz Oades Named subs – Viv Willder and
Registered Providers Partnership	Councillor Ben Aitken

2. Note the continuance of

a) the Crematorium Working Group, with Councillors Aitken, Willder, Griffiths and Harrison forming the group, and

b) the joint Environment, Health and Housing and Operational Management Working Group, Plastic Conscious Fylde, with Councillors Aitken, Willder and Henshaw as representatives from Environment, Health and Housing Committee.

### Information Items

The following information items were received and noted by the committee.

9. Annual Overview – Fylde Community Safety Partnership 2018/19

The Committee received the annual overview from Fylde Community Safety Partnership.

The committee were advised that the Community Safety Partnership was a statutory function, which met on a quarterly basis. The report detailed priorities, spending, mapping and reporting issues and emerging issues. The emerging issues included modern day slavery, human trafficking and counter terrorism.

The Committee requested that the Chairman, as Fylde's representative on the Partnership, raised the issues of antisocial behaviour, street begging and street drinking in St Annes, at its next meeting.

10. Capital Programme Monitoring Report 2018/19 – Outturn Position 31 March 2019

The committee were advised that the monitoring report was brought for information on a periodic basis, and notified the committee of the budgetary position for items within the remit of the committee.

The committee commented on the fantastic work of the team delivering the Disabled Facilities grant and noted that the allocation for 2019/20 had just been made, this was £1,090,000.

There were a number of questions regarding CCTV, and in response Mrs Manning advised that the budget was in place for the upkeep of the monitored town centre cameras. Any parishes who might wish to replace a previous camera would need to seek their own funding, but would also need to seek advice and guidance as the use of CCTV was highly regulated and new cameras, whether replacing an old one or completely new, would require an impact assessment.

10. Year-End Performance 2018/19

The year end performance figures were shared with committee for information.

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