



MINUTES

Environment, Health and Housing Committee

Date:	Tuesday, 17 March 2020
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Ben Aitken (Chairman) Councillor Viv Willder (Vice-Chairman) Councillors Frank Andrews, Paula Brearley, Noreen Griffiths, Will Harris, Gavin Harrison, Karen Henshaw, Michelle Morris and Bobby Rigby.
Officers Present:	Tracy Manning, Kirstine Riding, Adam Sugden and Katharine McDonnell

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 7 January 2020 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

Decision Items

4. Lytham Park Cemetery Infrastructure Improvements

Tracy Manning, Director of Resources introduced the report which outlined the proposed works in phase 3B of the ongoing infrastructure improvements at Lytham Park Cemetery. Phase 3B would enable the remaining north east area of the cemetery site to be opened up for burials and incorporated new land drainage and reinstatement of parts of the existing driveways and pedestrian paving. Additionally it would provide for the construction of a new permeable 44 space car park between the two chapels, improvements to the surface water management and drainage in the south east area of the site.

The approved capital programme included a sum of £194,000 in 2020/21 for the Phase 3B of the infrastructure works at Lytham Cemetery. Additionally, the approved revenue budget for 2020/21 included a sum of £20,000 for the maintenance and improvement of pathways and drives.

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In response to questions from the committee, Adam Sugden, Senior Technical Services Officer advised that expanding the proposed parking provision, especially for disabled spaces close to the crematorium, was difficult due to previous interments. However he undertook to review the provision and provide an update to members.

Following a short debate, it was RESOLVED;

1. To approve Phase 3B of the cemetery infrastructure improvements to be undertaken in 2020/21;
2. To approve the expenditure in the sum of £194,000 as contained within the approved Capital Programme 2020/21 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; and
3. To approve the engagement of William Pye Ltd to undertake Phase 3B of the cemetery infrastructure works as set out in figure 1 of the report, up to the value of £214,000 under the Council's Qualified informal tender procedure on the basis of an addition to an existing contract.

5. Fylde Affordable Housing Delivery Programme

Kirstine Riding, Housing Services Manager, introduced an update report on the delivery of affordable housing in Fylde. She advised that within Fylde there had been a 90% growth in affordable housing delivery between 2015/16 and 2018/19. She further advised that the growth had been achieved by taking forward the recommendations made by an Affordable Housing consultant employed in late 2016. She advised that many brownfield sites had been regenerated, which in turn assisted in the regeneration of communities. She reported that the team regularly worked with eight Registered Providers where previously there had only been three.

Ms Riding advised that due to the growth there was a need to effectively manage the administration of affordable housing delivery in Fylde going forward. The effective management of the delivery would include monitoring the market values and eligibility of occupants accessing low cost home ownership options, administering the resale of discounted market units and the discount is secured on the units for future resales. She advised that effective management was key when dealing with a differing range of tenures such as Shared Ownership, Affordable Rent and Discount Market Sale.

In concluding she drew members' attention to the recommendation of an addition to the Capital Programme 2020/21 in the sum of £60,000 to undertake a district wide Housing Needs Assessment that would consider housing need, different types of affordable housing tenures required and the economic needs/income levels the tenures should meet. Funding would be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde.

There was a brief debate where the Vice Chairman and Chairman proposed that the formal thanks of the committee were placed on record to the efforts of the Housing Services Team in delivery such significant growth of Affordable Housing in the borough.

It was therefore RESOLVED:

1. Note the contents of the report and the changes in approach to delivery of affordable housing in the borough, and the increase in units delivered;
2. Recommend to the Finance and Democracy Committee approval to an addition to the Capital Programme for 2020/21 in the sum of £60,000 to undertake a district wide Housing Needs Assessment that considers current and future housing need, different types of affordable housing tenures required and the economic needs/income levels the tenures should meet. Funding will be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde, to be taken from delivery to be taken from 12/0717 Moss Farm, Cropper Road, Westby;
3. Approve the draft consultation response to MHCLG on "First Homes, Getting you on the ladder" – Consultation on the design and delivery of First Homes running until the 3rd April 2020;
4. To formally thank the Housing Services team for all their efforts in delivering significant growth of available Affordable Housing across the borough.

6. Administration of Affordable Housing Delivery in Fylde

Kirstine Riding, Housing Services Manager, introduced a report regarding the administration of Affordable Housing Delivery in Fylde. By way of background, she advised that in September 2019 an Officer decision was

made to withdraw funding from the Rent Bond Guarantee scheme operated by Face to Face YMCA on behalf of Fylde Council, giving three month's notice, as required under the Homeless Partnership Agreement, for the funding to cease and the scheme to no longer be operational from December 2019.

It is requested Committee consider the redirecting of funding from Community Grants, previously used to support Face 2 Face YMCA Rent Bond Guarantee, into the Housing Service to create a permanent part time Affordable Housing Post focused on improving the administration, monitoring and management of affordable housing delivery in Fylde. This would include liaison with the private rented sector to provide affordable accommodation for clients who would not be able to access social rented accommodation.

Following a brief debate, it was therefore RESOLVED;

1. Note the contents of the report and the impact of the Homeless Reduction Act 2018 and Welfare Reform Act 2012 has had on the operation of the Rent Bond Scheme by Face to Face YMCA; and
2. Recommend to Finance and Democracy Committee approval to a fully-funded increase to the Housing Services budget in the sum of £30,000, to be met from an equivalent reduction in the Community Grants budget. The additional Housing Services budget would provide for the employment of an Affordable Housing Officer post to develop affordable housing opportunities within both the social and private rented sectors.
7. Expression of Interest in Section 106 Funds – Progress Housing Buy Backs of Existing Stock Sold Under the Right to Buy

Kirstine Riding, Housing Services Manager, advised that two Expressions of Interest in Section 106 funds had been received from Progress Housing. The Expressions of Interest for Section 106 funds have been received from Progress Housing for two buy backs, from existing stock sold under the Right to Buy. The proposals for both units would enable Progress Housing to bring complete housing blocks back into their management of social housing stock.

Ms Riding advised that Section 106 funds were requested for 37% of the purchase price for Property 1 and 33% for Property 2. The remaining funding was to be met from internal funding and Progress Housing would have all management and repairing responsibilities going forward.

It was RESOLVED;

1. Approve the Expression of interest by Progress Housing for the use of Section 106 funds for the two units available as buy backs into social housing stock in Fylde; and
2. To invite Progress Housing Association to submit a full application for S106 funding, to include a financial appraisal with purchase price and the property inspection report.

Information Items

The following information item was received and noted by the committee.

8. Update on Care and Repair Services in Fylde

The Committee received information regarding the current position of the delivery of the Care and Repair services in Fylde. Ms Riding advised that a report would be brought to a future meeting of the committee to explore the possible provision of a handyman service in Fylde.

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