

EXECUTIVE

3 OCTOBER 2017

Present:

Councillors Christophers (Leader), Clemens (Deputy Leader), Barker, Goodey, Bullivant, Hellier-Laing, Lake and Russell

Members Attendance:

Councillors Dewhirst, Golder, Hook and Prowse

Officers in Attendance:

Phil Shears, Head of Paid Service
Amanda Pujol, Housing & Health Business Manager
Neil Aggett, Democratic Services Manager & Monitoring Officer
Martin Flitcroft, Finance Manager
David Kiernan, Neighbourhood Planning Officer
Alison Dolley, Private Sector Housing Team Leader

These decisions will take effect from 10.00 a.m. on Tuesday, 10 October 2017 unless called-in or identified as urgent in the minute

157. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on the 5 September 2017 were confirmed and approved as correct record.

158. MATTERS OF URGENCY/MATTERS OF REPORT BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIRMAN

The Leader advised that an urgent item would be considered by the Executive relating to an opportunity to take part in a Government pilot scheme for business rates pooling.

Councillor Clemens advised he had attended the Energy Awards which saw Teignbridge win the South West category for the Cosey Devon scheme and expertise in helping residents deliver affordable rent and heating in their homes. The Council also received two highly commended awards, one for the biomass boiler at Dawlish Leisure Centre and one in the category of Local Authority of the Year. He submitted the Council had done exceptionally well and was recognised nationally for its expertise.

159. DECLARATIONS OF INTEREST

The following Members declared pecuniary interests in relation to agenda item “Revised Housing Enforcement Policy”:

- Councillor Clemens – by virtue of being a private sector landlord - The Monitoring Officer granted a dispensation to enable Councillor Clemens to take part in the discussion but not vote;
- Councillor Dewhirst – by virtue of being a private sector landlord - The Monitoring Officer granted a dispensation to enable Councillor Dewhirst to take part in the discussion;
- Councillor Hellier-Laing – by virtue of being a private sector landlord - The Monitoring Officer granted a dispensation to enable Councillor Hellier-Laing to take part in the discussion but not vote;
- Councillor Hook – by virtue of his partner being a private sector landlord - The Monitoring Officer granted a dispensation to enable Councillor Hook to take part in the discussion.

160. TO NOTE ACTION TAKEN UNDER DELEGATED POWERS AS SET OUT IN PART III OF THE AGENDA (IF ANY)

The Executive noted the following Portfolio Holder decisions as having been made since its last meeting:

- PH14/17 – Part II – Approval to amend the structure of Housing Options Finance posts.
- PH15/17 – Electors Fund – approval to contribute £10,399 to the 2017/18 Elector Fund.
- PH16/17 – Part II – agreement for use of funds from the Devon Building Control Partnership reserves to enable the employment of a Building Control apprentice.
- PH17/17 – River Teign Sea Scouts – approval of rent subsidy of 75% (£450 rent p.a.) of The Scout Hut, The Ness, Shaldon, TQ14 0HP.

161. PUBLIC QUESTIONS (IF ANY)

There were no public questions.

162. NOTICE OF MOTION UNDER COUNCIL PROCEDURE RULE 4.5(L) (IF ANY)

There were no notices of motion.

163. BUSINESS RATE PILOT SCHEME

The Portfolio Holder for Corporate Resources submitted that the Government had advertised a pilot scheme for authorities to pool business rates and have 100% retention of such rates. Final details had not been received but the current arrangement was for 50% retention.

The local pooled group would be all District councils in Devon together with Devon County Council, Torbay and Plymouth Councils and the Fire Authority. If the pilot were successful Teignbridge might receive an additional £550K (approx.) and as a safety net Teignbridge would not have any less than it already currently receives.

The item had been taken as an urgent item because the initial proposal had to go back to Government by 27 October – the recommendation was for Teignbridge to confirm it wished to take part in such a pilot scheme and to advise what the funds would be spent on. Additional income had to be reinvested in economic regeneration and for Teignbridge it would be used towards the regeneration project of Newton Abbot Town Centre. The County Council were looking to use funds across the County and if elements of their contributions were used towards transport infrastructure this would also be beneficial as it was preferential to demonstrate how the uses of the funds would link together.

In all there were 21 areas bidding for the scheme.

The proposal was for one year – 2018/19, with the County looking to have it extended by another year. It was thought that this could be a precursor to funding arrangements post 2020 when grant funding from Government would cease.

Resolved

That Teignbridge District Council confirms it wishes to be part of the Devon Business Rates Pilot Scheme and would use its portion of funding towards the regeneration of Newton Abbot Town Centre.

164. BUDGET MONITORING

Members considered a report which:

- identified the principal areas where there were likely to be departures from the approved 2017/18 budget and summarised the likely overall variation based on the information available to the end of August 2017. Members were also informed of progress that had been made with achieving savings and efficiencies.
- updated Members on progress with the capital programme and funding and brought the latest details for members' approval;
- updated Members on the lending list for treasury management purposes.

The Finance Manager referred to the agenda report and answered questions as follows:

- the changes on New Homes Bonus which introduced a baseline had had knock on budgetary affects which all Council's had not been prepared for;
- individual departments tended not to have reserves but had monies still earmarked for projects which had not yet been implemented, monies that were ring-fenced for specific spending, or monies which had been underspent in previous years; and
- the Council was not currently borrowing any monies as yet;

The Head of Paid Service advised that Members could view details on Section 106 (S106) contributions and this would be provided in the Members Newsletter. A group of officers met to review the allocation of S106 funds regularly.

The Portfolio Holder for Recreation & Leisure advised that the additional leisure income was a result of increased memberships. He stated that the Leisure Strategy would likely be published before Christmas.

Resolved

- (a) That the revenue budget variations be approved;
- (b) That the updated capital programme be approved; and
- (c) That the updated lending list be noted.

165. REVISED HOUSING ENFORCEMENT POLICY

The Executive received a report which sought to advise Members of changes to existing housing enforcement legislation and suggest changes to the Council's enforcement policy.

The Private Sector Housing Team Leader presented the report and answered Member questions as follows:

- Approximately 400 complaints relating to housing conditions were received annually of which approx. 200 required the Council to take action. Officers worked with landlords and the majority undertook such works but where this wasn't the case the Council had powers to serve notices to ensure works were completed to satisfactory standards. 30 notices had been issued in 2016. The changes proposing to be introduced would enable the Council to issue civil penalties on landlords rather than using the criminal process.
- There was currently no public register in England which listed private sector landlords; and
- Landlords who had been issued with a notice had the ability to appeal to a first tier tribunal; those issued with a penalty would be able to appeal to the

local authority regards the value of the penalty. These rights of appeal would be listed on any notice or penalty that had been issued.

Resolved

- (a) That the changes to the Housing Enforcement Policy to include the implementation of civil penalties and rent repayment orders be approved;
- (b) That minor changes to the existing enforcement policy be approved.

166. IDE NEIGHBOURHOOD DEVELOPMENT PLAN OBJECTIONS

Members received a report which informed the Executive that significant objections raised to two specific policies within the Pre-submission Ide Neighbourhood Plan, namely IDE06: Local Green Spaces and IDE07: Ide Gateway Enhancement Area fell outside of delegated authority.

The Neighbourhood Planning Officer submitted that the Parish Council had implemented designations which were in direct conflict with the adopted Teignbridge Local Plan.

The Leader stated that as a Council Teignbridge was clear it wanted as many neighbourhood plans in place as possible; there was a designated Portfolio Holder and officer for this work and it was important that formal objections were not a road block to implementation for other parishes developing plans. This was a rare set of circumstances which required the Council to act where neighbourhood designations were being made contrary to the Teignbridge Local Plan.

Resolved

That the formal comments of objection from Teignbridge District Council in response to the Ide Neighbourhood Plan Pre-submission (Regulation 14) public consultation be approved.

167. EXECUTIVE FORWARD PLAN

The Executive Forward Plan was noted.

The Portfolio Holder for Recreation & Leisure advised that the Leisure Strategy would likely go before the Overview & Scrutiny meeting in November.

JEREMY CHRISTOPHERS
Leader