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COMMERCIAL BOARD

Minutes of a Meeting held on Thursday 28 November 2019 in the Council Chamber, Town Hall, Matlock at 7.00 pm.

PRESENT

Councillor Tony Morley - In the Chair

Councillors Matthew Buckler, Steve Flitter, Garry Purdy and Mike Ratcliffe.

Tim Braund (Head of Regulatory Services), Karen Henriksen (Head of Resources), Rob Cogings (Head of Housing), Steve Capes (xxx), Giles Dann (Economic Development Manager), Isabel Cogings (Rural Housing Enabler), Bob White (Strategic Housing Investment Co-ordinator) and Jackie Cullen (Committee Assistant).

Messrs Aaron Elliott and Simon Hill - Altair

APOLOGIES

Apologies for absence were received from Councillor Andrew Shirley.

227/19 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Mike Ratcliffe and

RESOLVED

(unanimously)

That the minutes of the Commercial Board meeting held on 03 October 2019 be approved as a correct record.

The Minutes were signed by the Chairman.

The Chairman brought forward Agenda Item 7 – BUILDING NEW COUNCIL HOUSING, BUSINESS CASE UPDATE, to accommodate Messrs Elliott and Hill from Altair.

228/19 – BUILDING NEW COUNCIL HOUSING – BUSINESS CASE UPDATE

The Board considered an updating report on a business case for potential investment in a programme of new Council housing, including details of the refined business case, confirmation of Altair appointment and the project programme for appointment of a development and managing agent for the new homes.

A summary of the proposals was set out in Section 1 of the report and it was reported that Altair had now been engaged to support the Council with a number of activities in delivering the new Council homes, as outlined in the report. Mr Aaron Elliott (Altair) spoke briefly to Members on their approach to the project, which would use methodology similar to that used with other Local Authorities. Messrs Elliott and Hill then took questions from Members, and advised that they were ‘seeking ultimate clarity’ on the properties remaining as social rental houses in perpetuity, and would report back to the Committee in due course.

As well as the development of the new homes, it was proposed that the Council procure a provider of development, housing management and maintenance of the new homes (the developing managing agent), as set out in the report, meaning that, in effect, all day to day operations relating to the homes would be carried out by the Council’s contractor.

A key activity over the next month was to establish the procurement route, exact timings and specification of services for both development and managing agent required by the Council. Altair would support this using their experience of procuring similar services.

The business plan would be updated annually as schemes came through the programme and forecasts could be updated. It was intended that quarterly reporting would take place on new projects or opportunities. The original business plan had been updated to factor in several changes, as listed in the report. This included an additional £10,000 per property on empty homes and homes delivered on Derbyshire Dales’ sites to deliver energy saving initiatives in line with the Council’s recently adopted climate emergency policy. The latest programme of development was tabled in paragraph 3.3 of the report, as shown below:

Type	Affordable Rent	Shared Ownership	Other Rent	Total
Empty Homes	8	0	1	9
s106 Schemes	29	6	0	35
DDDC Led Schemes	6	2	0	8
Total	43	8	1	52

Altair and the Council had assessed the updated delivery profile of the programme and the phasing of schemes anticipated to come forward was tabled in paragraph 3.4 of the report. Resource implications for the Council to consider were set out in paragraph 3.5 of the report.

An initial programme had been produced for delivering the next phase of the project up until appointment of the development and managing agent in readiness for handover of the first homes, planned for November 2020. The programme included an indication of likely Council resources required to complete the phase 2 work. Several of the key dates were shown in paragraph 4.2 of the report which, depending on the preferred procurement route, were subject to several months’ extension. Establishing the procurement route and approach would be one of the first key tasks taking place and would be reported to the next appropriate meeting of the Commercial Board.

Another key task was to register as a Registered Provider (RP) with the Regulator for Social Housing (RSH), as outlined in the report, as well as to sign up as an Investment Partner with Homes England (either direct or via an existing consortium of housing providers) to access grant funding.

It was moved by Councillor Garry Purdy, seconded by Councillor Steve Flitter and

RESOLVED
(unanimously)

1. That the Commercial Board notes the business case update,
2. The Commercial Board receives further reports as progress in developing the project continues
3. The Commercial Board approve the preparation of a report for the next Community and Environment Committee, seeking:
 - i. approval to go out to tender for a development and management agent and
 - ii. approval for delegated authority to the Head of Housing to make applications to register Derbyshire Dales DC with Homes England and the Regulator of Social Housing.

229/19 – LAND AT BAKEWELL ROAD, MATLOCK

The Board considered an updating report on the outcome of public consultation undertaken on the Draft Development Brief for the Bakewell Road site, Matlock and to agree next steps. The addendum to the published report comprised the results of the public consultation; comments received from Matlock Community Vision (MCV), Indicative Layout Plan and Elevations for the site, based on a cinema development within the market hall supported by food and beverage, small retail / workspace units and community space, that would not affect existing bus or taxi services available from this location and proposed amendments to the Development Brief / Expression of Interest documentation in response to the consultation and feedback received.

The Economic Development Manager gave a presentation on the results of the survey and advised on proposed amendments to the Draft Brief.

Previous reports to Community & Environment Committee (reports of 15 November 2018, 21 February 2019, 26 June 2019 and 21 August 2019 refer) and most recently to the Commercial Board (3 October) detailed the work undertaken to bring forward viable uses on the site comprising the ground floor market hall (including service bay) and covered bus bay area, as outlined in the report.

Since the last Commercial Board, engagement on development options had continued with key stakeholders and further meetings had also taken place with traders currently operating within the market hall. Furthermore, discussions had taken place with representatives of the MCV Steering Group regarding the indicative layout for the site and content of the draft Development Brief.

The consultation ended on 24th November. A copy of the Draft Development Brief was attached at Appendix 1 to the report and a copy of the survey at Appendix 2 to the report, with the results of the public consultation and proposed amendments to the Development Brief / Expression of Interest documentation attached as an Addendum to the report. Subject to agreement of a final Development Brief, formal expressions of interest would be invited in the site. Thereafter, following assessment, the Chairman of the Commercial Board and Leaders would be consulted on the outcome of the Expression of Interest stage prior to inviting detailed proposals in line with the process agreed in the October report to Commercial Board.

It was moved by Councillor Garry Purdy, seconded by Councillor Steve Flitter and

RESOLVED
(unanimously)

1. The results of the public consultation on the draft Development Brief are noted;
2. Amendments required to the Draft Development Brief are agreed;
3. The Head of Regeneration and Policy be given authority to invite formal expressions of interest in the site;
4. The Head of Regeneration and Policy consults the Chairman of the Commercial Board and Leaders on the outcome of the expression of interest stage prior to inviting detailed proposals.

230/19 – CLIMATE CHANGE TASK GROUP – EXTRA ITEM

At the 25 July 2019 Council meeting, Mr David Frederickson (local resident) made a statement under the Public Participation item (Minute No. 74/19) on the anaerobic digestion of council-collected food waste, commending AD in place of composting, in line with the Council's new Climate Change Emergency Policy. Mr Frederickson advised the Council that an executive summary of Youlgrave Community Land Trust's report was available to Councillors on request. The Leader of the Council now proposed that Messrs Frederickson and Mueller be invited to give a presentation to the Commercial Board on their findings.

It was moved by Councillor Garry Purdy, seconded by Councillor Matthew Buckler and

RESOLVED
(unanimously)

That Messrs David Frederickson and Brian Mueller be invited to give a presentation on the anaerobic digestion of council-collected food waste, a study undertaken by the Youlgrave Community Land Trust, in line with the Council's new Climate Change Emergency Policy.

MEETING CLOSED 8.15PM

CHAIRMAN