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Cabinet

Thursday, 21st March, 2019 at 5.30 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors:	Ray Dawe	Leader
	Jonathan Chowen	Deputy Leader and Leisure and Culture
	Philip Circus	Waste, Recycling and Cleansing
	Brian Donnelly	Finance and Assets
	Gordon Lindsay	Local Economy
	Claire Vickers	Planning and Development
	Tricia Youtan	Community and Wellbeing

You are summoned to the meeting to transact the following business

Glen Chipp
Chief Executive

Agenda

	Page No.
1. Apologies for absence	
2. Minutes	3 - 10
<i>To approve as correct the minutes of the meeting held on 24th January 2019 (Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i>	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Cabinet	
4. Announcements	
To receive any announcements from the Leader, Cabinet Members or the Chief Executive	
5. Public Questions	
To receive questions from and provide answers to the public in relation to matters which in the opinion of the person presiding at the meeting are relevant to the business of the meeting	

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|-----|---|-----------|
| 6. | Affordable Housing Investment - Proposal to set up Development and Management Companies to provide affordable rented housing in Horsham District | 11 - 138 |
| | To receive the report of the Cabinet Member for Community and Wellbeing | |
| 7. | Allocation of Section 106 Commuted Sum funding for Saxon Weald | 139 - 144 |
| | To receive the report of the Cabinet Member for Community and Wellbeing | |
| 8. | High Weald Management Plan | 145 - 152 |
| | To receive the report of the Cabinet Member for Planning and Development | |
| 9. | Proposal to sell surplus council assets | 153 - 162 |
| | To receive the report of the Cabinet Member for Finance and Assets | |
| 10. | Overview & Scrutiny Committee | |
| | To consider any matters referred to Cabinet by the Overview & Scrutiny Committee – there are no matters outstanding | |
| 11. | Forward Plan | 163 - 170 |
| | To note the Forward Plan | |
| 12. | To consider matters of special urgency | |

Cabinet **24 JANUARY 2019**

Present: Councillors: Ray Dawe (Leader) (Leader), Jonathan Chowen (Deputy Leader and Leisure and Culture) (Deputy Leader), Philip Circus (Waste, Recycling and Cleansing), Gordon Lindsay (Local Economy), Claire Vickers (Planning and Development) and Tricia Youtan (Community and Wellbeing)

Apologies: Councillors: Brian Donnelly

Also Present: Andrew Baldwin, John Blackall, Karen Burgess, Peter Burgess, Paul Clarke, Roy Cornell, Leonard Crosbie, Matthew French, Billy Greening, Nigel Jupp, Paul Marshall, Mike Morgan, Stuart Ritchie, Kate Rowbottom, David Skipp and Michael Willett

EX/44 **MINUTES**

The minutes of the meeting of the Cabinet held on 22nd November 2018 were approved as a correct record and signed by the Leader.

EX/45 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

EX/46 **ANNOUNCEMENTS**

The Cabinet Member for Waste, Recycling and Cleansing advised Members that there had been a large reduction in the number of missed bin collections reported in 2018 when compared with 2017. There had also been no increase in formal complaints regarding bin collections over the Christmas/New Year period compared with previous years.

The Cabinet Member for Leisure and Culture:

- (i) Reported that he had that day visited The Bridge at Broadbridge Heath and was pleased to see how well it was working as a community hub. Demolition of the old leisure centre was going well.
- (ii) Reported that a bid for funding from the EU Agricultural Fund for Rural Development towards the development of a new Discovery Hub at Warnham Nature Reserve had been successful, with the sum of £278,000 being awarded. The Council would be providing £90,000 towards the project and the Friends of Warnham Nature Reserve would contribute £10,000.

- (iii) Gave an update on Year of Culture events, including the 'Global Gruffalo' project.

EX/47 **PUBLIC QUESTIONS**

No questions had been received.

EX/48 **FUNDING FOR BUSINESS IMPROVEMENT DISTRICT FOR HORSHAM TOWN CENTRE**

The Cabinet Member for Local Economy reported that Business Improvement Districts (BID) were business-led partnerships, created through a ballot process to deliver additional services to local businesses. All BIDs had a clear and focused role, contained within a business plan, the development of which was led by the business community and involved extensive consultation to ensure that it included priority improvement actions.

The past few years had seen a significant change in the retail sector, with retailers on UK High Streets hit by weak sales, online competition and rising costs.

With the need for town centres to adapt, the night time economy was becoming a central part of the future of the UK high street. It was essential that an attractive night time economy was established in Horsham Town Centre and was a strategy that could be effectively led by a BID organisation. This partnership would bring together local businesses, community groups and the Council in developing night time economy strategies that could reduce costs, boost business rate income, improve community wellbeing and create jobs. A BID would generate additional resources that could be targeted at developing the night time economy.

Dedicated resources would be required to take the next steps to determine the BID area, develop a business plan and campaign to champion the establishment of a BID. The key cost would be the recruitment of a BID Project Manager, an independent role which would focus on consulting with town centre businesses on key issues and projects and promoting the benefits of a BID to secure a positive result in the ballot. There would also be additional ancillary costs in the lead up to the ballot, details of which were reported.

Gill Buchanan, the Manager of Swan Walk and one of the current town centre stakeholders committed to forming the core BID Project Board, addressed the Cabinet in support of the proposal.

The Local Economy Policy Development Advisory Group supported the proposal.

RESOLVED

That the £70,500 funding required to progress the Business Improvement District to the ballot stage be agreed, to be included as a revenue growth bid in the current budget process.

REASON

To ensure that resources are put in place to progress a Business Improvement District for Horsham Town Centre.

EX/49 **COUNCIL LOTTERY**

The Cabinet Member for Community and Wellbeing submitted a report recommending that the Council establish a Council lottery to raise money for local good causes. The scheme would provide a sustainable source of funding for local causes, as well as raising additional income for the Council's community grants fund. The lottery could also provide a legacy for the Year of Culture, as groups that ran events as part of this initiative who wished to continue beyond 2019 could apply to be part of the scheme and receive ongoing income to support cultural events.

It was proposed that the scheme would operate on a one year trial basis, followed by a progress report to allow a review of its success. In common with other established council lotteries, the lottery would be run in conjunction with an external lottery management company which would be responsible for the day-to-day running of the scheme and would share the operational risk with the Council.

Details of the operation of the proposed lottery were reported.

It was noted that the money the Council received from the lottery would be used to cover the running costs of the scheme (e.g. marketing and promotion) to ensure that it was self-funding. However, this was likely to be a small fraction of the total money raised and the majority of the money the council received would be redistributed via the community grants fund and would be in addition to the existing budget for this fund.

It was acknowledged that lotteries were a form of gambling and controls would be put in place by the external lottery management company to ensure that potential high risk players were identified and that under age players could not access the lottery. The lottery website and all literature would also make reference to the support that was available from Gamble Aware, an independent charity that funded research, education and treatment services to help to reduce gambling-related harms.

The Community and Wellbeing Policy Development Advisory Group supported the proposal. Concerns raised regarding gambling were addressed within the report, as outlined above.

RESOLVED

- (i) That the establishment of a Council lottery for a one year trial be approved.
- (ii) That a progress report be submitted after year one to agree the continuation or cessation of the lottery.
- (iii) That the procurement of an external lottery management company to provide the expertise to establish a lottery and be responsible for the day-to-day running of this service be approved.
- (iv) That the Director of Community Services be authorised to approve the award of the management contract.

REASONS

- (i) To raise funding for local voluntary and community groups.
- (ii) To allow the Council to determine if the lottery is raising sufficient funding for local good causes.
- (iii) To provide expertise to the council and advice and support to local good causes that join the scheme.
- (iv) For expediency.

EX/50 **COUNCIL TAX REDUCTION SCHEME**

The Leader gave an overview of the Council's current Council Tax Reduction scheme, together with a recommendation that no changes were made to the scheme for 2019/20.

The Finance & Assets Policy Development Advisory Group supported the proposal.

RECOMMENDED TO COUNCIL

That the Council Tax Reduction Scheme for 2019/20:

- (i) Maintains the existing protected groups.
- (ii) Maintains the existing £10,000 capital limit and band D restriction.
- (iii) Maintains the existing practice of charging at least 10% of the Council Tax bill to all unprotected groups.

REASON

Council Tax Reduction schemes are annual schemes and therefore require an annual review and approval, even when no changes to the scheme are being proposed.

EX/51 **BUDGET 2019/20 AND THE MEDIUM TERM FINANCIAL STRATEGY TO 2022/23**

The Leader reported details of the proposed 2019/20 revenue and capital budgets, following the receipt of the provisional financial settlement from Government on 13th December 2018, and reviewed the Medium Term Financial Strategy, which had been approved in December 2018. It was noted that the Council was able to set a budget for 2019/20 that would generate a surplus, which would help towards funding future transformation to maximise efficiency and effectiveness. In 2019/20, the Council would be delivering a £19,300,000 capital programme, while the level of council tax proposed remained the lowest in West-Sussex and in the lowest quartile nationally.

It was currently projected that there would also be a budget surplus in 2020/21, despite the continued reduction in Government funding. However, without taking action this would result in budget deficits and the budget projections for 2021/22 and 2022/23 were to breakeven, provided significant transformation continued to be delivered.

It was therefore planned to continue to deliver savings and income generation through a combination of measures including: service reviews; procurement; income generation; and other efficiency measures.

The report set out a series of prudential indicators, which were a statutory requirement to demonstrate that the Council's capital programme was affordable and prudent in the context of the Council's overall finances, together with a statement on the robustness of reserves.

The proposals were supported by the Finance and Assets Policy Development Advisory Group.

The Leader also reported that the calculation used for the budget figures in the report were based on the November 2018 forecast for inflation. However, the December 2018 forecast, recently received, reduced the inflation figure from 3.2% to 2.7%. It was therefore proposed that the level of Council Tax (recommendation (i)) for 2019/20 should be increased by 2.7% and not 3.2%, as proposed in the report. A similar reduction to the Special Expenses in respect of the unparished area (recommendation (iii)) was also proposed

The Deputy Leader and Cabinet Member for Leisure and Culture also proposed that the overall capital budget for Highwood Community Centre should be increased from £1,500,000 to £2,000,000.

Details of the impact of these changes on recommendations (v) and (vii) below would be reported to Council.

RECOMMENDED TO COUNCIL

- (i) That the level of Council Tax for 2019/20 be increased from £145.60 by £3.93 (2.7%) to £149.53 at Band D.
- (ii) That the net revenue budget for 2019/20 of £10.435m be approved (Appendix A to the report).
- (iii) That Special Expenses of £299,140 (Appendix D to the report) and a Band D charge of £25.46 be agreed in respect of the unparished area for 2019/20.
- (iv) That the capital programme for 2019/20 (Appendix E to the report) be approved, subject to the overall budget for Highwood Community Centre being increased from £1,500,000 to £2,000,000, and that the indicative capital budgets in the programme for future years be noted.
- (v) That the projected future balanced budgets on the revenue account in 2021/22 and 2022/23 be noted and the Medium Term Financial Strategy continues to be reviewed and refined to ensure that decisions are taken to deliver these balanced budgets in these two years.
- (vi) That the Minimum Revenue Provision (MRP) Statement set out in Appendix F to the report be approved.
- (vii) That the Capital Strategy and prudential indicators and limits for 2018/19 to 2021/22 set out in Appendix G to the report be approved.
- (viii) That the statement on the robustness of the level reserves in Appendix I to the report be noted.

REASON

To meet the Council's statutory requirement to approve the budget and the prudential indicators before the start of a new financial year.

EX/52 **OVERVIEW & SCRUTINY COMMITTEE**

There were no matters currently outstanding for consideration.

EX/53 **FORWARD PLAN**

The Forward Plan was noted.

EX/54 **TO CONSIDER MATTERS OF SPECIAL URGENCY**

There were no matters of special urgency to be considered.

The meeting closed at 6.25 pm having commenced at 5.30 pm

CHAIRMAN

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Report to Cabinet

21 March 2019



By the Cabinet Member for Community and Wellbeing

DECISION REQUIRED

Exempt information in the Business Case and Appendices B - H
Not for Publication – Exempt under Paragraphs 3, 4 & 5 of Part 1 of Schedule 12A to the Local Government Act 1972

Proposal to set up Development and Management Companies to provide affordable rented housing in the District

Executive Summary

Horsham District Council is committed to delivering affordable housing to support its residents and provide affordable rented homes for households on its housing register. We have a record of high delivery in this area which enables households to secure decent standard homes.

Horsham District Council has:

- Delivered the highest number of affordable homes in Sussex during the past three years (2015 – 2018)
- Supported Registered Providers with funding in excess of £9 million to deliver 1,107 affordable homes since 2010
- Invested in excess of £5.5m in temporary accommodation. This investment will see the provision of 34 properties to prevent households that are managing the challenges of homelessness from having to be accommodated in bed and breakfast accommodation.
- Of these 34 properties, 17 have been built with the remaining two sites due to be completed and open Summer and Winter 2019. Local accommodation within the district provides an improved solution for households enabling them to maintain employment, children's schooling in addition to medical and family/social support networks

The next step, building upon this track record, will see the Council invest £10 million to deliver its own permanent affordable housing through an Affordable Housing Company model.

This funding will support the delivery of up to 70 units in some of the District's most in demand areas and reduce the number of households on the Council's Housing Register. Alongside providing additional affordable rented homes, this will also build an asset base that could enable delivery of affordable homes into the future. An option not currently available to the Council.

The proposal to create the affordable housing company model provides another option for the Council to use on sites that lend themselves to affordable housing and further demonstrates the Council's commitment to the continued delivery of affordable housing.

Recommendations

Cabinet is recommended to:

- I. Approve the Business Case and agree to the set-up of the Property Development and Property Holding companies as proposed in the Business Case appended to enable the delivery of affordable rented homes in the Horsham District.
- II. Delegate to the Director of Community Services, in the consultation with the Cabinet Member of Community and Wellbeing, the drafting and agreement of:
 - a. The Articles of Association of the Companies, the Shareholders Agreement between the Council and the Companies and any other necessary agreements required between the Council and the Companies.
 - b. The appointment of the initial Company Directors of both companies
 - c. All further legal documentation necessary to the set-up of both companies.
- III. Agree that the Property Development and Property Holding companies may undertake commercial activities that is to develop affordable housing for rent and to manage, subject to approved site specific business cases.
- IV. Request that Full Council approve £500,000 equity funding to be provided to the Property Development company.
- V. Note that decisions will need to be made on the following issues by Council later in 2019:
 - a. The approval to dispose of Council owned land to the Development Company
 - b. Allocation of S106 funds to the Property Holding Company to acquire the completed affordable housing units

Reasons for Recommendations

- i. To increase the delivery of affordable housing
- ii. To make the best use of Section 106 Commuted Sums
- iii. To provide a financial return to the Council for reinvestment in the District

Background Papers

All background papers are exempt from publication and include:

Business Case of Property Development and Property Holding Companies
Appendices of the Business Case

Wards affected: All wards affected.

Contact: Rob Jarvis – Head of Housing & Community Services

Background Information

1 Introduction and background

- 1.1 The Council has an increased level of Section 106 commuted sum funds for a number of reasons which are detailed within the Affordable Housing Investment report attached as Appendix A to the business plan.

These include a spike in the collection of funds coinciding with a reduction in use of the grants made available for Registered Providers due to the rent cuts of 2015 and a significant reduction in Government grant available for rented homes.

The level of commuted sums provides the Council with an opportunity to review the way these funds were used and to build on its already impressive record of delivery and do even more to support the delivery of new affordable rented homes in the district.

- 1.2 Cabinet members considered the Affordable Housing Investment report in November 2017. The report set out the future direction for the Council as it continues to invest in affordable housing and make the best use of commuted sums.
- 1.3 It recommended that we continued to work with Registered Providers and invested in good quality temporary accommodation. It also proposed that the Council undertook further work to assess the case for the creation of a vehicle to enable the direct delivery of affordable housing.
- 1.4 In response to the November 2017 Affordable Housing Investment paper a project team made up of representatives from Housing, Finance, Legal, Property and Corporate Performance was created to investigate the options available to the Council to deliver permanent affordable housing. A number of options were investigated and reasons for progressing or dismissing them are detailed with Appendix F of the proposed business case.

These options included:

- Reinstating the Council's Housing Revenue Account
- General fund delivery
- Affordable Housing Company
- Joint Venture with a Registered Provider

The conclusion of this work identified an Affordable Housing Company as the preferred method to meet the Council's objectives to:

- Increase the delivery of affordable homes
- Make the best use of section 106 commuted sums
- Provide a financial return for the Council

- 1.5 The project team have created a business plan which maximises the opportunities the affordable housing model option provides and proposes the creation of a Property Development Company and a Property Holding Company to deliver affordable rented homes in the district.

The initial proposals were sense checked and appraised by independent consultants 31Ten who stress tested the proposals and undertook an early sensitively analysis.

- 1.6 Since this date the team have created a detailed business plan using legal advice from Bevan Brittan law firm to ensure the proposal is sound. Advice from Bevan Brittan

confirmed the model's suitability to meet the Council's objectives and is attached as appendix G to the business plan.

- 1.7 The creation of the Affordable Housing Company model provides the Council with another method of delivery for any development opportunity. The creation of this model also doesn't preclude any existing method of delivery, it is simply an addition to them.
- 1.8 We will still continue to support Registered Providers to maximise rented homes on their own sites and S106 sites and deliver additional temporary accommodation if required.
- 1.9 The number of affordable housing completions between 2013/14 and 2017/18 are set out in table below and demonstrate an average number of affordable homes per year of 221.

	2013/14	2014/15	2015/16	2016/17	2017/18
Affordable Housing	239	245	150	224	249
Market Housing	637	653	1100	584	954

- 1.10 Despite this high level of delivery, when considered in conjunction with Council's housing register, the levels of delivery are merely maintaining a consistent average number of households on the Housing Register rather than reducing it.
- 1.11 It is expected that this level of delivery will be maintained but that the creation of the Affordable Housing Company model will provide an additional 65-70 homes in some of our areas of greatest demand and reduce the average number of households on the Housing Register.

2 Relevant Council policy

- 2.1 This report accords with the objectives of the Corporate Plan as it will help:
 - Support the delivery of housing to meet local need
 - Provide access to appropriate and affordable housing
 - Reducing the number of households placed in Bed and Breakfast accommodation

3 Details

- 3.1 The proposal sees the Council approving a two company model. A Property Development company and a Property Holding company.

The two company have been proposed as they have two clear different functions. One develops the accommodation and the second holds the stock and manages the tenants within its homes.



3.2 The two company model has been selected for a number of reasons including:

- Separation of risk between development and managing functions
- Separation of assets
- VAT efficiencies
- Tax efficiencies through group tax relief

Council staff will be directors of both companies with three directors proposed for the development company and four for the holding company. Legal advice recommends members and statutory officers should not be directors of the company to prevent conflicts of interest that could arise. The additional director required for the holding company incorporates a council officer with responsibility of managing residential council accommodation.

3.3 The Council will be the sole shareholder of the parent (development) company with the property holding company being a subsidiary. Specific decisions will need to be made by both Council and Cabinet.

Council are required to approve funds for the companies to operate. These are loans and equity within the development company. Council will also be required to consider any land disposals to the development company that would trigger Secretary of State Sign off requirement.

Cabinet are required to consider each individual development business case and approve the allocation of S106 commuted sum funding to enable the property holding company to acquire the built units from the development company.

3.4 The property development company will operate at a loss of £210k over the first four year (based on current estimations) and the property holding company is estimated to return a pre-tax profit of £325k in year four. Costs for legal services, audit services, procurement, staffing and facility recharges alongside staff training and compliance have all been factored into the running costs of both companies.

Collectively they will generate an income to be returned in dividend to the Council. The full impact on the Council's finances is detailed within section 7 – Resource comments.

- 3.5 65 – 70 homes are proposed to be delivered using this model in the first four years. Land owned by the Council or with development restrictions will be used initially.

The first two sites have been identified in Billingshurst and Henfield. These are smaller sites that will enable the delivery team to build upon experience gained through the delivery of temporary accommodation schemes to deliver permanent affordable homes.

A number of criteria will be considered when a decision is made to dispose of land to the property development company. These include:

- Location
- Planning
- Affordable housing demand
- Viability
- Residual value
- Use restrictions
- Site specific issues

- 3.6 The model has the flexibility to acquire land not owned by the Council but at this stage this option is not deemed to be required.
- 3.7 The property holding company will set its rents at the Local Housing Allowance rent levels. Capping rents at this level ensures households that may be entitled to support with rent costs can receive assistance with their full rent if their circumstances allow. I.E, the rents proposed do not exceed the maximum amount a household could receive in housing benefit of the housing element of universal credit.
- 3.8 A nominations agreement will be entered into between the property holding company and the Council which ensures the Council's Housing team allocates households from the housing register to 100% of the holding companies new properties.
- 3.9 The structure, governance and finance arrangements proposed will see the delivery of 65-70 homes to be allocated to households with an identified housing need on the Council's housing register. The rents will be set at an affordable level and support the reduction in the number of households in housing need in the district.

4 Next steps

- 4.1 Following approval of this model, the structure can be incorporated reasonably quickly.

The operational structure will be set up early in the 2019/20 financial year. Key documents will be prepared, circulated and then amended so that they reflect the Council's preferences, in for example, the level of control it would like to exercise and the definition of reserved matters that must revert to the Council for a decision.

- 4.2 Key documents required to implement the proposed model include:

- Articles of association and shareholders agreements
- Resourcing contracts
- Capital funding agreements
- Working capital funding
- Transfer documents

- Development documentation
- Grant agreement
- Nomination agreement
- Assured Shorthold Tenancy (AST) agreement

The requirement of these documents is detailed further within the legal advice obtained from Bevan Brittan and contained within Appendix H of the business plan.

5 Views of the Policy Development Advisory Group and outcome of consultations

- 5.1 A presentation of the proposal was given to a joint Community & Wellbeing and Finance & Assets Policy Development Advisory Group 4th March 2019. This focused upon the governance, structure, decision making and financial detail of the companies. A number of points were raised, discussed and clarified. The group support the proposal.
- 5.2 An all member briefing was held 26th February 2019 in which the outline of the proposal including governance, structure and finance were highlighted. Members were supportive of the proposal.
- 5.2 Council's Monitoring Officer has been involved in the bringing of this proposal to Cabinet and has commented in paragraph 8 'Legal Consequences' of this report.
- 5.3 Council's S151 Officer and Head of Finance have been involved in the bringing of this proposal to Cabinet and has commented in paragraph 7 'Resource Consequences' of this report.

6 Other courses of action considered but rejected

- 6.1 Alternative options for the delivery of permanent affordable housing were considered prior to the proposal to create the affordable housing company model. These included:
- Reinstating the Council's Housing Revenue Account
 - General fund delivery
 - Affordable Housing Company
 - Joint Venture with a Registered Provider

The consideration of these options is detailed within Appendix F of the attached business case.

7 Resource consequences

- 7.1 Whilst holding unspent section 106 (S106) money, the Council generates interest as part of the Council's treasury management investments, which the Council currently uses in its revenue fund.

Using the S106 will therefore cause the income of the Council to reduce. Therefore, the Council will need to use reserves or make further savings to replace this. The capital strategy currently factors in the following spends of S106 on housing totalling £12.5m across the four-year period.

	2019/20	2021/22	2022/23	2022/23
Estimated use of S106 housing related p.a.	£2.5m	£2m	£3m	£5m

The S106 spend in 2019/20 includes £1.5m on the completion of temporary accommodation at Peary Close, Horsham and Rowan Drive, Billingshurst.

It also includes an estimated £0.8m to Saxon Weald to help deliver a further 57 units of affordable rented accommodation across three sites in Horsham and one in Rudgwick – which is also on the Cabinet agenda on 21 March 2019. A further £0.8m would also pass to Saxon Weald in future years on the completion of these sites.

Spending S106 within the Council's Housing Company has the benefit of retaining the land and the asset within the group, and generating a financial return (dividend) to help offset the loss of interest to the Council.

The Council currently generates approximately £0.25m of interest annually on the £10m held in the bank. This would be lost to the Council should the Council choose to passport the S106 to Registered Providers (RPs) or have to return expired S106 to the developers without using it.

Within the estimates used in the modelling, the Affordable Housing Company project would reduce this reduction to revenue to approximately £40k to £50k per annum once the initial build phase has been completed.

However, this is based on three key assumptions in the modelling:

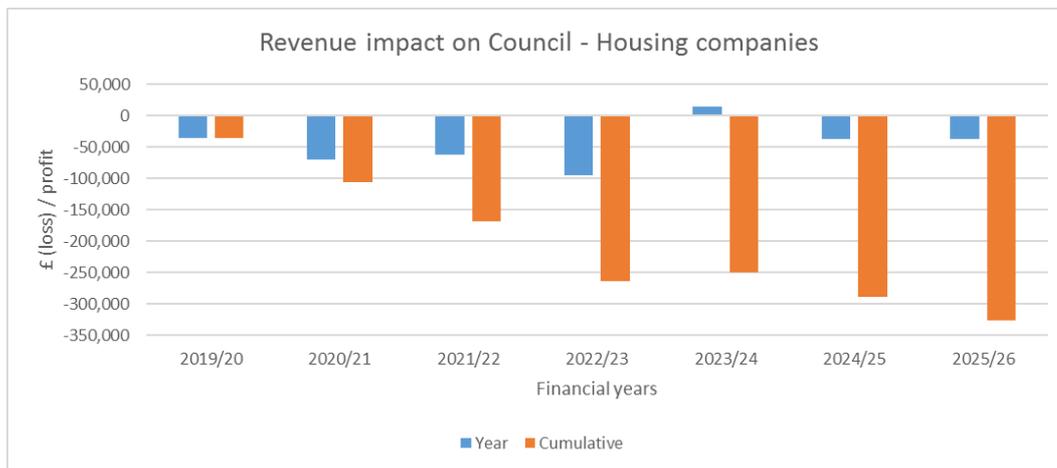
1. There are no enhancements to the builds above the optimal building regulation compliant standards.
2. There are no significant issues found during demolition and build that increase the build costs above the costs and contingency allowed.
3. At least 80% of the profits from the Property Holding Company are paid back to the Council as a dividend.

If any of points above change, the Council's finances would be adversely affected and the Council would have to seek alternative savings elsewhere to cover the losses.

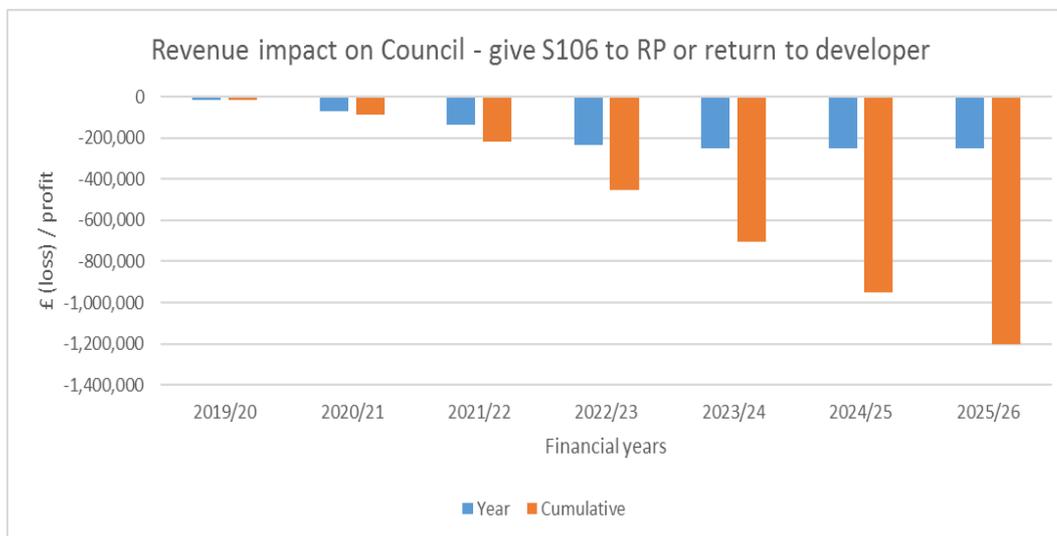
As part of the anticipated costs to the Council, the Council will have to introduce group accounts and pay enhanced audit fees for the audit of group accounts.

If potential Council owned sites that have been identified are transferred to the company, the sale of the land for less than market value, which seems inevitable if this land is used, will lead to a loss in the Consolidated Income and Expenditure Account and a reduction in the Balance Sheet assets in the year of land transfer. This will even out in the group accounts, which will reflect the gain in the Company Accounts. This issue will also arise again with any other piece of land with more than a nominal value on our Balance Sheet.

None of these additional costs to the Council have been quantified in the business case, which solely relates to the companies. The costs to the Council are anticipated to reach around £250,000 cumulatively by 2023/24 and then by £40k to £50k each year after that. By 2025/26 this would reach £325k.



7.2 The proposed model compares favourably however, with an estimated cumulative loss in revenue of £1.2m by 2025/26 should the S106 monies be passed to Registered Provider's or returned to the developers when the time restrictions of funds are reached.



8 Legal consequences

8.1 Local authority use of wholly owned companies for housing purposes is increasingly common, and would be a legally viable model for the Council to use to meet its objectives.

The model proposed within the business case reflects legal advice obtained from Bevan Brittan LLP. They have worked alongside a number of other Local Authorities to set up housing companies for both the development and holding of affordable housing and have a successful track record.

The Council has the power to set up and fund the companies in the ways proposed. Each company's operation would be overseen by a board of directors, but with strategic control retained by the Council. Support and other services could be provided by the Council so that there would be no need for either company to employ staff directly.

The Council should consider potential conflicts for officers and Members appointed as directors of either company. Advice recommends that there will be fewer risks of conflicts of interest if Members and statutory officers are not appointed. We have followed this advice within the proposal.

This advice will be confirmed as each development proposal is developed and a business case put forward. It includes, inter alia, advice regarding:

1. powers available to the Council to set up the Companies
2. powers to dispose of land to the Property Development company
3. powers to fund and use s106 commuted sums for the transfer of built units to the Property Holding company
4. state aid issues

Advice has also confirmed that each company will only be liable for its own debts. There are however two circumstances in which one could potentially be liable for the other, although these are only likely to occur in exceptional circumstances. The first is where the court “pierces the corporate veil” because, for example, a company was deliberately used to avoid liability, and the second is where one acts as a shadow director for the other. Our model proposes sufficient governance in place to mitigate this risk.

If a decision is made to cease company activities the model is such that the companies can become dormant. Any stock held by the proposed PropHold company could be disposed of to a Registered Provider at best possible price which ensures the affordable housing element is retained in perpetuity.

9 Risk assessment

- 9.1 Risks are detailed within the business case.

10 Exempt Appendix

- 10.1 Category exemptions 3, 4 and 5 have been considered in determining that the Affordable Housing Delivery Business case and its appendices are exempt from publication.

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By virtue of paragraph(s) 3, 4, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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Report to Cabinet

23 November 2017

By the Cabinet Member for Housing and Public Protection



Information Report

Not exempt

Affordable Housing Investment

Executive Summary

Our Housing Strategy (adopted 2013 and reviewed 2017) has the objective of increasing the supply of homes that people in housing need can afford. This commitment has delivered 1186 new affordable rented and shared ownership homes across the district since 2010.

A significant part of this strategy has been realised by using affordable housing commuted sum payments (secured from housing developers through Section 106 agreements where affordable housing is not provided on site). This approach has seen an investment of over £8 million over a seven year period and has helped deliver 240 of those 1186 affordable rented units

To deliver affordable rented housing in the district the Council has historically worked very closely with a number of Registered Providers (formally known as Housing Associations or Registered Social Landlords) such as Saxon Weald (created by Horsham District Council to manage the Council's former housing stock following the completion of Large Scale Voluntary Transfer in 2000), Stonewater and Hyde Housing. This approach became much more challenging when the Government unexpectedly introduced a requirement for Registered Providers to cut rents in real terms by 1% pa for a period of 4 years. As a result of this rent Registered Providers reassessed their financial models, halted their proposed development plans and became more reliant on greater contributions from commuted sums. This period of uncertainty also coincided with a sharp increase in the level of commuted sums collected by this Council primarily due to progress with large scale housing developments such as the West of Horsham schemes.

In 2017 the Government has made a number of new announcements and statements on the housing crisis and affordable housing. It is therefore a good time to review the Council's approach to investing in affordable housing. This report sets out the future direction for the Council as it continues to invest in affordable housing and make the best use of commuted sums. It recommends that we continue to work with Registered Providers and we invest in good quality temporary accommodation. It also proposes that the Council undertakes further work to assess the case for the creation of a vehicle to enable the direct delivery of affordable housing. In undertaking this work the Council needs to be mindful that at the time of this report the Government has not yet fully articulated its view of the future for affordable housing.

Recommendations

Cabinet is recommended to:

- Review and support the Council's approach in investing in affordable housing as set out in sections 3.2 and 3.3 of this report
- Note that further work will be undertaken in developing and accessing options for the delivery of affordable housing as set out in section 3.4 of this report

Reasons for Recommendations

- i. To assist the Council in achieving its target of delivering 240 affordable homes a year through the allocation of affordable housing commuted sum payments to maximise on site delivery.
- ii. To assist the Council to achieve its objective to reduce the number of households having to be placed in bed and breakfast accommodation through the provision of additional temporary accommodation.

Background Papers

Horsham District Housing Strategy Position Statement Annual Review 2016/17

Wards affected: All wards affected.

Contact: Rob Jarvis, Head of Housing Services 01403 215449

Background Information

1 Introduction and Background

1.1 National picture

In 2015/16 central government told all Registered Providers that they must make a rent reduction of 1% pa for 4 years through to 2019/20. This was in sharp contrast to the long standing Government policy of allowing rents to rise by RPI plus 1% a year. Registered Providers were caught unaware by this proposal and were forced to reassess their financial modelling. At the same time it was announced there would be no grant for rented homes and that the focus would be on home ownership with Government grants being allocated towards the delivery of shared ownership. As a result, the majority of national Registered Providers had no choice but to halt their development plans and reassess their development aspirations with a substantially reduced income forecast. In practice often this meant delivering half the number of houses originally intended or them making significant changes to the profile of sites to increase the proportion of units for sale at normal market prices in order to help cover the cost of the affordable homes there.

2017 has seen a renewed focus from Government on the issue of affordable housing. In February it published the Housing White Paper – ‘Fixing our Broken Housing Market’. This set out the Government’s intention to provide a revised definition of affordable housing within the National Planning Policy Framework, introduce affordable private rented housing and support innovation from local authorities to promote more house building. Government would however expect new tenants of affordable properties to be offered equivalent terms to those in council housing including a right to buy their home.

In September the Communities Secretary announced a green paper on social housing that would be a ‘wide-ranging, top-to-bottom review of the issues facing the sector’. The green paper’s intention was to start a nationwide conversation on social housing. This was followed by the Prime Minister launching her vision to renew the ‘British Dream’ at the Conservative Party Conference in October. In her speech she confirmed that the cornerstone of this was to fix the ‘broken’ housing market. The broad proposals were to increase support for Help to Buy, provide additional funding for affordable housing and post 2020 rent increase of Consumer Price Index + 1% for five years were confirmed, essentially returning to the arrangements in place prior to the 2015 rent cuts.

1.2 Local picture

An example of how changes introduced in 2015 have impacted locally is the Winterton Court site in Horsham. When this site was originally proposed it was set to offer almost 70 affordable homes. The final site approved had a different look with 23 affordable homes (20 affordable rent and 3 shared ownership) and just over 40 for market rent.

The annual 1% rent reduction policy has meant locally Registered Providers are unable to deliver affordable rented homes as they have done in the past. Where sites do lend themselves to additional rented units the amount of funding support needed to deliver those homes has increased significantly. In some cases this has increased by almost five times when compared to the average financial support provided to Registered Providers prior to 2015.

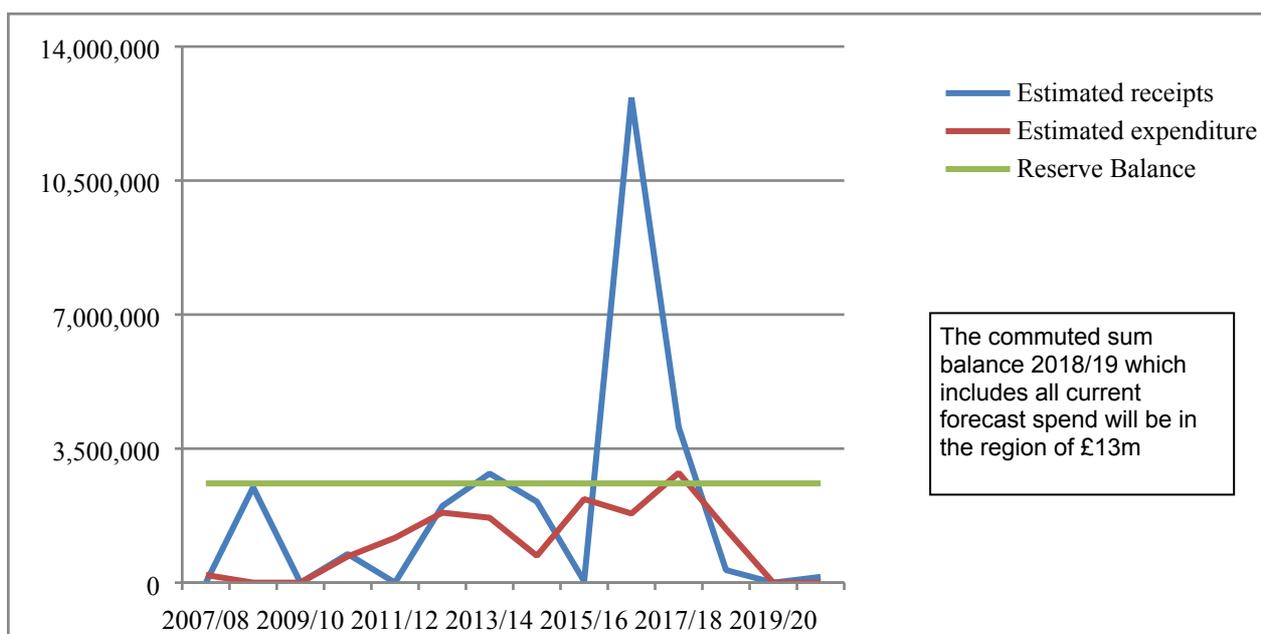
Despite the imposition of the rent reduction policy, our district target remains that of delivering 240 affordable homes per year made up of both affordable rented and shared ownership accommodation. This figure was identified using the Strategic Housing Market Assessment (SHMA) and detailed analysis of the Housing Register. Examining a snapshot of the delivery of affordable homes between 2013 and 2017 shows that 858 affordable

homes have been delivered. If the target had been fully met 960 homes would have been delivered. Had government policies affecting Registered Providers not have been implemented it is anticipated the target would have been met.

1.3 Commuted Sums

As can be seen from the graph below, there has been a large spike in council income from commuted sums over the recent period. Whilst the s106 agreements with the two developers of this 2500 unit scheme secured a substantial number of affordable units on site, part of the balance was made up through commuted sum payments. At the time, this agreement in itself was not a concern. Registered Providers had progressive and sizeable development plans which would have required financial support to maximize affordable rented unit delivery. The abrupt policy changes described above however changed this scenario.

The graph demonstrates minimal expenditure in 2007/08. Expenditure increased in response to the upturn in collection of commuted sums in 2009/10. The Council's actions and successful partnership with the Registered Providers saw income closely mirroring expenditure rates between 2009 and 2015 which led to the good level of affordable homes delivery referred to above. However the sudden reduction in income to Registered Providers, as a result of the new rent reduction policy, meant that this could not be maintained.



Historically the average balance of commuted sums has been around £2.5 million. If this historical level of reserves is to be retained as a future base figure, it provides the council with a "surplus" of £10.5 million. However, as can be seen, receipts are predicted to drop dramatically as we reach 2019/20. Mindful of these figures, it is appropriate for the council to review its policy. In doing this it does however have to be equally fully mindful of ongoing changes in Government policy.

There are a number of points that need to be considered when determining the best future use of commuted sums. These are:

- At present the graph above demonstrates, estimated receipts dropping away to levels similar to 2007/08 post 2017. However this could change if the review mechanisms that the Council have in place demonstrate that schemes have been more financially viable as the

housing market has improved and in turn could provide for additional affordable housing. This could deliver an additional £5 million in receipts over the next five to ten years.

- The changing market in which Registered Providers have had to operate with reduced government grant is leading to a reduction of affordable rented properties being delivered. The Government has signaled its intention to reverse this decision.
- Registered Providers are requesting substantially increased financial support (around five times as much when compared to previously delivery averages) to provide the Council with nomination rights. Historically providers were able to access funding from Homes and Communities Agency to deliver rented accommodation. This is no longer the case. They could also estimate income from rented units increasing which was brought to an end when the rent cuts were introduced in 2015.
- Annual cost of providing bed and breakfast accommodation to homeless households now averages £234,000 per annum (2013 to 2017). This is unsustainable as a financial model. We have gained invaluable experience of delivering temporary accommodation. This includes the use of £2.9million commuted sums to deliver 17 units of new temporary accommodation at Bishopric to support our homeless households and reduce our reliance on expensive bed and breakfast.
- There has been an increase in households with an identified housing need. The Housing Register stands at 695 households (01/06/2017). This compares to 565 as at 01/06/2016.

2 Relevant Council policy

2.1 This report accords with the objectives of the Corporate Plan as it will help:

- Support the delivery of housing to meet local need
- Prevent homelessness throughout the Horsham District
- Provide access to appropriate and affordable housing
- Reducing the number of households placed in Bed and Breakfast accommodation

3 Details

3.1 To make the best future use of the commuted sum funding and to provide a range of housing solutions to those in greatest housing need, we need more than one solution. We have a proven track record in delivering accommodation through Registered Provider partners and can meet our short term demand for temporary accommodation with direct delivery. These models work and we will continue them whilst there is an identified need. We will also continue to explore options for direct delivery of affordable accommodation. These solutions are set out in more detail below.

3.2 1. Support of Registered Providers to deliver affordable rented accommodation

We have worked in partnership and provided substantial support to Registered Providers in the past which has enabled us to deliver affordable rented homes for those in housing need. We will consider continuing to do this on sites that have specific issues preventing their delivery where this could be unblocked with additional funding. In return for supporting Registered Providers to deliver accommodation, we receive 100% of nomination rights to the initial vacancies and 75% of all subsequent resulting vacancies. The access to these nomination rights directly reduces the number of households on the district's housing register and in temporary accommodation.

A recent example of the support we are able to provide is the site of 20 affordable rented properties which were delivered by Saxon Weald in Cowfold. This provided the Council with

20 additional nominations rights for those on the Housing Register. Two further sites have received commuted sum spending approval and we await delivery of 15 units of rented accommodation (8 rented homes in Coldwaltham with Stonewater and 7 rented homes in Christs Hospital with Hyde Housing).

Supporting Registered Providers to deliver affordable rented accommodation will continue to deliver a number of benefits including:

- Providing homes for the increasing number of households on the Housing Register.
- Supporting reaching our affordable homes delivery target.
- Meet specific demand pressures. Adapted units of larger family homes, for example.

To make the best use of commuted sums we need to ensure our work with Registered Providers delivers the accommodation we need and in the areas of greatest demand. An assessment of demand has been completed through an analysis of the Council's Housing Register, the Strategic Housing Market Assessment and Parish Housing Needs surveys alongside data available in respect of West Sussex Health Profiles and the Office of National Statistics Population Projections. This has provided a set of objectives which can be used to guide our work with Registered Providers. In future we will encourage schemes that:

- Provide accommodation in the areas of greatest demand. These are Horsham Town, Broadbridge Heath, Southwater, Billingshurst and Warnham.
- Deliver smaller units of accommodation. 36 per cent of households on the Housing Register require one bed accommodation.
- Provide an accommodation solution to those households in housing need that would be adversely affected by welfare reform changes. This includes households under the age of 35 being restricted to the Local Housing Allowance (LHA) shared room rates as an upper rental threshold.
- Provide an accommodation solution in smaller parishes where hidden households unable to secure suitable affordable housing in their home town/village can be identified through local housing needs surveys. Previous local connection schemes have been delivered in Amberley, Ashington, Cowfold, Henfield and Washington in recent years.
- Support options for community-led housing solutions identified through the Sussex Community Housing Hub. Horsham District Council has co-funded a Community Led Housing Advisor with a number of other East and West Sussex Authorities to provide communities with an expert to help shape to identify opportunities that may be available to deliver accommodation in their community to meet their local objectives and demand.
- Provide specialist accommodation for those with disabilities to both live independently and provide appropriate accommodation for families with disabled children to function as a family unit. There are currently 44 households on our housing register with an identified need for adapted accommodation.
- Provide accommodation to meet the changing demographic of the District. This could include extra care schemes similar to that delivered previously by Saxon Weald at Highwood Mill. Horsham District profile data suggests we will have a 72.2% growth in our population aged 65+ to 2039 including an extra 3,629 residents aged 90+ over the same period.

3.3 2. Delivery of temporary accommodation

Delivering additional units of temporary accommodation for those facing homelessness provides a number of benefits:

- Reduces reliance upon unsuitable Bed and Breakfast for our most vulnerable households.
- Reduces in Bed and Breakfast expenditure - Average £234,000 pa 2013 to 2017 but which will increase with service demand.
- Reduces the council's average annual cost of bed and breakfast accommodation by around £200,000 per year
- Generates income from temporary accommodation rental units, thereby contributing to the funding of our housing services.
- Enabling us to rationalise our current temporary accommodation stock which in turn will allow us to de-commission ineffective stock and potentially dispose of or redevelop sites. This will provide further benefits such as capital receipts or redeveloped sites providing alternative housing.
- Mitigating additional accommodation obligations that will be placed upon Local Authorities in respect of the Homeless Reduction Act 2018.
- Utilisation of commuted sum (Section 106) funds where agreements allow.
- The delivery of additional temporary accommodation units therefore meets the Council's Strategic plan to improve the Council's housing stock and build revenue streams through an increasing investment portfolio.

Opportunities for additional acquisition are being negotiated and we have two schemes detailed below that are included in the 2018/19 capital programme.

Proposed Temporary Accommodation Sites			
Site	Potential Units	Funding	Year
Rowan Drive, Billingshurst	8	£1.5m	2018/19
Peary Close, Horsham	8	£1.5m	2018/19

We do not need to continuously deliver new temporary accommodation. The schemes listed above will enable us to meet the current demand levels and further reduce the reliance upon bed and breakfast accommodation. It should be noted that there will always be need for some level of bed and breakfast accommodation.

3.4 Looking ahead - creation of a new vehicle to deliver affordable housing?

It is important to ensure all opportunities to increase permanent affordable housing delivery are investigated. We have undertaken an initial assessment of creating a wholly owned Council Housing Company but we need to fully understand the implications of this. Not least in the light of recent Government announcements that have suggested affordable housing owned by council housing companies could be subject to 'right to buy'. Indeed the Secretary of State's regular use of the phrase 'housing crisis' and the flurry of announcements from the Government on affordable housing and housing in general has considerably added to the uncertainty around the future of affordable housing. It is welcome that the Government is being more proactive but it does mean any significant change in policy by the Council will have to be fully understood before proceeding.

The work completed to date has identified a number of options for the holding of permanent stock and these need be considered in greater detail. They include:

- Council operated Registered Provider
- Wholly owned Housing Company
- Arms-Length Management Organisation (ALMO)
- Blended approach of multiple options

Delivering additional units of permanent accommodation could provide a benefits including:

- Ensuring smaller sites provide on-site delivery where traditionally Registered Providers decline to bid for the affordable housing allocation.
- Creating a portfolio of accommodation that could be used to finance further development providing a longer term delivery stream.
- Ability to ensure developments focus on the unmet needs of those on the Council's Housing Register.

Given the number of changes and increasing complexity of Government affordable housing policy, it is recommended that we commission an appraisal to review our options and make recommendations for the district council's own future policy for provision of affordable housing.

4 Next Steps

- 4.1 In order to continue the approach referred to within this report, meet the significant challenges facing the affordable housing market and make the best use of commuted sums we need to pursue a flexible approach. As this report has demonstrated policy shifts by the Government have had a significant impact on the delivery of affordable housing and the level of commuted sums. We should look to maximize our use of commuted sums and it is likely this will include continuing to work with Registered Providers where it is appropriate to do so and have an on-going commitment to invest in new temporary accommodation to meet demand. The recent large increase in the level of commuted sums held by the Council also offers the opportunity to investigate fully the possibility of directly delivering affordable rented homes. This could offer an additional way to make the most effective use of the funding. It goes without saying that in bringing forward proposals the Council will have to keep fully informed of the Government's evolving agenda on affordable housing.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 The proposals to support Registered Providers and deliver additional temporary accommodation were discussed and supported by the Housing and Public Protection Policy Development Advisory Group 21st August 2017. The recommendation to further investigate methods to deliver additional permanent housing units was in principle supported pending the outcome of an assessment of options.

This report will be taken to Housing and Public Protection Policy Development Advisory Group 20th November 2017.

- 5.2 This report reflects recommendations from the Council's Interim Monitoring Officer
- 5.3 The Head of Finance supports the points detailed within the paper and highlighted the need to consider income generation through any development opportunities that become available.

5.4 The general principles of this report have been shared with two Registered Providers.

- Saxon Weald commented that the targets set were understandably broad. They also understood the need for all future options to be examined and suggested they would be happy to explore closer collaborative working that would help meet the objectives set out in section 3.2.
- Moat Housing have also been consulted as a larger stock holding partner operating across a number of Council areas in the South East. They commented in support of the recommendation to continue to support Registered Providers. They further added their support specifically to flexible approach the Council has adopted to facilitate the most appropriate tenure splits on site.

6 Other Courses of Action Considered but Rejected

6.1 This report is for information only and advises the current position of the Council's affordable housing commuted sum spend. Any options to be progressed at a later date will be brought to relevant PDAG(s) for comment and to the cabinet for approval.

7 Resource Consequences

7.1 No financial consequences.

7.2 The financial consequences of any individual options that may be progressed will be reported to Cabinet.

8 Legal Consequences

8.1 No legal consequences.

8.2 The legal consequences of any individual options that may be progressed will be reported to Cabinet.

9 Risk Assessment

9.1 There are no direct risks associated with this report.

10 Other Considerations

10.1 There are no consequences in respect of Crime & Disorder; Human Rights; Equality & Diversity and Sustainability.

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Report to Cabinet

21st March 2019

By the Cabinet Member for Community & Wellbeing



DECISION REQUIRED

Not Exempt

Allocation of Section 106 Commuted Sum funding for Saxon Weald

Executive Summary

Horsham District Council and Saxon Weald have a longstanding record of collaborative working. This approach has, in part, enabled the Council to achieve the high number of affordable homes provided in the district year on year.

Working in partnership with Council Officers and with grant funding from Section 106 commuted sum funds, an opportunity to maximise the number of affordable rented homes has been identified.

Saxon Weald are proposing to deliver four sites of accommodation within the district which would deliver 84 rented homes.

Planning applications are being considered for four sites which would see the delivery of a mix of homes from one bedroom flats to three bedroom houses. These homes are across three sites in Horsham and one in Rudgwick.

Redevelopment of the four sites would enable provision of the following:

One Bed Flats	Two Bed Flats	Two Bed Houses	Three Bed Houses	Total
17	44	14	9	84

Saxon Weald have submitted planning applications under references DC/18/2747, DC/18/2748, DC/19/0153 with one pending submission. All applications are subject to the usual planning considerations and consultation.

The Council will receive 100% initial nomination rights to the properties and 75% subsequent nomination rights to the scheme secured through a scheme specific nominations agreement.

The Afford Housing constructed by the grant funding by the Council will be secured in perpetuity through a separate legal agreement.

Recommendations

Cabinet is asked to:

- i. Approve the expenditure of £1,658,000 (subject to planning permission) which is funded from Section 106 receipts secured for new affordable housing. This funding will enable the development of 84 new affordable rented homes at:
 - Blenheim Road, Horsham
 - Pathfield Close, Rudgwick
 - Bennetts Road, Horsham
 - Page Court, Horsham

Reasons for Recommendations

- i) To assist the Council in achieving its target of delivering 240 affordable homes a year.
- ii) To assist Saxon Weald to deliver much needed affordable accommodation for persons in housing need on the Council's housing register.

Background Papers

Affordable Housing Investment Report – considered by Cabinet November 2017

Wards affected: Holbrook West
Horsham Park
Rudgwick

Contact: Rob Jarvis, Head of Housing & Community Services 01403 215449

Background Information

1 Introduction and Background

- 1.1 The purpose of this report is to seek the Cabinet's approval to grant fund the development of eighty four new affordable rented homes by Saxon Weald across four sites:

Blenheim Road, Horsham
Pathfield Close, Rudgwick
Bennetts Road, Horsham
Page Court, Horsham

- 1.2 These affordable rented units will directly reduce the number of households on Horsham Housing Register with an identified housing need.

2 Relevant Council policy

- 2.1 District Plan - *Provide access to appropriate and affordable housing*
- 2.2 The Council's Housing Strategy 2013-15 states that in order to meet current and projected housing need in the District, 240 affordable homes a year should be delivered. This scheme contributes to that target provision.
- 2.3 Cabinet noted the content of an Affordable Housing Investment paper November 2017 which confirmed the Council's commitment to support Registered Providers with S106 commuted sums funds to deliver affordable rented homes.

3 Details

- 3.1 The four sites are subject to planning permission and will be considered in accordance with planning policies and have included pre application community consultation by Saxon Weald.
- 3.2 Three sites have been submitted for planning consideration with the fourth anticipated to be submitted late March / April 2019.
- 3.3 If the sites obtain planning permission the Council will fund 50% of the funding required per scheme when the development starts on site and the remaining 50% of site specific funding at the point of practical completion.
- 3.4 A legal agreement will be entered into to secure the funded units remain as affordable rented homes in perpetuity.

4 Next Steps

- 4.1 Saxon Weald are to secure planning permission on the four proposed sites. Funding will be paid as described in section 3.3.
- 4.2 Once completed, the Council's housing team will nominate households from its housing register to the vacant properties. The nominations rights will be secured through a site specific nominations agreement.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 The Community & Wellbeing PDAG was consulted 4th March 2019 and were supportive of the proposal to allocate the appropriate commuted sums.

6 Other Courses of Action Considered but Rejected

- 6.1 Not supporting the scheme would result in the level of proposed affordable homes not being delivered and the additional affordable rented homes not being provided to assist those with a housing need on the Council's Housing Register.

7 Resource Consequences

- 7.1 The Council has a capital budget for Housing Enabling Grants. This is funded from Section 106 receipts which have been secured through the planning system and the money is used exclusively for the provision of affordable housing in the District. It is proposed that the grant of £1,658,000 for this new affordable housing development is paid from this budget. The capital budget for housing enabling grants in 2019/20 is £1m. The proposed timing of the payments will mean that £829,000 is spent in 2019/20 and £829,000 in future years. Therefore the proposed expenditure would fall within the limits of the approved 2019/20 capital programme.

8 Legal Consequences

- 8.1 The Council has a general power of competence under Section 1 Localism Act 2011 and specific powers under the Housing Act 1985 and the Local Government Act 1988 to provide financial assistance to facilitate the provision of housing. Grant is being allocated in accordance with the criteria in which it has been received, "For the delivery of affordable housing".
- 8.2 The Council has powers to restrict the use of land pursuant to S106 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991). A legal agreement will be entered into by the Council and Saxon Weald which secures the funded units of affordable rent in perpetuity.

9 Risk Assessment

- 9.1 There are no direct risks associated with this report.

10 Other Considerations

- 10.1 Access to housing is vitally important to preventing people from turning to crime
- 10.2 The Council is obliged (a) to give positive effect to the Convention rights and (b) not to infringe those rights as scheduled in the Human Rights Act 1998. Of particular relevance to the proposal are Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (right to property). Hyde Housing will have primary responsibility – however, the Council will be deemed to have met its statutory duty under the 1998 Act.

As said, the Council is required to consider not only the detrimental effects on citizens' Convention rights but also positively to enhance those rights. Providing

affordable housing through the scheme highlighted in this report will enable those in need to have a home of their own.

- 10.3 The scheme will contribute to meeting the housing need of persons in the District.
- 10.4 Delivering affordable housing and preventing homelessness are fundamental to establishing and maintaining sustainable communities.

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Report to Cabinet

21 March 2019

By The Cabinet Member for Planning And
Development



DECISION REQUIRED

Not Exempt

The High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024

Executive Summary

The purpose of this report is to seek agreement for the adoption of the High Weald Area of Outstanding Natural Beauty (AONB) Management Plan 2019-2024 which has been produced by the High Weald Joint Advisory Committee following a five year review. The following report provides an overview of the statutory and policy background to the Management Plan, provides specific details on the management plan itself, including its history, provides information on previous consultations, next steps, other courses of action that could have been taken and why they were not and finally resource consequences of preparing this management plan.

Recommendations

Cabinet is recommended

- i) That the High Weald Area of Outstanding Natural Beauty Management Plan 2019 – 2024 is adopted by this Council as the Management Plan for the High Weald AONB within Horsham District.

Reasons for Recommendations

- i) This recommendation is considered necessary as local authorities with land in an AONB are legally obliged under the Countryside Rights of Way Act 2000 to prepare and publish an AONB management plan.

Background Papers

The High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024.

Wards affected:

Cowfold, Shermanbury and West Grinstead
Forest
Nuthurst
Roffey South
Colgate

Contact:

Catherine Howe, Principal Planning Officer: 5505

Mark Daly, Planning Officer, Strategic Planning, Extension: 5106

Background Information

1 Introduction

- 1.1 The purpose of this report is to seek agreement for the adoption of the [JAC Approved High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024](#). (See Appendix 1). This Management Plan has been prepared to update the existing adopted Management Plan 2014-2019,

2 Statutory and Policy Background

Statutory background

- 2.1 Under the Countryside Rights of Way Act 2000, it is a requirement that local authorities prepare and publish a management plan for any Areas of Outstanding Natural Beauty (AONBs) within their authority area. This places a requirement on the Council to ensure a Management Plan is prepared for the High Weald AONB, situated in the north east of the district. The High Weald covers 15 separate local authority areas, and to ensure that the landscape is managed as a whole, the relevant local authorities jointly fund the High Weald AONB Partnership. The partnership is overseen by a Joint Advisory Committee (JAC) which is made up of a councillor from each of the contributing local authorities. The High Weald Partnership has been tasked with the preparation of the Management Plan on behalf of all local authorities. The current High Weald Area of Outstanding Natural Beauty Management Plan 2014 – 2019 was adopted in March 2014 and is due to be replaced by this review.

Relevant Council policy

- 2.2 The Council seeks to protect and enhance protected landscape through the Horsham District Planning Framework (Adopted November 2015), particularly the following policies:

Policy 24: Environmental Protection states: *“The high quality of the district’s environment will be protected through the planning process and the provision of local guidance documents.”*

Policy 30: Protected Landscapes states: *“The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced” “Proposals should have regard to any management plans for these areas”*

The content of the High Weald Management Plan is a material planning consideration for planning proposals in the High Weald AONB area.

3.0 Details

- 3.1 The first version of the High Weald Area of Outstanding Natural Beauty (AONB) management plan was adopted in March 2004. The management plan is subject to five yearly reviews, with previous updates completed in 2009 and 2014. The current Management Plan runs to 2019, and therefore a review and update of the plan has recently been undertaken.
- 3.2 The High Weald Management Plan aims to take character-led approach to the High Weald Area of Natural Beauty (AONB), setting out the long term policy objectives and short term targets for conserving natural beauty. The Plan also includes a description of the High Weald and its history; the vision; an introduction to the legislation and principles of the plan; the Statement of Significance; facts and figures describing the state of the High Weald landscape, and a section on implementation and monitoring.

- 3.3 The key points of the High Weald JAC's vision for the future of the High Weald are a landscape which:
- Retains its distinctive historic landscape character and beauty, and has halted the erosion of natural beauty avoiding poor development and incremental change.
 - Demonstrates a consistent approach to planning across the AONB, allowing for appropriate housing and economic needs of thriving communities and the land-based sector without compromising the characteristic historic settlement pattern.
 - Is valued and understood by people, businesses and communities, championed by the High Weald Joint Advisory Committee.
- 3.4 The Plan commits the High Weald partnership members to:
- Continue to work together towards sound planning policies across the AONB which allow planning proposals to be considered on a consistent basis.
 - Use the Plan as a 'checklist' against which to assess the impact that a range of activities may have on the AONB.
 - Use the Plan to identify effects of proposed development on the AONB helping ensure any development is 'landscape-led,' and contributes to conserving and enhancing natural beauty.
 - Use the Plan to help assess whether activities close to but not within the High Weald have the potential to affect the qualities of the AONB landscape.
 - Use the Plan and supporting research, to contribute to criteria for judging what might count as sustainable development within the AONB.
- 3.5 The review of the High Weald Area of Outstanding Natural Beauty Management Plan was undertaken in consultation with all the local authority partners, who provided comments on early drafts of the plan as it was being prepared. Key areas of engagement were as follows:
- **Expert Engagement:** A series of High Weald character component-themed workshops were hosted during May 2017. A range of experts and advisers in relevant fields were invited to submit their views on various aspects of a specific character component. Those unable to attend the workshops also had the opportunity of submitting their views via a feedback form.
 - **Public Engagement:** From September to November 2017, the High Weald AONB Partnership ran an online public engagement survey as part of the ongoing Management Plan review. A total of 294 people completed the survey and the results were subject to a full qualitative and quantitative analysis.
 - **Public Consultation:** Following agreement by the JAC, the High Weald AONB Management Plan 2019-2024 Consultation Draft was published for a formal period of public consultation between 13 June and 25 July 2018. Comments were invited from a wide range of organisations including statutory and voluntary organisations. Formal letters and emails were sent out to stakeholders inviting them to make comments and information was made available on the website, libraries and in adverts in country magazines. 143 responses were received from 115 individuals and 28 organisations including a response from Horsham District Council.

- 3.6 Following the review of the consultation draft management plan, the view at Horsham District Council was that there were no significant issues or concerns arising from the proposed Management Plan but a number of detailed comments and suggestions were made, including a suggestion to help ensure the retention of field patterns and landscape features and to enhance opportunities for everyone to appreciate and understand the character of the AONB.
- 3.7 Responses to the public consultation were collated over the summer 2018. These responses were summarised by the High Weald Partnership and are published on the High Weald Partnership website.
<http://www.highweald.org/high-weald-aonb-management-plan/management-plan-review.html>
- 3.8 All responses were considered by the High Weald Partnership and the Officer Steering Group which comprises Members from the 15 Local Authorities. This led to changes being made to the Management Plan including enhanced references to the suggestions made in the paragraph set out above. A full text of the final documentation is attached as Appendix 1.

4 Next Steps

- 4.1 The final High Weald AONB Management Plan 2019-2024 was agreed by the Joint Advisory Committee on 28 November 2018. The High Weald Partnership have now written to Horsham District Council requesting that the authority agree to adopt the management plan, to enable it to be used as the framework for continued management and protection of this nationally important landscape.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 Horsham District Council officers were involved in the preparation of the Management Plan during 2018, and comments and suggestions have been incorporated in to the new management plan.

PDAG: The new management plan is due to be reviewed by PDAG on 14 March 2019. Any comments will be reported orally at the Cabinet meeting. Cllr Kitchen who has been involved as the Council's representative to the High Weald Partnership has indicated that she fully supports the plan. 22/02/19

Finance department: No comment 21/2/19

Legal Department: No comment received

Monitoring officer: No comment 18/2/19

Director of Place: No comment received.

6 Other courses of action considered but rejected

- 6.1 Another course of action could be for this Council to produce a Management Plan for the area of the High Weald Area of Outstanding Natural Beauty in Horsham District alone. This option is however rejected as it would require a greater level of financial and staff resourcing than if undertaken by the High Weald AONB Unit. In addition, there is a risk that a Management Plan produced solely for the area of the High Weald in Horsham District would

lack the linkages to the wider High Weald landscape beyond the district boundary and limit the effectiveness of such a plan.

7 Resource Consequences

6.1 It is not considered that there are any major direct staffing or resource consequences arising from this report in addition to the normal staff time that is spent in relation to High Weald matters.

8. Financial Consequences

8.1 There are no direct financial consequences arising from this report. to the council pays an existing annual funding contribution towards the High Weald AONB Unit in order to enable this Council to meet out statutory functions in relation to this important landscape.

9. Legal Consequences

9.1 Under section 89 of the Countryside Rights of Way Act 2000 the council is required by law to formally adopt a Management Plan for the area designated as Area of Outstanding Natural Beauty that falls within the District. The preparation and adoption of the updated Management Plan will ensure that the Council meets its legal obligations in this respect.

10. Risk Assessment

10.1 There are no specific risks which have been identified with the adoption of this management plan. There would a significant risk should the plan not be adopted by the Council as it would not be meeting the legal obligations placed upon the authority. This would therefore require additional funding and cost to the authority as it would still be required to prepare such documentation.

11. Other Considerations

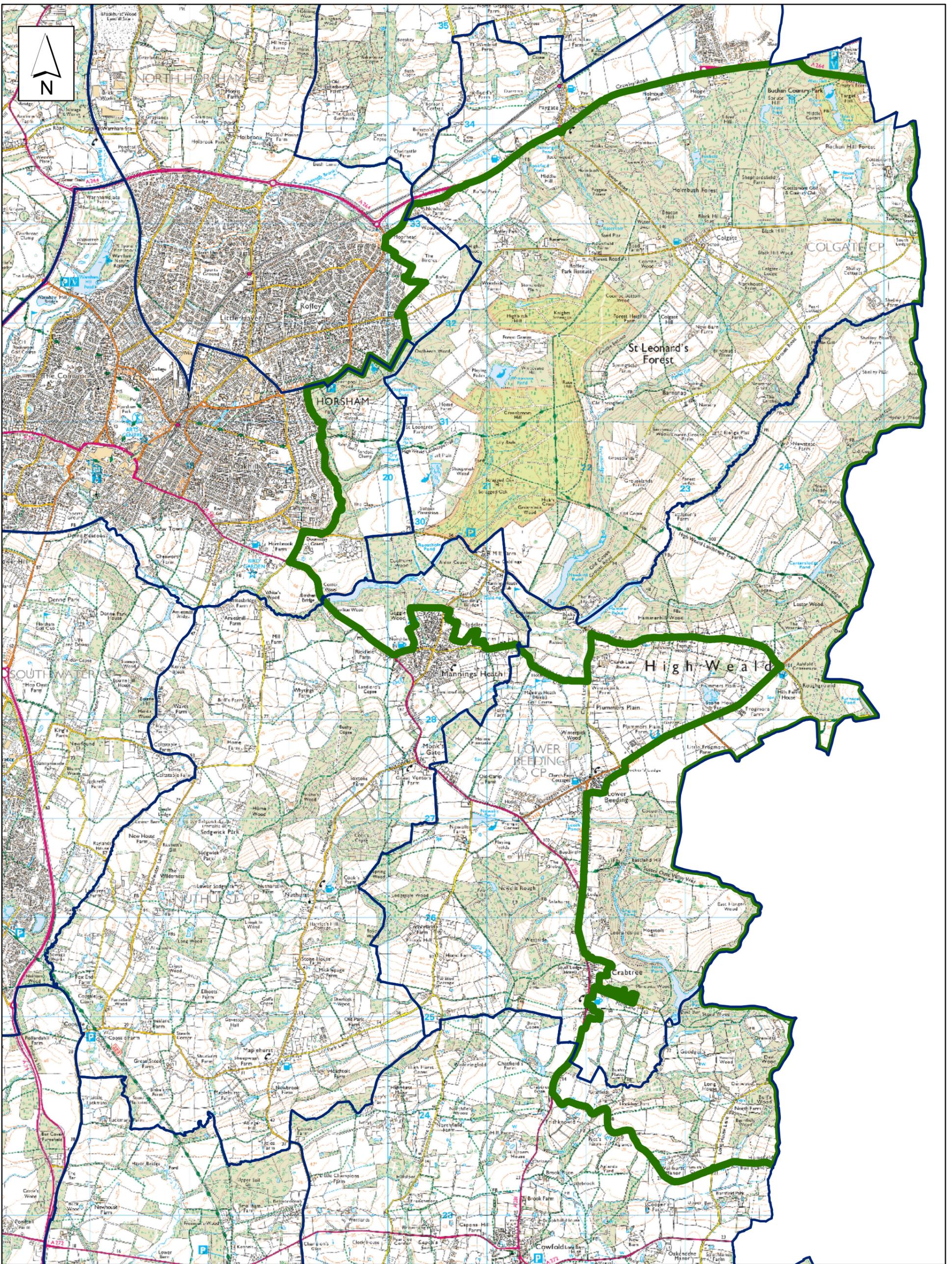
11.1 There are no consequences in respect of Crime & Disorder; Human Rights; Equality & Diversity and Sustainability associated with the adoption of the Management Plan.

Appendix 1

The [High Weald AONB Management Plan 2019-2024](#)

Appendix 2

Map of the High Weald AONB in Horsham District.



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

High Weald AONB in Horsham District

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Report to Cabinet

21st March 2019

By the Cabinet Member for Finance and Assets

DECISION REQUIRED



Exempt information in Appendix 1
Not for Publication – Exempt under Paragraph 3 of
Part 1 of Schedule 12A to the Local Government Act
1972

Disposal of surplus Horsham District Council property assets

Executive Summary

The Council's Corporate Plan adopted on 24th February 2016 states the objective to grow the Council's revenue streams. This process includes identifying low/no income assets that may be suitable for sale so that the proceeds of sale can be reinvested to deliver a better return.

The Council owns a wide range of property, including surplus parcels of land and surplus operational properties. The existing portfolio of land and buildings is under review and a first tranche of properties have been identified for sale. These properties are set out in Appendix 1 (exempt).

It is proposed to prepare the properties for marketing and because the timing of sales cannot be predicted, it is proposed to pre-authorise the sale of these properties provided that the agreed sale price is greater than the minimum price reported. The final sale price would be subject to ratification by the Cabinet Member for Finance and Assets.

The benefit of dealing with approvals by delegated authority will be firstly, to provide prospective purchasers with confirmation that the transaction can be approved quickly, before they start incurring legal and survey fees, and secondly it means that the sale process does not lose momentum by taking time to secure Cabinet approval.

The individual properties are set out in Appendix 1 (exempt) with a range of possible prices.

Recommendations

Cabinet is recommended:

To delegate authority to the Cabinet Member for Finance and Assets to ratify and or further approve the heads of terms agreed for the disposal of each asset set out in Appendix 1 (Exempt) provided that the gross value of the receipt (before sale costs are deducted), is greater than the minimum target figure set out in Appendix 1.

Reasons for Recommendations

To simplify the disposal process and to ensure that the proposed disposals can be progressed in a timely manner.

Background Papers

1. Exempt Appendix 1.
2. Plans Exempt

Wards affected:

Billingshurst
Bramber, Upper Beeding & Woodmancote
Southwater
Denne
Chantry (Amberley, Parham, Storrington & Sullington and Washington)

Contact:

Brian Elliott, Head of Property - Tel: 01403-215150

Background Information

1 Introduction and Background

- 1.1 The purpose of this report is to seek Cabinet approval to the sale of a number of properties, subject to the agreed prices being greater than the minimum price set out in Appendix 1.
- 1.2 The proposal is for Cabinet to delegate to the Cabinet Member for Finance and Assets responsibility to ratify and or further approve the heads of terms agreed with prospective purchasers of the assets, subject to the minimum target figure being achieved.
- 1.2 Delegation to the Cabinet Member for Finance and Assets will ensure that the disposals can be progressed in a timely manner and will give reassurance to prospective purchasers that the transaction will have Horsham District Council approval before they start incurring legal and survey fees. The proposal will also avoid the inevitable delay that would arise by referring the matter to Cabinet after marketing has been completed and the risk that this causes the sale process to lose momentum.

2 Relevant Council Policy

- 2.1 The Council will ensure compliance with its statutory responsibilities under section 123 of the Local Government (Miscellaneous Provisions) Act 1972 to dispose of all assets for best consideration reasonably obtainable.
- 2.2 By disposing of surplus, unused or underutilised assets, capital receipts will be generated in order to support the Council's capital programme or reinvestment to provide better returns.
- 2.3 By releasing surplus/unused or underutilised assets that are suitable for residential development, the Council will indirectly contribute to the delivery of the Council's housing numbers stated in the Horsham District Planning Framework.

4 Next Steps

- 4.1 Resolve any legal title issues that may be outstanding and commence marketing of the assets with the objective of securing purchasers at appropriate prices. Following receipt of acceptable offers the Council will instruct solicitors to progress the sales.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 The Director of Corporate Resources and section 151 Officer supports the proposal. The sale of these assets will help the Council's cash position and give

the Council opportunities to reinvest its money for a better return than holding the property.

- 5.2 The Head of Legal Services and Monitoring Officer has been consulted and her comments are included in this report.
- 5.3 The Director of Place has been consulted.
- 5.4 The Property Investment Sub-Committee has been consulted and is supportive of the disposal of these assets and the proposed delegated authority.
- 5.5 Relevant operational departments have been consulted and have confirmed that the assets are not required for operational activities.
- 5.6 The Finance and Assets PDAG has been consulted. The comment was raised whether any of the land that it is recommended for sale should be considered for the proposed affordable housing company as suitable for development as affordable housing. The Cabinet Member advised that this comment would be taken on board and the viability of sites for affordable housing will be considered before a sale is agreed. A further property specific comment is included within paragraph 1.9 of the exempt appendix.

6 Other Courses of Action Considered but Rejected

- 6.1 Property officers have consulted with the Planning Department to establish acceptable alternative uses in planning policy terms and considered the maximum possible utilisation and return for each property asset.

7 Resource Consequences

- 7.1 The legal work for these disposals will need to be undertaken. The policy of the Council is to handle legal matters in house and this will be the preferred approach, however external resources may be utilised if required.
- 7.2 The proposed disposals have either nil income or have a nominal income. Holding costs, such as empty property rates, will also be saved as a result of disposal of the properties.
- 7.3 The sale of these properties will generate a capital receipt. This will be either reapplied to other capital purchases or held in reserve for future use. Either of these options will create an ongoing revenue stream that is likely to exceed the revenue currently generated by holding the properties.

8 Legal Consequences

- 8.1 Section 123 of the Local Government Act 1972 – Provides a general power for councils to dispose of land.

9 Risk Assessment

- 9.1 The Council may not find suitable purchasers for its assets. The property market remains active at the present time however external economic factors, such as the Brexit process, may impact on timing of sales.

10 Other Considerations

- 10.1 Section 17 of the Crime and Disorder Act 1998 requires the Council to do all that it reasonably can to reduce crime and disorder. There are no crime and disorder implications as a result of this report.
- 10.2 The report is considered to be consistent with the provisions of the Human Rights Act 1998.
- 10.3 Equality & Diversity and Sustainability: the proposal does not change policies or the delivery of any services. The delivery of more housing within the District will contribute to meeting housing need and demand and help deliver sustainable communities.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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**Parkside, Chart Way, Horsham,
West Sussex RH12 1RL**

FORWARD PLAN

This notice sets out details of key decisions that the Cabinet or a Cabinet Member intend to make, and gives 28 days' notice of the decision under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. The notice may also include details of other decisions the Council intends to make.

The reports and any background documents that have been used to inform the decisions will be available on the Council's website (www.horsham.gov.uk) or by contacting Committee Services at the Council Offices.

Whilst the majority of the Council's business will be open to the public, there will be occasions when the business to be considered contains confidential, commercially sensitive or personal information. This is formal notice under the 2012 Regulations that part or all of the reports on the decisions referred to in the schedule may be private because they contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) and the public interest in withholding the information outweighs the public interest in disclosing it.

If you wish to make representations about why part or all of the papers should be open to the public, please contact Committee Services at least 10 working days before the date on which the decision is to be taken.

If you wish to make representations to the Cabinet or Cabinet Member about the proposed decisions, please contact Committee Services to make your request.

Please note that the decision date given in this notice may be subject to change.

To contact Committee Services:

E-mail: : committeeservices@horsham.gov.uk

Tel: 01403 215123

Published on 01 March 2019

Page 164 **What is a Key Decision?**

A key decision is an executive decision which, is likely –

(i) to involve expenditure or savings of £250,000 or more as well as otherwise being significant having regard to the Council's budget for the service or function to which the decision relates; or

(ii) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District.

	Subject/Decision	Decision Taker	Date(s) of decision	Is all or part of this item likely to be dealt with in private	Contact Officer Cabinet Member (NB include name, title and email address)
1.	Affordable Housing Investment - Creation of a Housing Company Community and Wellbeing Policy Development Advisory Group 25 th February 2019	Cabinet	21 Mar 2019	Open	Rob Jarvis, Head of Housing Services robert.jarvis@horsham.gov.uk Cabinet Member for Community and Wellbeing (Councillor Tricia Youtan)
2.	Proposal to sell surplus council assets Policy Development Advisory Group 11 March 2019	Cabinet	21 Mar 2019	Part exempt	Brian Elliott, Head of Property & Facilities brian.elliott@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)
3.	Section 106 affordable housing funding for Saxon Weald Policy Development Advisory Group March 2019	Cabinet	21 Mar 2019	Open	Rob Jarvis, Head of Housing Services robert.jarvis@horsham.gov.uk Cabinet Member for Community and Wellbeing (Councillor Tricia Youtan)
4.	High Weald Management Plan Policy Development Advisory Group 14 March 2019	Cabinet	21 Mar 2019	Open	Barbara Childs, Director of Place barbara.childs@horsham.gov.uk Cabinet Member for Planning and Development (Councillor Claire Vickers)

	Subject/Decision	Decision Taker	Date(s) of decision	Is all or part of this item likely to be dealt with in private	Contact Officer Cabinet Member (NB include name, title and email address)
5.	Development of industrial units at Oakhurst Phase 4 Policy Development Advisory Groups 8 April 2019	Cabinet	6 Jun 2019	Part exempt	Brian Elliott, Head of Property & Facilities brian.elliott@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly), Cabinet Member for Local Economy (Councillor Gordon Lindsay)
Page 166	Highwood Community Centre - Development Proposal and Construction Contract Award Policy Development Advisory Group 17 April 2019	Cabinet	6 Jun 2019	Open	Brian Elliott, Head of Property & Facilities brian.elliott@horsham.gov.uk Deputy Leader and Cabinet Member for Leisure and Culture (Councillor Jonathan Chown)
7.	Corporate Plan 2019 to 2023	Cabinet Council	6 Jun 2019 26 Jun 2019	Open	Glen Chipp, Chief Executive glen.chipp@horsham.gov.uk Leader (Councillor Ray Dawe)

	Subject/Decision	Decision Taker	Date(s) of decision	Is all or part of this item likely to be dealt with in private	Contact Officer Cabinet Member (NB include name, title and email address)
8.	Re-provision of athletics track Policy Development Advisory Group 17 April 2019	Cabinet	6 Jun 2019	Open	Adam Chalmers, Director of Community Services adam.chalmers@horsham.gov.uk Deputy Leader and Cabinet Member for Leisure and Culture (Councillor Jonathan Chowen)
9.	Conservation Area Appraisals and Management Plans for Slinfold and Warnham Policy Development Advisory Group 25 April or 24 May 2019	Cabinet	6 Jun 2019	Open	Barbara Childs, Director of Place barbara.childs@horsham.gov.uk Cabinet Member for Planning and Development (Councillor Claire Vickers)
10.	Replacement Telephone System Policy Development Advisory Group 8 April 2019	Cabinet	6 Jun 2019	Part exempt	Andrea Curson, Head of Technology Services andrea.curson@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)

	Subject/Decision	Decision Taker	Date(s) of decision	Is all or part of this item likely to be dealt with in private	Contact Officer Cabinet Member (NB include name, title and email address)
11.	Renewal of Microsoft licensing Policy Development Advisory Group 8 April 2019	Cabinet	6 Jun 2019	Part exempt	Andrea Curson, Head of Technology Services andrea.curson@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)
12.	Contract for replacement ANPR car park system Policy Development Advisory Group 03 April 2019	Cabinet	6 Jun 2019	Part exempt	Ben Golds, Head of Parking Services ben.golds@horsham.gov.uk Cabinet Member for Local Economy (Councillor Gordon Lindsay)
13.	Contract for Facilities Management Services Policy Development Advisory Group 8 July 2019	Cabinet	25 Jul 2019	Part exempt	Brian Elliott, Head of Property & Facilities brian.elliott@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)
14.	Medium Term Financial Strategy Policy Development Advisory Group 4 November 2019	Cabinet	28 Nov 2019	Open	Jane Eaton, Director of Corporate Resources jane.eaton@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)

	Subject/Decision	Decision Taker	Date(s) of decision	Is all or part of this item likely to be dealt with in private	Contact Officer Cabinet Member (NB include name, title and email address)
15.	Budget 2020/21 Policy Development Advisory Group 6 January 2020	Cabinet Council	23 Jan 2020 12 Feb 2020	Open	Jane Eaton, Director of Corporate Resources jane.eaton@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)
16.	Council Tax Reduction Scheme Policy Development Advisory Group 6 January 2020	Cabinet Council	23 Jan 2020 12 Feb 2020	Open	Jane Eaton, Director of Corporate Resources jane.eaton@horsham.gov.uk Cabinet Member for Finance and Assets (Councillor Brian Donnelly)

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