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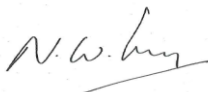
Please ask for:
Alison Marston

29 June 2020

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL CABINET to be held on Wednesday 8 July 2020 at 5.00 pm.

Yours faithfully



Corporate Director
Public Protection, Planning and Governance

AGENDA
PART 1

1. MINUTES

To confirm as a correct record the Minutes of the meeting held on 16 June 2020 (previously circulated).

2. APOLOGIES

3. PUBLIC QUESTION TIME AND PETITIONS

Up to thirty minutes will be made available for questions from members of the public on issues relating to the work of the Cabinet and to receive any petitions.

4. ACTIONS STATUS REPORT (Pages 5 - 6)

Report of the Corporate Director (Public Protection, Planning and Governance) on the status of actions agreed at the last Cabinet meeting.

5. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 9

6. DECLARATIONS OF INTERESTS BY MEMBERS

To note declarations of Members' disclosable pecuniary interests, non-

disclosable pecuniary interests and non-pecuniary interests in respect of items on the Agenda.

7. ITEM REQUIRING KEY DECISION

To consider the following item for decision in the current Forward Plan:-

(a) Appropriation of Sites (Forward Plan Reference FP987) (Pages 7 - 10)

Joint report of the Corporate Director (Housing and Community) and Corporate Director (Resources, Environment and Cultural Services) on the appropriation of properties for conversion to social housing.

8. RECOMMENDATION FROM CABINET PANEL

Recommendation from the meeting of the Cabinet Planning and Parking Panel on 2 July 2020:-

(a) Introduction of Waiting Restrictions and Verge and Footway Prohibition in Various Roads, Salisbury Village, Hatfield

Recommendation from the meeting of the Cabinet Planning and Parking Panel on 2 July 2020 on waiting restrictions and footway prohibition in Salisbury Village, Hatfield.

(Note: This item has been withdrawn from the Agenda as it was dealt with under an Executive Member Decision Notice).

9. SUCH OTHER BUSINESS AS, IN THE OPINION OF THE CHAIRMAN, IS OF SUFFICIENT URGENCY TO WARRANT IMMEDIATE CONSIDERATION

10. EXCLUSION OF PRESS AND PUBLIC

The Cabinet is asked to resolve:

That under Section 100(A)(2) and (4) of the Local Government Act 1972, the press and public be now excluded from the meeting for Item 11 on the grounds that it involves the likely disclosure of confidential or exempt information as defined in Section 100(A)(3) and Paragraph 3 (private financial or business information) of Part 1 of Schedule 12A of the said Act (as amended).

In resolving to exclude the public in respect of the exempt information, it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

PART II

11. ANY OTHER BUSINESS OF A CONFIDENTIAL OR EXEMPT NATURE AT THE DISCRETION OF THE CHAIRMAN

Circulation: Councillors T.Kingsbury (Chairman) N.Pace
D.Bell (Vice-Chairman) B.Sarson
S.Boulton F.Thomson
T.Mitchinson

Corporate Management Team
Press and Public (except Part II Items)

If you require any further information about this Agenda please contact Alison Marston, Governance Services on 01707 357413 or email – democracy@welhat.gov.uk

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Agenda Item 4

Part I

Main author: Alison Marston

Executive Member: Cllr Fiona Thomson

Not Ward Specific

WELWYN HATFIELD BOROUGH COUNCIL

CABINET – 7 JULY 2020

REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

ACTIONS STATUS REPORT

1 Executive Summary

1.1 In order to ensure that actions identified at meetings are completed, this report lists the actions from the last Cabinet meeting, those responsible for completing each action and its current status.

2 Recommendation(s)

2.1 That Members note the status of the following actions which were identified at the last Cabinet meeting on 16 June 2020:-

Minute	Action	Responsible	Status/ Date Completed
138.1	Introduction Of Resident Permit Parking Schemes, Parking Places And Other Waiting Restrictions, Together With A Verge Protection Order In Various Roads, Handside Ward	Jack Carson	Will commence on 1 September 2020.
145.1	Campus West Cabinet Panel – Pantomime Review	Paul Underwood	Following a decision to cancel the 2020 pantomime due to Covid-19 all tickets have been withdrawn from sale, all customers who purchased tickets in advance have been contacted, and wider publicity on its cancellation has gone out across all media channels. The pantomime will return in 2021.

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Part I

Main author: Richard Baker and Sian Chambers

Executive Member: Councillor Nick Pace and Cllr Duncan Bell

All Wards

WELWYN HATFIELD BOROUGH COUNCIL
CABINET – 7 JULY 2020

REPORT OF THE CORPORATE DIRECTOR (HOUSING AND COMMUNITY) AND
THE CORPORATE DIRECTOR (RESOURCES, ENVIRONMENT AND CULTURAL
SERVICES)

APPROPRIATION OF PROPERTIES FOR HOUSING PURPOSES

1 Executive Summary

- 1.1 The purpose of this report is to seek approval to appropriate two buildings, previously let on commercial leases, to the Housing Revenue Account (HRA), to facilitate the use of these buildings as social housing.

2 Recommendation(s)

- 2.1 That Cabinet approve 106 Haldens and 185 Knightsfield be appropriated to the Housing Revenue Account, at best value of £725,000, to enable their use as social housing (subject to planning consent).

3 Explanation

- 3.1 The council owns two properties in Welwyn Garden City, 106 Haldens and 185 Knightsfield. Both of which were previously let on commercial leases for use as doctors' surgeries.
- 3.2 Both of the properties are currently classified for planning purposes as D1 use (such as health surgeries, museums, education provision). They are both end of terrace properties, in residential areas.
- 3.3 The leases have recently come to an end, and the premises have been returned to the Council.
- 3.4 With ever increasing housing demands and location of these properties, officers met to discuss the potential of converting these buildings into residential use and commissioned a property valuation/review.
- 3.5 The professional valuation reports outlined that there is low demand for D1 use properties, and recommend converting to residential, subject to planning approval for a change of use.
- 3.6 Pre-planning advice has been sought which has been positive, and it is expected that full planning approval can be obtained.

- 3.7 The properties could both be converted to four bedroom houses which will help to house larger families; the level of demand for this type of property is high, as the council has relatively few four bedroom properties within its housing stock.
- 3.8 The Housing team have inspected the properties and are comfortable that these properties would require minimal works to convert, and once converted would help meet housing demand. These works would be undertaken through existing contracts.
- 3.9 It is recommended that the properties be appropriated to the HRA for use as social housing, subject to planning permission being obtained for the change of use.

Implications

4 Legal Implication(s)

- 4.1 Section 122 Local Government Act 1972 provides that a Council may appropriate land belonging to that Council which is no longer required for the purpose for which it is currently held. In reaching this decision, the Council must consider the public need within the area for the existing use.

5 Financial Implication(s)

- 5.1 The council is under a duty to ensure that the assets are transferred at best value. The total valuation for the two properties is £725,000.
- 5.2 This transfer would form part of the council's capital financing requirement, reducing the General Fund requirement, and increasing it for the HRA.
- 5.3 The restricted right to buy receipts held by the council, cannot be used towards land or buildings already owned by the council, even where these are not used for social housing. However, the receipts can be used towards the cost of converting land or buildings, and so 30% of the costs associated with converting the properties to social housing, can be funded by these receipts.
- 5.4 The cost of conversion would be met from existing affordable housing programme budgets, with 30% of costs funded through right to buy receipts.

6 Risk Management Implications

- 6.1 There is a risk that planning approval would not be obtained. If this were the case the appropriation would not take place and alternative options for these buildings would be considered. Given that pre-planning application advice was favourable, this risk is considered to be low.
- 6.2 There could be a reputational risk from the loss of doctors' surgeries in the area, but this is a decision taken by the NHS outside of the Council's control. The planning decision will consider demand of such use, and as such this risk is deemed to be low.

7 Security and Terrorism Implication(s)

7.1 There are no security and terrorism implications arising from this report.

8 Procurement Implication(s)

8.1 There are no procurement implications arising from this report.

9 Climate Change Implication(s)

9.1 There are no climate change implications arising from this report.

10 Human Resources Implication(s)

10.1 There are no human resources implications arising from this report.

11 Health and Wellbeing Implication(s)

11.1 Good quality social housing is linked to positive outcomes for residents in terms of health and well-being. The provision of additional social housing will help to meet demand from the council's housing waiting list and tackle homelessness.

12 Communication and Engagement Implication(s)

12.1 There are no communication and engagement implications arising from this report.

13 Link to Corporate Priorities

13.1 The proposals directly support the delivery of "Our Housing" and in particular the priority to provide more affordable homes.

14 Equality and Diversity

14.1 There are no equality and diversity implications arising from this report.

Name of author	Richard Baker / Sian Chambers
Title	Head of Resources / Head of Community and Housing Strategy
Date	11 June 2020

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