

# Public Document Pack



## CABINET

### MINUTES OF MEETING HELD ON TUESDAY 5 DECEMBER 2023

**Present:** Cllrs Spencer Flower (Chairman), Gary Suttle (Vice-Chairman), Laura Beddow, Ray Bryan, Simon Gibson, Jill Haynes, Andrew Parry, Byron Quayle, Jane Somper and David Walsh

**Cabinet Leads in attendance:** Cllr Cherry Brooks, Cllr Nocturin Lacey-Clarke (remotely), Cllr Mary Penfold (remotely) and Cllr Mark Roberts (remotely)

**Also present:** Cllr Jon Andrews, Cllr Shane Bartlett, Cllr David Gray, Cllr Sherry Jespersen and Cllr Jon Orrell

**Also present remotely:** Cllr Nocturin Lacey-Clarke, Cllr Mary Penfold, Cllr Mark Roberts, Cllr David Taylor and Cllr Barry Goringe

**Officers present (for all or part of the meeting):**

Andrew Billany (Corporate Director for Housing), Jan Britton (Executive Lead for Place Directorate), Vivienne Broadhurst (Executive Director - People Adults), Matt Prosser (Chief Executive), Chris Harrod (Senior Democratic Services Officer), Kate Critchel (Senior Democratic Services Officer), Theresa Leavy (Executive Director of People - Children), Aidan Dunn (Executive Director - Corporate Development S151), Jonathan Mair (Director of Legal and Democratic and Monitoring Officer), John Sellgren (Executive Director of Place), Nick Webster (Head of Growth and Economic Regeneration), Sharon Attwater (Service Manager for Housing Strategy and Performance) and Sarah Smith (Housing Strategy Lead)

#### 26. Minutes

The minutes of the meeting held on 7 November 2023 were confirmed as a correct record and signed by the Chairman.

#### 27. Declarations of Interest

There were no declarations of interest to report.

In respect of min 31 "Housing Strategy", the Monitoring Officer advised that a number of councillors across the Council had disclosed through the register of interests, that they owned second properties in Dorset. The recommendation Cabinet was being asked to make and any decision of Council on 14 December 2023, related to a strategy decision. Therefore, it was the Monitoring Officer's advice, that this was sufficiently removed from individual councillors' interests and that these members could participate and decide on the item.

28. **Public Participation**

There were no public questions or statements to report.

29. **Questions from Councillors**

There were no questions from Councillors to report.

30. **Forward Plan**

The draft Cabinet Forward Plan for January was received and noted. The Portfolio Holder for Corporate Development and Transformation advised that a report on “Digital Innovation” would be added to the plan for March 2024.

31. **Housing Strategy**

The Portfolio Holder for Adult Social Care and Housing presented the report regarding the Housing Strategy. This was a high-level document setting out the vision, aims and objectives for housing in Dorset. The council had a statutory duty relating to housing, and key roles included encouraging, supporting, and enabling partners and other organisations to deliver good and effective housing solutions. The Strategy was broad and recognised the fact that good housing was essential for a good life, and enabled people, families, and communities to thrive.

In presenting the Housing Strategy for recommendation to Full Council for approval, the Portfolio Holder addressed the comments made by the People and Health Overview Committee of 30 November 2023 and their proposed amendments to the cover report.

The Portfolio Holder confirmed that she was content to support these amendments, with the addition of the following sentence after 2.3. **“This is to maximise the delivery of new affordable housing and to make the best use of the development capacity, expertise and funding capacity within Registered Providers”**.

The Portfolio Holder confirmed that the People and Health Overview Committee supported the approval of the Housing Strategy and its objectives.

She therefore proposed that the Housing Strategy and its objectives be recommended to Full Council.

The proposed amendments to the cover report and the recommendation to Full Council was seconded by Cllr D Walsh.

Prior to seeking questions from non-executive members, the Corporate Director for Housing set out a short PowerPoint on the current position with the development of the Housing Strategy.

In response to a question about housing supply and who determines that its being provided in the right type, the right tenure and right place, the Portfolio Holder confirmed that needs were identified around the data provided, linked to the local

plan and the council's planning policies. The Corporate Director for Housing also advised that the council worked closely with registered providers.

Responding to further comments about being an enabler and/or provider, the Portfolio Holder agreed that there were gaps that were filled by the council in terms of provision. For example, temporary accommodation as an intervention, as this was not something that registered providers would do. The council also needed to stay alert to ensure that there was enough provision across the county.

Cabinet supported the recommendation and welcomed the strategy acknowledging that it was a living document.

### **Decision**

- (a) That the following be added to the end of paragraph 2.3 of the cover report:  
"As a Registered Provider we will seek to provide housing that is not currently provided by registered providers. We will also be open to consider s106 housing where no registered provider is identified. **This is to maximise the delivery of new affordable housing and to make the best use of the development capacity, expertise and funding capacity within Registered Provider.**"
- (b) That the following be added to the end of paragraph 2.5 of the cover report:  
"which is in accordance with Dorset Council's Climate and Ecological Strategy."

### **Recommendation to Full Council**

That the Housing Strategy and its objectives be approved.

### **Reason for the recommendation**

All councils are required to have a Housing Strategy under the Local Government Act 2003. The Act requires Dorset Council to have a clear vision for housing, together with targets and objectives and policies on how it intends to manage and deliver its strategic housing role. It should provide an overarching framework against which the council considers and formulates other policies on more specific housing issues.

## **32. Dorset Shared Prosperity Fund Investment Plan**

The Portfolio Holder for Economic Growth and Levelling Up advised that the Shared Prosperity Fund Investment Plan and Rural England Prosperity Fund addendum permitted Dorset Council access to the £6.4 million allocated to Dorset by government to improve local productivity and pride in place. He also presented that the report set out in detail the criteria for the distribution of the fund.

Much of the fund would be allocated directly to Dorset businesses and communities through a grant scheme, some interventions would be delivered in-house and help to deliver actions in the Dorset Council Plan and Delivery Plan.

Applications would be open before Christmas. He also confirmed that Scrutiny would be asked to review progress in the Spring to ensure that there was member oversight of the project.

It was proposed by Cllr S Gibson and seconded by Cllr L Beddow.

#### Decision

- (a) That the Dorset Shared Prosperity Fund Investment Plan and its accompanying Rural England Prosperity Fund addendum (attached in the appendix to the report of 5 December 2023), be endorsed.
- (b) That authority be delegated to the Executive Director, Place to implement the Investment Plan and addendum.

#### Reason for the decision

To support the delivery of the Council Plan priorities, to allow the delivery of the action in Dorset Council's Delivery Plan 2022 – 2024, and by 2023 the Dorset Shared Prosperity Fund Investment Plan would deliver a new approach to investment in local business support, including business mentoring.

### 33. **Levelling Up Fund land acquisitions**

The Portfolio Holder for Economic Growth and Levelling Up set out the report and its recommendations. He sought support to approve the acquisition of two Brownfield sites to the west of Weymouth marina and to seek approval from the Department of Levelling Up, Housing and Communities (DLUHC) for the movement of Levelling Up funds from the new Bond Street project to fund these acquisitions. Plus, further demolition and site preparation works at the Weymouth Bowl site.

As the local ward member, Cllr J Orrell supported the proposal and the development opportunities. In response to his question, the Portfolio Holder for Economic Growth and Levelling Up acknowledged that this would be a loss of a wet weather attraction, but this was a long-term project with investment opportunities for business, homes, and tourist attractions. The council needed to respond to opportunities to ensure that the best options and investment were made available to the town.

It was proposed by Cllr S Gibson and seconded by Cllr J Haynes

#### Decision

- (a) That authority be delegated to the Executive Director of Place, in consultation with the Portfolio Holder for Levelling Up and the Executive Director Corporate Development to conclude the acquisition of land at

Newstead Road, Weymouth, subject to completed satisfactory decontamination report and gaining approval from DLUHC to movement of LUF funds.

- (b) That authority be delegated to the Executive Director of Place, in consultation with the Portfolio Holder for Levelling Up and the Executive Director Corporate Development to conclude the acquisition of Land to the west of Westwey Road, Weymouth, subject to completed satisfactory decontamination report, gaining approval from DLUHC to movement of LUF funds, and simultaneous purchase of the adjoining site.
- (c) That the submission of a formal application to Department for Levelling Up, Housing and Communities for the movement of Levelling Up funds from the New Bond Street project to fund these acquisitions and site preparation works at Weymouth Bowl, be approved.

### **Reason for the decision**

Market conditions required a change of approach with regard to one of the three LUF funded projects. The council was obligated to provide residential unit outputs in relation to this project. Alternative sites had recently been released onto the market which could deliver the outputs and continue to support the wider LUF objectives of supporting the economic growth of Weymouth through redevelopment. This solution required the movement of £4m of LUF funding to facilitate acquisitions and works.

### **34. Portfolio Holder /Lead Member(s) Update including any Policy referrals to report**

The Portfolio Holder for Corporate Development and Transformation advised that a report on digital innovation would be coming forward to additional meeting of Place and Resources Overview Committee in February 2024.

There were no referrals to report other than those already on the Forward Plan. Portfolio Holder reports were attached at Appendix 1 to these minutes.

### **35. Urgent items**

There were no urgent items considered at the meeting.

### **36. Exempt Business**

It was proposed by Cllr J Haynes and seconded by Cllr A Parry

Decision

That the press and the public be excluded for the following 3 item(s) in view of the likely disclosure of exempt information within the meaning of paragraph X of schedule 12 A to the Local Government Act 1972 (as amended).

**Reason for taking the item in private**

Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

**The live streaming was concluded at this juncture.**

**37. The Berkeley Hotel 127-129 The Esplanade Weymouth**

The Portfolio Holder for Property and Assets presented the exempt report and its recommendation.

It was proposed by Cllr A Parry and seconded by Cllr G Suttle

**Decision**

That the recommendation, as set out in the exempt report, be approved.

**Reason for the decision**

The agree to the details of the proposed sale of the Berkely Hotel, Weymouth.

**38. The proposed sale of 15 and 16 Brunswick Terrace, Weymouth**

The Portfolio Holder for Property and Assets presented the exempt report and set out its recommendations.

It was proposed by Cllr A Parry and seconded by Cllr B Quayle

**Decision**

That the recommendations, as set out in the exempt report, be approved.

**Reason for the decision**

The agree to the details of the proposed sale of 15 and 16 Brunswick Terrace, Weymouth.

**39. The proposed sale of Wilkins Farm, Cann**

The Portfolio Holder for Property and Assets presented the exempt report and its recommendations.

It was proposed by Cllr A parry and seconded by Cllr J Haynes

**Decision**

That the recommendations, as set out in the exempt report, be approved.

**Reason for the decision**

To agree to the sale of Wilkins Farm, Cann as a surplus asset.

40. **Levelling Up Fund land acquisitions**

The exempt appendices associated with the report 'Dorchester Office Strategy' had been made available to Cabinet members. However, Cabinet did not move into exempt business to discuss the confidential information at the meeting.

**Appendix 1 Portfolio Holder Reports**

**Duration of meeting:** 10.00 - 11.14 am

**Chairman**

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## PORTFOLIO HOLDER/LEAD MEMBER UPDATE SUMMARY

PORTFOLIO:<sup>1</sup> Corporate Development and Transformation

CABINET DATE:<sup>2</sup> 5th December 2023

KEY ACTIVITIES SINCE THE LAST REPORT:<sup>3</sup>

- Cabinet
- Digital skills and inclusion webinar
- Regular meetings with Executive director for Corporate service
- Performance Board
- Various meetings pre budget setting 24/25
- Our Future Council steering group
- Digital infrastructure strategy work
- Digital input to one Customer Account
- Mobile providers in Dorset action plan
- Ongoing work with partner for contingency workforce Joint Venture.
- Interviews for lead interim for place services
- Welcome session for new officers/staff
- Governance EAP

<sup>1</sup> Enter the portfolio area

<sup>2</sup> Insert the date of the Cabinet meeting to which this summary update is to be reported

<sup>3</sup> Provide brief details of the meetings attended, key activities or project milestones completed since the last report

DELEGATED DECISIONS  
MADE:<sup>4</sup>

Sign off work to meeting room one to make disability compliant  
Sign off countdown plan to launch of new Joint Venture for Contingency workforce

ANTICIPATED  
ACTIVITIES/MILESTONES  
FOR NEXT PERIOD:<sup>5</sup>

Further meetings with infrastructure providers  
Review of strategic performance indicators and further work on dashboard in particular scrutiny dashboard.  
Greater understanding of the work needed on a whole council approach to the digital side of the DULC work on Future Council  
Develop other partners to provide equipment for Digital doorway  
Review of internal governance to ensure it matches OFC activity

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<sup>4</sup> Enter details of any delegated decisions made since the last meeting

<sup>5</sup> Provide details of key activities, project milestones or significant meetings anticipated in the next period



PORTFOLIO HOLDER/LEAD MEMBER UPDATE SUMMARY

PORTFOLIO:<sup>1</sup>

Adult Social Care, Health and Housing

CABINET DATE:<sup>2</sup>

5 December 2023

KEY ACTIVITIES SINCE THE  
LAST REPORT:<sup>3</sup>

**Budgetary pressure**

The directorate is accountable for two demand led budget areas where it in nationally recognised new demand is driving challenging conditions. Since the last cabinet update, we have seen further improvements in our budget with reduction in the ASC overspend. The plans we have put into action and will continue to help us manage the likely demands of the winter period.

Housing pressures remain significant due to demand rising but also the impact of rents and temporary accommodation charges rising further above the frozen Local Housing Allowance cap, and the amount recoverable from Housing Benefit. However, we continue to fully digest the Autumn statement to understand the impact of the Government announcement to restore the Local Housing Allowance rates from April 2024 to the 30th percentile of market rents. This will be a help for people on low incomes looking to find their own private rented housing, as much of that (around 95%) has been unaffordable at the previously frozen rate to those who are reliant on welfare benefits. This will prevent some households having to present to us as being homeless. It appears that the 2011 LHA rate will still apply to Bed and

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Breakfast usage, so that cost pressure will remain, where the Council picks up costs and rises above that level.

### **Housing Strategy**

The Strategy sets out our vision, aims and objectives for housing in Dorset and brings together extensive research and analysis of housing issues from a local and national context. Internal and external stakeholder engagement and responses to a 10-week public consultation have also helped to shape the strategy. The consultation asked participants what was most important, in terms of housing, and to comment on our proposed vision, aims and objectives. We received 2137 responses.

A detailed delivery plan plus supporting strategies, policies and procedures will be developed over the lifetime of the strategy and set out how these objectives will be delivered.

The Housing Strategy has been presented to the People and Health Overview meeting on 30 November and will be shared with Cabinet today (5 December).

### **DCF2**

We are reviewing the number of providers across all markets on the Dorset Care Framework, this year we have seen many new providers join across the community-based areas which is bringing efficiencies month on month. As we head into the final part of this financial year, we have embarked on work to review our residential and nursing provision and will start the procurement to these "lots" in the new calendar year. Completing this procurement will be key in helping the Directorate achieve next years challenging financial landscape.

### **ASC Savings**

We continue to drive forward our challenging savings programme of £8.773m. Our transformation plan is supporting us to be able to deliver £7.607m (87%) as of the end of November 2023. As with all demand led budgets, we need to continuously monitor all activity and spend to help inform the year end forecast.

DELEGATED DECISIONS  
MADE:<sup>4</sup>

N/A

ANTICIPATED  
ACTIVITIES/MILESTONES  
FOR NEXT PERIOD:<sup>5</sup>

**Cabinet – 5 December**  
Housing Strategy

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<sup>4</sup> Enter details of any delegated decisions made since the last meeting

<sup>5</sup> Provide details of key activities, project milestones or significant meetings anticipated in the next period

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**PORTFOLIO HOLDER/LEAD MEMBER UPDATE SUMMARY**

PORTFOLIO:<sup>1</sup>

Planning

CABINET DATE:<sup>2</sup>

5<sup>th</sup> December 2023

KEY ACTIVITIES SINCE THE LAST REPORT:<sup>3</sup>

**Planning for Climate Change Documents**

As a brief summary of the consultation, we received responses from 103 people/organisations/businesses, who made over 800 comments in total. We will be producing a consultation statement, and summaries of comments and the council's responses to them, which will be published alongside the final documents.

In terms of the amendments to the documents, these were generally not considered to be fundamental, and are mainly clarifications and updates. However to summarise the most significant of these:

Interim Guidance and Position Statement

- Position statements 1 and 2 have been amended to clarify levels of weight to be applied to climate change as a material consideration, and to make this consistent across the two position statements
- Amendments and separation of sections in the preceding section to Position Statement 2, relating to the temporary nature of renewable energy schemes, and impacts on agricultural land
- Addition of a section in the preceding section to Position Statement 2, and a paragraph within Position Statement 2 itself, relating to applications affecting the Green Belt

Sustainability Checklist

- Amendments to clarify when a Sustainability Statement and Checklist will be required and to make clear that levels of information needed will be

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proportionate to the type and scale of the application

- Addition of information within each explanatory section relating to how best practice objectives relate to adopted planning policy
- Amendments to clarify levels of information requested to demonstrate best practice objectives for energy efficiency, low carbon heating, and embodied carbon
- Additional section/question relating to active/sustainable travel

Listed buildings – what you can do for climate change

- Addition of section (2.5) clarifying that the guidance can be applied to historic unlisted buildings as well as listed buildings in responses to multiple responses about this issue
- Addition of a case study relating to South Shore Lodge, Brownsea Island, as an example of a smaller scheme of measures to upgrade heating systems in a listed building
- Addition of a paragraph within Section 5, relating to the current [Historic England consultation on draft guidance for climate change and adaptation measures in listed buildings](#), which includes (at paragraph 83) some guidance on slim-line double glazing which potentially conflicts with the council's approach and differs to previous Historic England guidance – we thought it best to highlight/address this as it is something that whilst it is only draft guidance will likely generate some interest. We'll monitor the outputs from this consultation and review accordingly, if needed.

The Planning for Climate Change documents now form part of the Planning Application process

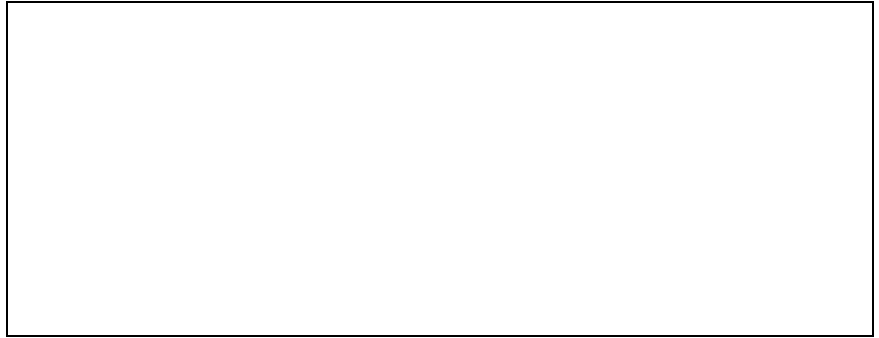
DELEGATED DECISIONS  
MADE:<sup>4</sup>

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<sup>4</sup> Enter details of any delegated decisions made since the last meeting



ANTICIPATED  
ACTIVITIES/MILESTONES  
FOR NEXT PERIOD:<sup>5</sup>



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<sup>5</sup> Provide details of key activities, project milestones or significant meetings anticipated in the next period

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