

## MINUTES

### CABINET

14 DECEMBER 2021

**Present:**

**Members:**

**Councillors:** Williams (Leader)  
Griffiths (Deputy  
Leader)  
Elliot  
Anderson  
Banks  
Barrett

<b>Officers:</b>	Claire Hamilton	Chief Executive
	David Barrett	Group Manager - Housing Development
	James Doe	Assistant Director - Planning, Development and Regeneration
	Layla Fowell	Corporate & Democratic Support Officer
	Alex Robinson	
	Farida Hussain	Group Manager (Legal & Corporate Services)

**Also Attendance:**

The meeting began at 7.30 pm

**CA/96/21     MINUTES**

The minutes of the meeting held on 23 November were agreed by Members present and signed by the Chair.

**CA/97/21     APOLOGIES FOR ABSENCE**

There were no apologies for absence

**CA/98/21     DECLARATIONS OF INTEREST**

There were no declarations of interest.

**CA/99/21     PUBLIC PARTICIPATION**

There were no members of the public who attended the meeting in person.

**CA/100/21    REFERRALS TO CABINET**

There were no referrals to Cabinet.

**CA/101/21    CABINET FORWARD PLAN**

Cabinet agreed that they would add the Budget to the Forward Plan.

The Forward Plan was noted.

**CA/102/21    COUNCIL TAX BASE REPORT**

**Decision**

1. That Cabinet approves the Collection Fund deficit estimate of £962,542.04 as at 31 March 2022. The Dacorum Borough Council share of this deficit is £115,000.26
2. That Cabinet approve the payment profile for the deficit identified at 1) above and contained at section 2.8 to this report (Table 3).
3. That Cabinet approves the calculation of the Council's tax base for the year 2022/23 incorporating an estimated collection rate of 99.4%.
4. That, in accordance with the Local Authorities (Calculation of Tax Base) Regulations 2012, the amount calculated by the Council as its tax base for the year 2022/23 shall be 59,328.3 and its constituent elements shall be:

Table 1 Taxbase 2022/23

Part of Area - Parished and Non Parished	100% Tax base	99.4% Tax base
Hemel Hempstead	31,748.5	31,558.1
Aldbury	480.7	477.8
Berkhamsted	8,654.3	8,602.4
Bovingdon	2,161.3	2,148.3
Chipperfield	880.8	875.5
Flamstead	667.7	663.7
Flaunden	185.8	184.7
Great Gaddesden	462.5	459.7
Kings Langley	2,358.6	2,344.4
Little Gaddesden	651.1	647.2
Markyate	1,363.6	1,355.4
Nash Mills	1,268.1	1,260.5
Nettleden with Potten End	809.7	804.8
Northchurch	1,372.6	1,364.4
Tring Rural	691.0	686.9
Tring Town	5,253.5	5,222.0
Wigginton	676.6	672.5
<b>Total</b>	<b>59,686.4</b>	<b>59,328.3</b>

### **Corporate Objectives**

Agreement of the Council Tax Base 2022/23 and the Council Tax deficit as at 31 March 2022 supports sound financial planning and achievement of the corporate objective of ensuring efficient, effective and modern service delivery.

### **Statutory Officer Comments:**

#### **Deputy Monitoring Officer**

No comments to add to the report.

#### **Deputy Section 151 Officer**

This is a Deputy Section 151 officer report.

### **Advice**

Cllr Elliot introduced the Council Tax Base Report report

### **Recommendation agreed**

### **CA/103/21 STRATEGIC RISK REGISTER Q2**

#### **Cabinet Agreed Decision**

That the position on the Strategic Risk Register, as at the end of quarter 2, 2021/22 be noted.

## **Corporate Objectives**

All. Risk management is an essential part of ensuring that the Council meets all its corporate objectives

## **Monitoring Officer**

This is a Deputy Section 151 Officer report.

## **S.151 Officer**

No comments to add to the report.

## **Advice**

Cllr Elliot introduced the report

Cllr Birnie refereed to the audit committee meeting mentioned they were concerned about the infrastructure risk, risk to both the local plan and the Hemel Garden Communities because of the lack of control that the Council have over funding infrastructure, and the sort of lottery that the government set up for bid to cover large items of expenditure on infrastructure. It seemed to him that he Council had no way of mitigating this and wondered whether they had or would approach government or have some other means of addressing this problem.

JDoe responded that there were a number of risk associated with this but he thought there were two statutory ones, there were risks around whether the funding could be achieved or not. There were two main things to be aware of, one id the mitigation in terms of the local plan and weather you can get their local plan through, that could be mitigated through their infrastructure delivery plan, which was something that they prepared in line with the local plan, so they make sure that is up to date. They are doing some more work on this at the current time, as the local plan is being revised and updated following last year's publication. They do have to give an indication through the section 106 or SILL contributions but also where government support is needed or through bidding through to government programmes which is a spate process. He said the second mitigation is that when the development process moves on it moves to planning application stage then the developer has to prove it can provide for all the parts of infrastructure that were needed, so planning permission would not be granted until those things are in place and there are checks on that. He said they were currently working with the Hemel Garden Communities Programme now on a separate bid through to Homes England funding for next year and a big component that is around infrastructure. They envisage there will be more of those programmes moving forward.

## **Recommendation agreed**

That the position on the Strategic Risk Register, as at the end of quarter 2, 2021/22 be noted.

**CA/104/21 BROWNFIELD LAND REGISTER**

## **Decision**

That Cabinet approves the sites listed in Part 1 of the Brownfield Land Register (BLR) as drafted in Appendix 1 and delegates authority to the Assistant Director (Planning, Development and Regeneration) to finalise the site-specific information before publication and notes that no sites are recommended for inclusion in Part 2.

## **Corporate Objectives**

*A clean, safe and enjoyable environment; Building strong and vibrant communities; Ensuring economic growth and prosperity; Providing good quality affordable homes; Delivering an efficient and modern council;*

The Brownfield Register will assist in more housing led sites becoming available for development This will provide more local housing, improved communities and economic growth.

## **Monitoring Officer**

This report considers the Council's statutory requirement to review its Brownfield Land Register at least once every year. It is noted that no sites are recommended for approval in Part 2 of the register and therefore approval of Part 1 remains an Executive decision to be made by the Council's Cabinet.

## **S.151 Officer**

There are no direct financial considerations arising from this report.

## **Advice**

Cllr Anderson introduced the report

A Robinson reminded members that this was an annual report that they were required to publish and this was the 4<sup>th</sup> one they had produced. The changes they had made were largely limited to updating information on sites, for example if sites have started on site they have made that clear. He wanted to draw members attention to four specific changes where they have removed some sites from the Brownfield Land Register on the basis that they have started on site or that in their assessment they have concluded that they should not appear on the register anymore and that related to 2 garden centers that are in the borough.

Cllr Williams asked for more information about why these sites may have come off.

ARobinson explained that although garden centers are strictly speaking, brownfield land officers felt that it would be prudent for those sites to be considered more formally through the planning process rather than giving an indication that thy might be suitable for housing development. This gives a little more clarity and a bit more control over what comes forward in future.

## **Recommendation Agreed**

**CA/105/21 EXCLUSION OF THE PUBLIC**

## **CA/106/21 APPOINTMENT OF CONTRACTOR FOR HOUSING DEVELOPMENT**

### **Decision**

#### **Cabinet Agreed**

1. That the main contract to construct 25 social rented units at five garage site locations in Hemel Hempstead and Kings Langley be awarded to Bugler Developments Limited.

2. That delegated authority be approved to the Council's Assistant Director (Corporate and Contracted Services) to execute and complete all legal agreements ancillary to the JCT Design & Build Contract 2016 and/or reasonably required to complete the Project, including (but not limited to):

- a. all professional appointments;
- b. collateral warranties; and
- c. Agreements under  
S.38, & S.278, of the Highways Act 1980;  
S.247, Part III of the Town and Country Planning Act  
1990;  
S.104 of the Water Industry Act 1991, and  
S.50 of the New Roads and Street Works Act 1991.

#### **Corporate Objectives:**

Delivering Affordable Housing

#### **Monitoring Officer**

The proposed contract award follows a competitive and compliant tender process which demonstrates that the Council is receiving value for money for the contract.

#### **Section 151 Officer**

The award of this contract follows a tender process via an existing framework managed by Catalyst Housing. The award is to be made to the bid representing the greatest value for money.

The contract award is in excess of the pre-tender estimates due to the increasing pressures on the construction sector. The scheme is part of the HRA business plan and remains affordable within existing new build development budgets.

The HRA business plan is carefully monitored and updated on at least an annual basis. The impact of increasing construction costs on the overall new build development programme is kept under close review and will be reflected in the plan as appropriate.

**Advice**

**The meeting moved into Part 2, please see Part 2 Minutes**

**CA/107/21 BUILDING CONTROL**

This item is restricted, please see Part 2 minutes for details

The Meeting ended at 8.00 pm