

**RECOMMENDATIONS FROM CABINET ON 25 JUNE 2018
TO COUNCIL ON 19 JULY 2018**

CAB28: COMPLIANCE AND ENFORCEMENT - ENERGY EFFICIENCY (PRIVATE RENTED PROPERTY) (ENGLAND AND WALES) REGULATIONS 2015

Cabinet considered a report which explained that the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 fulfilled a duty placed upon the Secretary of State in the Energy Act 2011 to introduce Regulations to improve the energy efficiency of buildings in the domestic private rented sector.

Every Local Authority was the enforcement authority for their area and would be responsible for enforcing compliance with the minimum level of energy efficiency provisions.

The report outlined these duties and set out proposals regarding the levels of financial penalties to be adopted.

RECOMMENDED: 1) That the policy statement in relation to the enforcement of the Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015 be approved.

2) The financial penalties be adopted in line with the maximums as set by the Regulations and the issuing of publication penalties for a period of 12 months.

Reason for Decision

To note the new duties placed upon the Council and adopt a policy in relation to enforcement and the imposition of penalties in accordance with the Regulations.

CAB32: CODE OF GOOD PRACTICE FOR LICENSING

Cabinet considered a report which recommended adoption of a Code of Good Practice for Licensing. It promoted high standards of decision making for Licensing Matters and was in line with the Planning Committee requirements.

RECOMMENDED: That the Code of Good Practice for Licensing as attached to the report be adopted.

Reason for Decision

To ensure high standards of decision making and conduct of Members.

EXEMPT ITEMS

CAB35: KING'S LYNN STRATEGIC LAND PROPERTY ACQUISITION

Cabinet considered a report which set out outline terms for two proposed strategic land and property acquisitions at a prominent location in King's Lynn. Authority was sought from Cabinet to progress these acquisitions through to completion, subject to agreeing acceptable terms in consultation with the relevant Portfolio Holder.

A discussion was held on other land and properties in the surrounding area.

RECOMMENDED: 1) That the acquisition of the land asset is progressed along the lines set out within the report.

2) That the Capital Programme is adjusted to accommodate the acquisition of the site identified within the report.

3) That delegated authority is given to the Property Services Manager to finalise the terms of the proposed disposals set out within this report in consultation with the Portfolio Holder for Corporate Projects and Assets.

4) That authority is granted to the Legal Services Manager to progress the necessary transfer, or any other associated, documentation through to completion.

Reason for Decision

The sites are located at one of the major vehicle interchanges in King's Lynn and this is considered to be a "gateway" site. The proposal set out within this report fits well with the regeneration proposals for King's Lynn and the recommendations set out by the Regeneration and Economic Development Member Task Group, and the Heritage Member Task Group in 2014.

CAB36: CHANGES TO WEST NORFOLK HOUSING COMPANY, BUSINESS PLAN AND INTRA GROUP AGREEMENT

Cabinet considered a report which primarily set out the proposal to change the status of the West Norfolk Housing company (WNHC) from that of a 'for profit' company limited by shares to 'not-for profit' company limited by shares, in order to complete the process of becoming a registered provider of social housing.

It was further proposed that a revised Business Plan attached in appendix A to the report be agreed, and also that future developer contributions for affordable housing were used where appropriate for supporting WNHC by way of grant funding in its investment in new affordable housing.

In response to questions on monitoring the key performance indicators of the Company, Councillor Lawrence explained that information would be collated for member's consideration and monitoring.

RECOMMENDED: 1) That the Council as the shareholder of West Norfolk Housing Co. agree to the required constitutional changes being made to the Company that embed its not-for-profit status – the detailed changes to be agreed by Chief Executive in consultation with Legal Services Manager.

2) That changes be made to the governance documents in relation to 'quorum' to ensure decisions are made that reflect the independent composition of the board, and embed in the governance documents the independent membership of the board and independent Chair.

- 3) That the WNH Company Business Plan (revised 2018) be approved.
- 4) That, future affordable housing developer contributions will be utilised to fund affordable housing development sites identified in the Company Business Plan.
- 5) That the draft intragroup agreement (Appendix B to the report) between the Council and West Norfolk Housing Co. be approved and delegate to an Executive Director (not involved with WNHC) and a Cabinet Member (not involved with WNHC) the finalisation and signing of the agreement and incorporated Service Level Agreement.

Reason for Decision

The proposed changes to the organisation are required in order to successfully complete the registration process to become a registered provider of social housing.