



## Record of Cabinet decisions

**Tuesday, 26 July 2022**

**3.00pm to 5.05pm**

**Date of publication: 27 July 2022**

**Subject to call-in these decisions will be effective from 4 August 2022**

<b>Present:</b>	Councillor Alan Jarrett	Leader of the Council
	Councillor Howard Doe	Deputy Leader and Portfolio Holder for Housing and Community Services
	Councillor David Brake	Portfolio Holder for Adults' Services
	Councillor Rodney Chambers, OBE	Portfolio Holder for Inward Investment, Strategic Regeneration and Partnerships
	Councillor Jane Chitty	Portfolio Holder for Planning, Economic Growth and Regulation
	Councillor Phil Filmer	Portfolio Holder for Front Line Services
	Councillor Gary Hackwell	Portfolio Holder for Business Management
	Councillor Mrs Josie Iles	Portfolio Holder for Children's Services – Lead Member (statutory responsibility)
	Councillor Martin Potter	Portfolio Holder for Education and Schools
	<b>In Attendance:</b>	Neil Davies, Chief Executive
	Bhupinder Gill, Assistant Director, Legal and Governance	
	Jon Pitt, Democratic Services Officer	

### **Apologies for absence**

An apology for absence was received from Councillor Gulvin.

### **Record of decisions**

The record of the meeting held on 5 July 2022 was agreed by the Cabinet and signed by the Leader as correct.

## **Cabinet, 26 July 2022**

### **Declarations of Disclosable Pecuniary Interests and Other Significant Interests**

#### Disclosable pecuniary interests

There were none.

#### Other significant interests (OSIs)

Councillor Howard Doe declared an OSI in agenda item 7 (Medway Development Company Ltd – Private Rented Sector Proposal), because he was the Chairman of Medway Development Company (MDC) Ltd and he relied on a dispensation granted by the Councillor Conduct Committee to enable him to take part in the discussion and vote on this item.

#### Other interests

There were none.

### **Future Hoo Progress Report**

#### **Background:**

This report provided an update on progress on the Future Hoo project and the related wider planning context, following the successful Housing Infrastructure Fund bid which will provide £170m to be spent on a Strategic Environmental Management Scheme as well as road and rail network upgrades. The report sought approval for the continuation of work to ensure that the infrastructure, which would support sustainable development on the Hoo Peninsula, was able to be delivered.

In particular the report presented a draft of the Hoo Development Framework (attached at Appendix 1 to the report) which was intended to be published for public consultation between 15 August and 30 September 2022.

The report had been circulated separately from the agenda but had been accepted as urgent to enable the timeline for the consultation period to be met.

It was noted that there was a typographical error at paragraph 4.25 on page 75 of Supplementary Agenda no. 2, within the Design Development Report for Road (Appendix 2). The second reference to the Bell's Lane Roundabout, which was at the 3rd row underneath the header of the table, had been included in error and should have been removed from the document.

The Cabinet was advised that some minor amendments would be required to the documentation before it was issued for consultation, for example, the enhanced education provision section would benefit from greater clarity and accuracy. It was therefore proposed that an additional recommendation be added to those set out at paragraphs 10.1 and 10.2 to the report so that these changes could be effected.

## Cabinet, 26 July 2022

The meeting was adjourned at 3:56pm pending the publication of an updated Appendix 5, which was published as part of Supplementary Agenda No.6. The meeting resumed at 4:30pm.

The key changes made and further changes required to the document were highlighted as follows:

- Funding remaining to be identified in a table on page 87 was incorrectly stated as circa 4.7 billion. The correct figure was £273,831,322
- Appendix 1B to Appendix 5 contained matters that were entirely policy matters. Costs for these would be determined once policy had been determined.
- With reference to passenger subsidies, it was noted that costs due to be incurred in six to ten years' time would be a matter to be determined by those who were Members of the Council at that time. The budgetary pressure of £24million had therefore been removed.
- Highways block wider implications had been correctly included in Appendix 1A to Appendix 5 but should not have been included in Appendix 1B as this specifically related to the Hoo Development Framework. Such references had been removed from Appendix 1B. Related spending had also been removed. It was not possible to accurately predict the costs and pressures for projects delivered as far ahead as 2037. The result of these changes was that the predicted Hoo Infrastructure cost had been revised downwards to £225million compared to £418million. Funds remaining to be identified were now £75 million.
- The previous version of the document had included certain assumptions related to S106 funding. These were considered to be misleading due to the viability of certain housing assumptions and the difficulty of predicting future development and funding.
- In relation to Health and Social Care, the funding identified column primarily represented HIF funding and estimated costs were never more than best estimates.
- The original report had set out that all construction costs incurred would have a 40% contingency. This had been removed as it was considered this amounted to a blank cheque that would enable costs to be inflated.
- There were a significant number of costs marked as To be Determined (TBD) within the document. This was considered to be valid as a consultation document was being produced. This would inform actions to be taken and related Council policy and funding.

In relation to Appendix 1, as set out in Supplementary Agenda No.1 to the report, it was noted that the final bullet point in relation to Hogmarsh Valley on Page 33 of the agenda would be deleted. This would ensure that there would be no misunderstanding that development was required. The bullet point to be removed was as follows – *“Development should respect landscape context, rural character, protect openness and retain views of prominent green wooded backdrop.”*

## Cabinet, 26 July 2022

***Decision  
number:***

***Decision:***

**89/2022**

The Cabinet approved the commencement of consultation on the draft Hoo Development Framework document for a 7-week period and noted that the document would return to Cabinet for consideration following that consultation.

**90/2022**

The Cabinet approved the continuation of progress on the preparation of the applications for all aspects of the Future Hoo project.

**91/2022**

The Cabinet agreed to delegate authority to the Director of Place and Deputy Chief Executive, in consultation with the Leader, the Portfolio Holder for Strategic Regeneration, Inward Investment and Partnerships and the Portfolio Holder for Planning, Economic Growth and Regulation, to make any changes considered prudent to appendices 1-5.

**Reasons:**

To enable the Future Hoo programme to continue to meet its programme and funding requirements for delivery and to unlock £170m of Government Funding that has been secured to enable the delivery of infrastructure and sustainable development on the Hoo Peninsula.

### **Shared Prosperity Fund Investment Plan Submission**

**Background:**

This report sought Cabinet approval of the Investment Plan proposed for submission to Government's UK Shared Prosperity Fund (SPF), which was summarised at Appendix 1 to the report. Investment Plans, which would be required to be refreshed annually, needed to be submitted by 1 August 2022. Once approved, first payments were expected to be paid from October 2022.

The SPF interventions and Investment Plan would strongly align with the recently refreshed Medway 2037 set of documentation which formed Medway's core economic and regeneration strategy and there was a strong emphasis on working closely with partners and an extensive list of partners was detailed in the report.

***Decision  
number:***

***Decision:***

**92/2022**

The Cabinet approved the proposed Investment Plan for submission to the Department for Levelling Up Housing and Communities (DLUHC) as set out in the summary at Appendix 1 to the report.

## **Cabinet, 26 July 2022**

**93/2022**

**The Cabinet agreed to delegate authority to the Director of Place and Deputy Chief Executive, in consultation with the Portfolio Holder for Strategic Regeneration, Inward Investment and Partnerships to finalise and approved the Investment Plan for submission to DLUHC by the 1 August 2022 deadline.**

**94/2022**

**The Cabinet agreed to delegate authority to the Director of Place and Deputy Chief Executive, in consultation with the Portfolio Holder for Strategic Regeneration, Inward Investment and Partnerships to deliver the projects, in line with the successful bid submission.**

### **Reasons:**

Approval of the submission is in support of Medway's regeneration priorities and will enable Medway to access Medway's SPF allocation, and to accept the funds for successful interventions.

### **Granting a New Lease for the Sunlight Centre**

#### **Background:**

This report sought delegated authority from Cabinet, so that officers could grant a lease or leases at the Sunlight Centre Richmond Road Gillingham to the Sunlight Development Trust.

The Sunlight Centre was occupied partly by the Medway Council Family Contact Centre (25.5%) and the larger remaining part (74.5%) as shown edged black on the attached plan at Appendix A to the report, by the Sunlight Development Trust (SDT) under a 20- year lease that would expire on the 8 December 2022.

The report explained that the reletting of the Sunlight Centre, would secure the future of the facility, without the need for the Council to run the facility itself, avoiding additional staffing and running costs and would enable the continuation of the community facility.

It was noted that the recommendation, as set out at paragraph 10.1 to the report, had been amended to include the Leader of the Council in the proposed delegated authority.

## Cabinet, 26 July 2022

**Decision  
number:**

**95/2022**

**Decision:**

The Cabinet agreed to delegate authority to the Director of Place and Deputy Chief Executive, in consultation with the Leader of the Council and the Portfolio Holder for Resources, to grant a lease or leases to the Sunlight Development Trust (SDT) at the Sunlight Centre on the best terms reasonably obtainable in the circumstances.

**Reasons:**

Letting of the Sunlight Centre to SDT will enable a valuable community facility to continue.

### **Medway Development Company Ltd - Private Rented Sector Proposal**

**Background:**

This report recommended the Cabinet to agree that one of the five apartment buildings at the Chatham Waterfront scheme should be retained by the company to provide homes for rent to customers in the private market.

Works were progressing on the Chatham Waterfront site which would include 182 new homes, new commercial spaces for cafes, restaurants and offices alongside a new public realm to create a vibrant centre for Chatham. The report explained that there were market changes and strong private rented sector (PRS) growth due to the high purchase cost, coupled with a requirement for large deposits. Therefore, it was proposed for Block C (71 apartments) at the Chatham Waterfront scheme be used as PRS.

The financial overview was provided in the Chatham Waterfront PRS Business Case which was set out in an exempt appendix.

**Decision  
number:**

**96/2022**

**Decision:**

The Cabinet agreed that Block C should be converted to a Private Rental Sector (PRS) scheme as set out in the Chatham Waterfront PRS Business Case attached at Exempt Appendix 1.

**Reasons:**

To continue the regeneration of Chatham with the provision of high-quality PRS accommodation, which responds to changing market demand, but will also generate long term revenue streams for the Shareholder.

## Cabinet, 26 July 2022

### **Gateway 1 Procurement Commencement - Family Time (Contact Service) for Children in Care and Families**

#### **Background:**

This report requested the Cabinet's agreement to commence the procurement of the Family Time (Contact Service) for children in care and their families. The service would provide a flexible model of service delivery across Medway, making use of locally available facilities such as Children and Family Hubs and Youth Clubs. The primary venue for family contact would be Sunlight Centre, Gillingham.

The report recommended an open market procurement for approximately 8,000 hours of direct contact hours (including additional tasks associated with a contact session) as described in the service specification. The proposed contract term was four years (plus a one year extension option).

The report was accompanied by an exempt appendix which set out key information in respect of financial analysis relating to the procurement.

#### ***Decision number:***

**97/2022**

#### ***Decision:***

**The Cabinet approved the recommissioning of this contract via the preferred Option 4, Open Market Procurement, as set out in paragraph 5.1.5 of the report.**

#### **Reasons:**

This model is the most financially viable both meeting our statutory obligations and commitments, but also putting children and families at the heart of Medway. It supports the child friendly Medway agenda and contributes a host of wider potential benefits such improved wellbeing, safe contact and potential reunification Building partnerships between the statutory and independent sector through a contract with risk sharing and specialisms will enable the Council to meet its statutory requirements. There is already a tried and tested model in place and this option allows the Council to test out the market and achieve effective use of its resources and finances.

### **Gateway 1 Procurement Commencement - Supported Accommodation and Floating Support**

#### **Background:**

This report requested the Cabinet's agreement to commence the procurement of the Supported Accommodation and Floating Support Contract. Since the last contract, more specialist provision was required, particularly in the areas of mental health, child sexual exploitation, child criminal exploitation, autistic spectrum conditions and behaviours that challenge which would be reflected in the new framework.

## **Cabinet, 26 July 2022**

The report recommended the establishment and utilisation of a Dynamic Purchasing System (DPS) which would provide flexibility and enable access to services quickly and to meet a wide range of needs. The proposed contract term was three years (with options to extend by two further one-year periods).

The report was accompanied by an exempt appendix which set out key information in respect of financial analysis relating to the procurement.

***Decision  
number:***

**98/2022**

***Decision:***

**The Cabinet agreed to pursue the procurement of Supported Accommodation and Floating Support services (as described in section 2) as per the preferred option identified in paragraph 5.2.1.3.**

**Reasons:**

This decision is recommended as it represents the most appropriate way to secure a viable market to support children, young people and families who access these services in Medway over the next 5 years. A DPS framework provides an appropriate level of security and stability plus flexibility moving forward in what is likely to be a challenging period, particularly in the supported accommodation sector. The framework will provide clear evidence of the skills and experience of providers to ensure children, young people and families are getting the right interventions and Medway is getting value for money.

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**Leader of the Council**

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**Date**

**Jon Pitt, Democratic Services Officer/Teri Reynolds, Democratic Services Officer**

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