



CABINET

MEETING : Wednesday, 9th May 2018

PRESENT : Cllrs. James (Chair), Watkins, D. Norman and Cook

Others in Attendance

Cllrs Hilton, Stephens, Haigh, Pullen and Coole
Managing Director
Corporate Director
Corporate Director
Solicitor
Head of Communities
Head of Cultural and Trading Services
Democratic Services and Elections Officer

APOLOGIES : Cllrs. Noakes and Organ

125. DECLARATIONS OF INTEREST

There were no declarations of interest.

126. MINUTES

RESOLVED:

That the minutes of the meeting held on 11th April 2018 be confirmed as a correct record and signed by the Chair subject to the following correction:

Minute 113 Public Question Time

That the reference to the Cabinet Member for Communities and Neighbourhoods be removed

127. PUBLIC QUESTION TIME (15 MINUTES)

Concerning agenda Item 9 (City Markets Service) a member of the public referred to a recommendation to consider the Greyfriars Bowling Green and Aviation Garden for development to generate income (3.16.5) in the light of a suggestion to develop the Bowling Green published in 2010 (Gloucester Local Development Framework Interim Adoption Supplementary Planning Document: Greater Greyfriars). He asked the Cabinet Member for Regeneration and Economy if these two green spaces might be opened up and retained for the use of residents and

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their families given a perceived lack of such public resources in the immediate area. The Cabinet Member for Regeneration and Economy responded that the recommendation was part of a commercial review undertaken by Marketing Gloucester Ltd and that no decision would be made yet. He gave assurance that any decision made on the future of the Bowling Green and Aviation Garden would be considered in the context of a cohesive plan for the whole area. He acknowledged that the Bowling Green has been used occasionally for public events and noted the comments on the value of these spaces for the community.

128. PETITIONS AND DEPUTATIONS (15 MINUTES)

There were no petitions or deputations.

129. LEADER AND CABINET MEMBERS' QUESTION TIME (15 MINUTES)

Cllr Pullen expressed frustration that the Planned Improvements to Manage Demand for Temporary Accommodation report (agenda item 8) published on 1st May 2018 was not available for scrutiny by the Overview and Scrutiny Committee at its meeting the night before and asked that any decisions on the matter would be brought back to Councillors for consideration. The Cabinet Member for Regeneration and Economy indicated that the report had not been finalised in time to be circulated with the Overview and Scrutiny Agenda but he was aware that a comprehensive briefing on the issue had been provided to the committee instead. He emphasised the importance of reporting back to Cabinet and committee members on this particular issue, but reminded everyone of the need to avoid delay so that opportunities to address the problems were not missed. Cllr Pullen sought further confirmation that should an option to acquire temporary accommodation be approved it would be referred to the Overview and Scrutiny Committee. The Cabinet Member for Regeneration and Economy confirmed that if it was possible to notify Councillors in advance that would be done and he reiterated Members' commitment to be as open and transparent as they can.

In relation to agenda item 9 (City Markets Service) Cllr Hilton asked if it would be better to move the Indoor Market to Kings Square rather than spend a lot of money on the current site which he considered had a fundamental problem with footfall. The Cabinet Member for Regeneration and Economy drew attention to recent improvements such as relatively high level of stall occupancy and the significant footfall in the Eastgate Shopping Centre to be tapped into as promotion is improved. Cllr Hilton sought clarification that previous proposals to re-locate the market within the Kings Quarter redevelopment scheme had been superseded. The Cabinet Member for Regeneration and Economy stated that the Kings Quarter planning application would be presented at the end of summer and that no hard and fast proposals had been made yet. He further commented that there had been considerable discussion with traders and that it was not intended that the market remain as it currently is.

Cllr Haigh enquired if re-locating the market within Kings Quarter had received a favourable response in the public consultation over the bus station. The Cabinet Member for Regeneration and Economy recalled that the consultation had comprised of three layout concepts for Kings Quarter without specific questions about the market.

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Also regarding the City Markets Service report (agenda item 9) Cllr Haigh asked if Members intended to keep the Bowling Green and Aviation Garden as public resources. The Cabinet Member for Regeneration and Economy referred Cllr Haigh to the answer he gave to the member of the public and reiterated the intention to develop the area cohesively.

130. INTRODUCTION OF CIVIL PENALTIES TO TACKLE UNSATISFACTORY HOUSING CONDITIONS WITHIN THE PRIVATE RENTED HOUSING SECTOR

Cabinet considered the report of the Cabinet Member for Housing and Planning that proposed implementation of new enforcement powers provided in the Housing & Planning Act 2016, including the use of civil penalties for private sector housing offences and other regulatory functions.

The Head of Communities highlighted the key aspects of the report. The Cabinet Member for Communities and Neighbourhoods reminded Members of the severe impact rogue landlords and bad accommodation have on people and the current difficulties in resolving the issue. She welcomed the opportunity the new powers would give to benefit the community. The Cabinet Member for Regeneration and Economy commented that most landlords act responsibly but it is right to deal with those who do not.

RESOLVED that:

- (1) The new enforcement powers contained within the Housing Act 2004, as amended by the Housing & Planning Act 2016, be adopted;
- (2) Note that the new enforcement powers will enable the council to serve notices imposing civil penalties of up to a maximum of £30,000 in respect of a range of housing offences, and
- (3) Delegated authority be provided to the Head of Communities, in consultation with the Cabinet Member for Housing & Planning and the Council Solicitor to develop and implement a detailed Policy & Procedure in respect of the imposition of Civil Penalties

131. PLANNED IMPROVEMENTS TO MANAGE DEMAND FOR TEMPORARY ACCOMMODATION

Cabinet considered the report of the Cabinet Member for Housing and Planning that outlined plans to manage the demand for temporary accommodation that included operational service improvements, the development of incentives to access the private rented sector, more flexible use of Discretionary Housing Payment and the acquisition of property for temporary housing.

The Cabinet Member for Regeneration for Economy outlined the background to the report. The Cabinet Member for Communities and Neighbourhoods reminded Members of the importance of the issue. She commented that Members and

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partners would be working hard not only to address the quality of temporary accommodation but the broader issues around why people end up in it and the support they need once there.

RESOLVED that:

- (1) the high level of demand for temporary housing and the challenge posed in securing a necessary level of supply be noted
- (2) a more flexible use of DHP having regard to relevant legislation be welcomed
- (3) authority be delegated to the Head of Communities, in conjunction with the Head of Policy and Resources (S151 Officer), Cabinet Member for Housing and Planning and One Legal to approve: –
 - i. Any feasible options to acquire, either independently or with partners, more suitable temporary accommodation, and
 - ii. The development and implementation of an incentive scheme that will provide better access to the private rented sector
- (4) current service improvement measures to assist in reducing our use of temporary accommodation be noted.
- (5) regular reports be made to Cabinet as appropriate

132. CITY MARKETS SERVICE

Cabinet considered the report of the Cabinet Member for Regeneration and Economy that presented options for the future operation of the City's Markets Service and sought authorisation for the Corporate Director to commence a procurement exercise to secure an external operator to manage and operate appropriate elements of the existing service.

The Cabinet Member for Regeneration and Economy summarised the report. He emphasised the intention to improve the trading environment for traders and offer for customers. He commented that the examples of markets in other cities given in the report demonstrated that people would be attracted in if these factors were right. He clarified a recommendation of the Commercial Review undertaken by Marketing Gloucester Ltd (3.16.3) by stating that the Farmers Market would be tendered for separately.

The Cabinet Member for Performance and Resources welcomed the recognition of Gloucester's rich history as a market city and the significance of working with partners rather than in isolation.

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RESOLVED that:

- (1) The Indoor Market will continue to operate from the Eastgate Shopping Centre, Gloucester
- (2) Proposals for investment in the refurbishment of the Indoor Market are developed for inclusion in the Council's Capital Programme
- (3) The Corporate Director is given delegated authority to undertake a procurement exercise to secure a suitable contractor(s) to operate and manage appropriate elements of the City's Markets Service and to enter into contractual arrangements as necessary in consultation with the Cabinet Member for Regeneration and Economy
- (4) Cherry and White Market Traders are offered alternative pitches/stalls in the City prior to the commencement of the public realm works in Kings Square and that consideration is given to the future Markets offer on the redeveloped Kings Square site.

**Time of commencement: 6.02 pm
Time of conclusion: 6.32 pm**

Chair