

Somerset West and Taunton Shadow Council – Decisions taken by the SWT Executive on Wednesday, 17 June 2020

Agenda Item No	Topic	Decision
Part A – Items considered in public		
A6	Recommendation from the Scrutiny Committee	<p>Resolved that the Executive approved the following recommendations put forward by the Scrutiny Committee at their meeting on the 13 May 2020:-</p> <ol style="list-style-type: none"> 1) The Executive opened discussions with First Group as a matter of urgency for the temporary emergency opening of the bus station with consideration of the Covid-19 situation; and 2) The Executive opened discussions with both First Group and Somerset County Council on the Bus Transport Strategy in Taunton and the wider district.
A7	Committee Governance Arrangements Report	<p>Resolved that the Executive approved the following recommendations to Full Council:-</p> <ol style="list-style-type: none"> a) An all Member ‘away day’ was arranged to consider the items listed at section 4.5; b) A cross party Members Working Group was established to investigate the options and to report back through the appropriate democratic pathway; c) The Terms of Reference for the Council Governance Arrangements Working Group (Appendix A) were approved; and d) Seven Councillors were selected to form the Working Group along with the Portfolio Holder for Corporate Resources.
A9	Zero Carbon Affordable Homes Pilot	<p>Resolved that the Executive approved the following recommendations to Full Council:-</p> <ol style="list-style-type: none"> a) Approved the development of up to fifty (50) Zero Carbon Affordable Homes; b) Allocated a Zero Carbon Affordable Homes Capital budget of £10.8m to deliver up to fifty (50) new homes which would include Right to Buy Receipts on all eligible units plus additional borrowing. This comprised a supplementary capital budget increase of £9.3m and a transfer of £1.5m from the social housing development budget within the existing approved capital programme; c) Supported the use of underused SWT garage sites and one temporary housing site for new zero carbon affordable homes;

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		<ul style="list-style-type: none"> d) Delegated authority to the Housing Portfolio Holder and Director of Housing and Communities, in consultation with the Assistant Director – Finance (Section 151 Officer), to sign off the plans for each site; e) Delegated authority to the Housing Portfolio Holder and Director of Housing and Section 151 Officer to determine the final funding profile for this scheme once the development plans of each individual site had been finalised to identify which elements qualified for RTB funding; f) Noted the use of affordable rents for new build HRA homes in line with the 2020 Rent Setting Policy. The affordable rents would be set to ensure scheme viability at between 60% and 80% of market rent; and g) Agreed to suspend investment and letting of garages on the identified sites and support the negotiation of alternative garage accommodation for garage tenants and garage owners, and where required the Director of Housing and Communities negotiated and completed the purchase of privately owned garages.
A10	Commercial Investment Portfolio Review	Resolved that the Executive recommended that Full Council received and reviewed the delivery of the Commercial Strategy and performance of the Investment Property Portfolio covering the period 17 December 2019 to 31 May 2020.