



TRADING AND ENTERPRISE BOARD

Notice of a Meeting, to be held in the Committee Room 2 (Bad Münstereifel Room) -
Ashford Borough Council on Tuesday, 28th September, 2021 at 10.00 am.

The Members of the Trading and Enterprise Board are:-

Councillor Bell (Chairman)

Councillors Feacey, Pickering and Shorter

Observer: Cllr. Ovenden

IMPORTANT INFORMATION FOR THE PUBLIC ABOUT THIS MEETING

Subject to Coronavirus risk assessments and procedures, a very small number of members of the Press and public can register to attend and observe the Meeting in person (without speaking at it), on a first-come, first served basis.

To register to attend and observe the Meeting on this basis, please email membersservices@ashford.gov.uk You will be sent details of the procedures established by the Council in order to manage the risk of COVID-19 at the Meeting, which may include requirements such as to wear face coverings, and to not attend the Meeting if you are affected by any relevant circumstances relating to COVID-19. You will be expected to confirm your agreement to these requirements prior to attendance.

Summary of Public Participation for Committee Meetings after 6 May 2021

In line with legal requirements, and subject to Coronavirus risk assessments and procedures:-

- A small number of members of the Press and public can register to attend and observe the meeting in person;
- In addition, seats in the meeting room are provided for those who register to speak on each item, by following the procedure below:-

Written notice of a wish to speak at the meeting (by means of the procedure below) must be given, either to membersservices@ashford.gov.uk or on the Council's website at <https://secure.ashford.gov.uk/committeesystem/haveyoursay.aspx> by 10.00 hours on the working day before the meeting.

All those registered to speak must submit to membersservices@ashford.gov.uk by 10:00 hours on the day of the meeting, a copy of their speech in written, legible English. Speeches must be no longer than 400 words, printed in 12-point non-italic sans-serif font

(e.g. Arial); any text above 400 words will not be read out. No speech should contain personal data about individuals, other than the speaker's name and (if relevant) postal address. Any registered speakers who do not submit their speeches as above are not permitted to speak at the meeting (even if present in person). At the meeting:- (i) Speakers who are present in person may read their previously submitted speeches when called to do so, but may not read any other material; (ii) If speakers are not present in person, their previously-submitted speeches will be read to the meeting by a competent Officer for and on behalf of the speakers, at the normal times and in the normal order (subject to the Chairman's normal discretion).

IMPORTANT: An Officer reading any speech on behalf of any speaker shall have discretion to omit/edit out any inappropriate language, information or statements. If any defamation, insult, personal or confidential information, etc. is contained in any speech received from any speaker, and/or is read to the meeting by an Officer, each speaker accepts by submitting the speech to be fully responsible for all consequences thereof and to indemnify the Officer and the Council accordingly.

Agenda

Page Nos..

1. Apologies/Substitutes

To receive notification of Substitutes in accordance with Procedure Rule 1.2(c)

2. Declarations of Interest

1 - 2

To declare any interests which fall under the following categories, as explained on the attached document:

- a) Disclosable Pecuniary Interests (DPI)
- b) Other Significant Interests (OSI)
- c) Voluntary Announcements of Other Interests

See Agenda Item 2 for further details

3. Minutes

3 - 4

To approve the Minutes of the Meeting of this Board held on the 27th May 2021.

4. Exclusion of the Public

To consider passing the following resolution to exclude the press and public from the meeting: That pursuant to Section 100A(4) of the Local Government Act 1972, as amended, the public be excluded from the meeting during consideration of this item as it is likely that in view of the nature of the business to be transacted or the nature of the proceedings that if members of the public were present there would be disclosure of exempt information hereinafter specified by reference to Paragraph 3 of Schedule 12A of the Act, where in the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

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| 5. | A Better Choice for Property - Property Manager Recruitment | 5 - 14 |
| 6. | Company Portfolio Update - A Better Choice for Property | 15 - 18 |

20th September 2021

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Declarations of Interest (see also “Advice to Members” below)

- (a) **Disclosable Pecuniary Interests (DPI)** under the Localism Act 2011, relating to items on this agenda. The nature as well as the existence of any such interest must be declared, and the agenda item(s) to which it relates must be stated.

A Member who declares a DPI in relation to any item will need to leave the meeting for that item (unless a relevant Dispensation has been granted).

- (b) **Other Significant Interests (OSI)** under the Kent Code of Conduct relating to items on this agenda. The nature as well as the existence of any such interest must be declared, and the agenda item(s) to which it relates must be stated.

A Member who declares an OSI in relation to any item will need to leave the meeting before the debate and vote on that item (unless a relevant Dispensation has been granted).

However, prior to leaving, the Member may address the Committee in the same way that a member of the public may do so.

- (c) **Voluntary Announcements of Other Interests** not required to be disclosed under (a) and (b), i.e. announcements made for transparency alone, such as:

- Membership of amenity societies, Town/Community/Parish Councils, residents' groups or other outside bodies that have expressed views or made representations, but the Member was not involved in compiling or making those views/representations, or
- Where a Member knows a person involved, but does not have a close association with that person, or
- Where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position.

[Note: Where an item would be likely to affect the financial position of a Member, relative, close associate, employer, etc.; OR where an item is an application made by a Member, relative, close associate, employer, etc., there is likely to be an OSI or in some cases a DPI. ALSO, holding a committee position/office within an amenity society or other outside body, or having any involvement in compiling/making views/representations by such a body, may give rise to a perception of bias and require the Member to take no part in any motion or vote.]

Advice to Members on Declarations of Interest:

- (a) Government Guidance on DPI is available in DCLG's Guide for Councillors, at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5962/2193362.pdf
- (b) The Kent Code of Conduct was adopted by the Full Council on 19 July 2012, and a copy can be found in the Constitution alongside the Council's Good Practice Protocol for Councillors dealing with Planning Matters. See <https://www.ashford.gov.uk/media/2098/z-word5-democratic-services-constitution-2019-constitution-of-abc-may-2019-part-5.pdf>
- (c) Where a Member declares a committee position or office within, or membership of, an outside body that has expressed views or made representations, this will be taken as a statement that the Member was not involved in compiling or making them and has retained an open mind on the item(s) in question. If this is not the case, the situation must be explained.

If any Member has any doubt about any interest which he/she may have in any item on this agenda, he/she should seek advice from the Director of Law and Governance and Monitoring Officer, or from other Solicitors in Legal and Democracy as early as possible, and in advance of the Meeting.

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Trading and Enterprise Board

Minutes of a Meeting of the Trading and Enterprise Board held in the Council Chamber, Civic Centre, Tannery Lane, Ashford, on the **27th May 2021**.

Present:

Cllr. Bell (Chairman)

Cllrs. Feacey, Pickering, Shorter

Apologies:

Cllr. Ovenden (Observer), Commercial Development Manager (A Better Choice for Property Ltd).

Also Present:

Deputy Chief Executive, Head of Finance and IT, Member Services Manager.

19 Minutes

Resolved:

That the Minutes of the Meeting of the Board held on the 23rd February 2021 be approved and confirmed as a correct record.

20 Exclusion of the Public

Resolved:

That pursuant to Section 100A(4) of the Local Government Act 1972, as amended, the public be excluded from the meeting during consideration of the following item, as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the public were present there would be disclosure of exempt information hereinafter specified by reference to Paragraph 3 of Schedule 12A of the Act, where in the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

21 A Better Choice for Property Limited – 2020/21 Equity Drawdown

The report referred to the previous decision of the Board to invest equity in to A Better Choice for Property Company annually, based on 20% of net interest

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receivable by the Council from the Company. This was to be reviewed annually and the report informed Members of the progress of the Company and plans for the upcoming year.

The Chairman asked if the Board could receive some statistics on ratios and gearing at their next meeting following the Company's AGM.

Resolved:

- That (i) **the drawdown of funding and subsequent share issue by endorsed.**
- (ii) **the current position of the Company and its future plans be noted.**

Recommended:

That the appointment in to the Administrative Assistant role be approved.

22 A Better Choice for Property Limited – Director Appointments

The report asked the Board to endorse the appointment of a new Director to the Company.

Resolved:

That the appointment of a Director to the Board be endorsed.

23 A Better Choice for Property Limited – Management Update

The report provided a portfolio update from the Company on its activities, returns, voids, rent arrears and recovery and the net interest paid to the Council in the last financial year.

A Member asked if the Board could receive some assurance over risk mitigation in terms of key staff and the spread of purchases to ensure that these were being routinely monitored.

Resolved:

That the report be received and noted.

Queries concerning these minutes? Please contact Member Services
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Agenda Item 5

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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