



TRADING AND ENTERPRISE BOARD

Notice of a Meeting, to be held in the Council Chamber, Civic Centre, Tannery Lane, Ashford on **Tuesday, 22nd February, 2022 at 10.00 am.**

The Members of the Trading and Enterprise Board are:-

Councillor Bell (Chairman)

Councillors Feacey, Pickering and Shorter

Observer: Councillor Ovenden

IMPORTANT INFORMATION FOR THE PUBLIC ABOUT THIS MEETING

Members of the Press and public are permitted to attend this meeting in person. Anyone attending will be requested to follow the measures introduced by the Council in order to manage the risk of COVID-19. This includes wearing face coverings until seated and not attending the meeting if you are displaying any symptoms of, or have tested positive for, COVID-19. You may also wish to consider taking a Lateral Flow Test no longer than 24 hours before attending the meeting.

Agenda

	Page Nos..
1. Apologies/Substitutes	
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 28 th September 2021.	
4. Commercialisation Strategy Update (Verbal Report)	

5. 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.

6. A Better Choice for Property - Request for Funding

5 - 26

7. Previously Agreed Papers

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The attached papers were previously agreed by e-mail to avoid the need for a physical meeting during a peak in the Coronavirus pandemic. They were subsequently endorsed by the Cabinet on the 16th December 2021.

14th February 2022

Queries concerning this agenda? Please contact Member Services

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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 Committee Room No.2, Civic Centre, Tannery Lane, Ashford, on the **28th September 2021**.

Present:

Cllr. Bell (Chairman)

Cllrs. Buchanan, Forest, Shorter.

In accordance with Procedure Rule 1.2 (c) Councillors Buchanan and Forest attended as Substitute Members for Councillors Pickering and Feacey respectively.

Apologies:

Cllrs. Feacey, Pickering, Ovenden (Observer)

Also Present:

Deputy Chief Executive, Commercial Development Manager (A Better Choice for Property Ltd), Member Services Manager.

113 Minutes

Resolved:

That the Minutes of the Meeting of the Board held on the 27th May 2021 be approved and confirmed as a correct record.

114 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 items, 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.

115 A Better Choice for Property Limited – Property Management Recruitment

The Deputy Chief Executive introduced the report which proposed the recruitment of a Property Manager to help manage the Property Company's growing private market residential property portfolio. The proposal had the 'in principle' support of the Company Board and the Deputy Chief Executive advised that it was a legal requirement for the Company to get approval from the Council to appoint staff.

Recommended:

That the proposal to appoint a Property Manager be endorsed.

116 A Better Choice for Property Limited – Portfolio Update

The report provided a portfolio update from the Company on its activities, income, void levels and arrears as they continued to emerge from the pandemic.

The Commercial Development Manager answered specific questions on the current performance of the Company in terms of its current rental portfolio and the development side of the Company.

In response to a question the Commercial Development Manager advised that he would bring an update report to the November meeting of this Board (or earlier if necessary) on the Home Plus site development.

Resolved:

That the report be received and noted.

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

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