



## TRADING AND ENTERPRISE BOARD

Notice of a Meeting, to be held in the Council Chamber - Ashford Borough Council on  
Tuesday, 28th November, 2023 at 10.00 am.

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The Members of the Trading and Enterprise Board are:-

Councillor Betty (Chair)

Councillors Harman, Ovenden, Walder

Councillor Bell (Observer)

### Agenda

### Page Nos..

1. **Apologies/Substitutes**

To receive Notification of Substitutes in accordance with Procedure Rule 1.2(c) and the Terms of Reference of this Board.

2. **Declarations of Interest**

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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**

5 - 6

To approve the Minutes of the Meeting of this Board held on the 12<sup>th</sup> October 2023.

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.

- |    |  |         |
|----|--|---------|
| 5. | <b>Ashford International Development Company - Progress report</b> | 7 - 30  |
| 6. | <b>Drawdown of Equity Funding</b>                                  | 31 - 34 |
| 7. | <b>A Better Choice for Property Ltd - Portfolio Update</b>         | 35 - 42 |

20<sup>th</sup> November 2023

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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](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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# Agenda Item 3

CA/TEB

Published 19<sup>th</sup> October 2023

Decisions effective from the 27<sup>th</sup> October 2023 unless they are called in or recommended to the Cabinet/Council for approval

## 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 **12<sup>th</sup> October 2023**.

### Present:

Cllr. Betty (Chair)

Cllrs. Harman, Ovenden

Cllr. Hicks (Observer).

In accordance with Procedure Rule 1.2 (c) Councillor Hicks attended as Substitute Member for Councillor Bell.

### Apologies:

Cllrs. Bell, Walder, Deputy Chief Executive.

### Also Present:

Cllr. Feacey.

Director of Customer, Technology and Finance (in her Capacity as Director of A Better Choice for Property Ltd), Service Lead Finance, Commercial Development Manager (A Better Choice for Property Ltd), Principal Solicitor (Property and Projects), Member Services Manager.

## 172 Declarations of Interest

| <b>Councillor</b>                            | <b>Interest</b>   | <b>Minute No.</b> |
|--|---|-------------------|
| Feacey                                       | Made a Voluntary Announcement as Chair of the Ashford International Development Company and the Ashford Volunteer Centre.                 | 175               |
| Hicks  | Made a Voluntary Announcement as a private landlord.  | 175               |
| Director of Customer, Technology and Finance | Made a Voluntary Announcement as a Director of A Better Choice for Property Ltd and A Better Choice for Property Development Company Ltd. | 175               |

## **173 Minutes**

It was noted that none of the Members present at the previous Meeting were present at this Meeting, but no comments had been received questioning the accuracy of the Minutes.

**Resolved:**

**That the Minutes of the Meeting of the Board held on the 4<sup>th</sup> April 2023 be approved and confirmed as a correct record.**

## **174 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.**

## **175 A Better Choice for Property Ltd – Portfolio Update**

The Director of Customer, Technology and Finance introduced the report which provided an update of the property portfolio, outlining rental income, void levels and arrears for the period of February to August 2023. She advised that the rental market was buoyant with demand for property high. Rent levels were increasing and arrears remained extremely low.

Officers responded to Members questions about the update report and the activity of the Company more generally.

The Commercial Development Manager (A Better Choice for Property Ltd) gave a more detailed update on the operational/development side of the Company.

**Resolved:**

**That the update be received and noted.**

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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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