



Meeting: **Overview and Scrutiny Committee**  
Date: **27 September 2017**  
Time: **4.30 pm**  
Place: **Council Chamber - Civic Centre, Folkestone**

To: **All members of the Overview and Scrutiny Committee**

The committee will consider the matters, listed below, at the date, time and place shown above. The meeting will be open to the press and public.

Members of the committee, who wish to have information on any matter arising on the agenda, which is not fully covered in these papers, are requested to give notice, prior to the meeting, to the Chairman or appropriate officer.

1. **Apologies for Absence**

2. **Declarations of Interest**

Members of the committee should declare any interests which fall under the following categories\*:

- a) disclosable pecuniary interests (DPI);
- b) other significant interests (OSI);
- c) voluntary announcements of other interests.

3. **Proposed Acquisition Former Gasworks Site, Ship Street, Folkestone.  
(Pages 3 - 28)**

Report C/17/37 seeks authority to acquire the former gasworks site in Ship Street, Folkestone (East Folkestone Ward) for the provision of 85 homes. The derelict site is at the centre of a residential area but has remained of no interest to private sector developers owing to the complexities for its re-development and associated costs. The site will therefore remain derelict for the foreseeable future unless the Council acts.

The scheme requires significant investment in remediating the land which

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would make the scheme unviable for the Council too. However, there is now an opportunity to apply for Housing Infrastructure Fund (HIF) monies towards these abnormal costs under its Marginal Viability Fund (MVF) to make the development feasible financially for the Council. Authority is therefore sought to apply for MVF grant.

The re-development of this site will make a major contribution to the regeneration of East Folkestone, provide 85 homes towards the Council's housing targets, increase Council tax revenues and act as a catalyst for further regeneration with the site, once developed, being a nominated location for further investment under the Great Places scheme being undertaken by the Creative Foundation.

The proposal is not one that will generate a substantial commercial return for the Council and there is a risk that there could be a degree of loss. However, the proposal is a opportunity to secure significant regeneration benefits and meet the Council's aims of generating new jobs and enabling new homes, including affordable homes to be built.

#### 4. **Exclusion of the Public**

**To exclude the public for the following item of business on the grounds that it is likely to disclose exempt information, as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 –**

**'Information relating to the financial or business affairs of any particular person (including the authority holding that information). "Financial or business affairs" includes contemplated as well as current activities.'**

\*Explanations as to different levels of interest

(a) A member with a disclosable pecuniary interest (DPI) must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares a DPI in relation to any item must leave the meeting for that item (unless a relevant dispensation has been granted).

(b) A member with an other significant interest (OSI) under the local code of conduct relating to items on this agenda must declare the nature as well as the existence of any such interest 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 remove him/herself to the public gallery before the debate and not vote on that item (unless a relevant dispensation has been granted). However, prior to leaving, the member may address the meeting in the same way that a member of the public may do so.

(c) Members may make voluntary announcements of other interests which are not required to be disclosed under (a) and (b). These are announcements made for transparency reasons alone, such as:

- membership of outside bodies that have made representations on agenda items, 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.

Voluntary announcements do not prevent the member from participating or voting on the relevant item