

Special Advisory Cabinet Committee

Thursday, 31 August 2023

19:30pm

Present:

Cllr Lenny Rolles (Chair)
Cllr Alison Williams (Vice-Chair)

Councillors: Gurdip Ram Bungar
Lee Croxton
Samir Jassal
Jordan Meade
Leslie Pearton
Tony Rana
Alan Ridgers

Lisa Nyon Assistant Director (Corporate Services)
Elizabeth Thornton Service Manager (Property & Regulatory Services)
Ben Clarke Committee Services Officer (Minutes)

34. Apologies for Absence

No apologies for absence were received.

35. Minutes

The minutes of the meeting held on Tuesday, 28 February 2023 were signed by the Chair.

36. Declarations of Interest

No declarations of interest.

37. Special Cabinet Advisory Committee - Setting the Scene - Paper to follow

The Committee were provided with the RICS publication 'Economy and Property Market Update' as of May 2023.

The Service Manager (Regulatory and Property Services) highlighted the following key points:

- The report set out RICS view of the property market as of May 2023; the report was produced quarterly, and the next report was due in November 2023
- The interest base rate reached a new high of 4.25% in the quarter however that number had risen by a further 0.75%
- Inflation figures for June showed a reduction to 7.9% from 8.7% in April and May but it was still very high
- The unemployment rate remained high with a slightly increased rate of 3.9%

- The commercial market was gradually improving with slight improvements to rental income although capital values were still lower than they were a year ago
- There was a belief within the RICS survey that the market was in the early stages of an upturn
- The number of mortgage approvals were below the pre-pandemic average and there had been some modest reductions in prices but the demand for rental properties was still very strong and outstripped supply
- Overall construction activity was rising albeit private house building output was falling and infrastructure and public works were performing particularly strongly. However, labour and skill shortages as well as the cost of materials continued to be challenging and were factors which hampered development plans

Members held a short discussion on a funding pot which the Council applied for some years ago in which tranches of funds were released over a three year period with the first year going to KCC and the second and third years going to district Councils. The purpose of the fund was to promote skills development in local communities; Members agreed that a need had been identified and the fund should be claimed to help fill the ongoing labour and skill shortage in the market as well as to give local residents job opportunities.

The Assistant Director (Corporate Services) suggested that the pot Members being referring to could be the UK Shared Prosperity Fund; the Assistant Director (Corporate Services) agreed to look to confirm if this was the case.

Members noted the report.

38. Economic and Property Market Update

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39. Exclusion

Resolved pursuant to Section 100A(4) of the Local Government Act 1972 that the public be excluded during the following items of business because it was likely in view of the nature of the business to be transacted that, if member of the public were present during this item, there would be disclosure to them of exempt information.

40. Property Information Dashboard

The Service Manager (Property & Regulatory Services) provided the Committee with the Property Information Dashboard and highlighted the changes since the previous Committee meeting.

The Committee noted the Property Information Dashboard.

Close of meeting

The meeting ended at 19:37pm.