

1164 CRABBLE MILL \*

The Director of Tourism and Amenities submitted a request from Mr. Neil Anthony seeking reimbursement of expenditure incurred by him during the period August - December 1986 in respect of the possible formation of a voluntary trust to operate Crabble Mill. This matter had been considered by the Chairmen and Vice-Chairmen of the Tourism and Amenities, Finance and Policy and Resources Committees, who had agreed that the request should not be acceded to but that it be reconsidered if and when a properly funded organisation was established.

RESOLVED: That the action taken be confirmed.

The meeting ended at 7.50 p.m.

D170387-A-AFC

Minutes of the meeting of the HEALTH AND HOUSING Committee held at the Council Offices, Whitfield on Wednesday, 18 March 1987 at 6.00 p.m.

Present: Councillor D.S. Reid (Chairman)  
 " E.L. Eley  
 " Mrs. R.J. Farrer  
 " D.M. Garrity  
 " Mrs. E. Hadden  
 " C.W.P. Henderson  
 " Mrs. J.A. Hood  
 " J.W. Isaacson  
 " W.H. Robertson  
 " E.G. Simmonds  
 " Mrs. B. Spencer  
 " P.A. Watkins  
 " R.J. Whiteside

Councillor R.J. Tant was also in attendance and, with the permission of the Committee, spoke in connection with Minute No. 1169 (St. Radigunds Area, Dover - Improvements).

An apology for absence was received from Councillor R. Towe.

1165 Mr. J.K. FREATHY

The Committee observed a one minute's silence in memory of Mr. J.K. Freathy, Principal Environmental Health Officer, who had died suddenly on Monday, 16 March 1987 and offered condolences to his widow.

1166 MINUTES

The Minutes of the meeting of the Committee held on 22 January 1987 were approved as a correct record and signed by the Chairman.

1167 COUNCIL HOUSE DESIGN SUB COMMITTEE

RESOLVED: That the Minutes of the meeting of the Council House Design Sub Committee held on 21 January 1987 be approved.

1168 RENT ARREARS SUB COMMITTEE

RESOLVED: That the Minutes of the meeting of the Rent Arrears Sub Committee held on 12 February 1987 be approved.

1169 ST. RADIGUNDS AREA, DOVER - IMPROVEMENTS (MINUTE NO. 1167)

Following the recommendation of the Council House Design Sub Committee at its meeting held on 21 January 1987 the Director of Health and Housing reported on a suggested method of implementing a scheme for improving the St. Radigunds Area, Dover, which included early public consultations.

RESOLVED: (a) That £500,000, identified in the 1987/88 Capital Programme be expended on improvements

to 25 houses in the St. Radigunds area.

(b) That the Director of Health and Housing be authorised to appoint consultant architects to prepare a scheme to permit an early start to be made on the work.

(c) That consultation meetings with the residents be commenced as soon as possible.

1170 SOUTH COURT DRIVE, WINGHAM - DEFECTIVE PRIVATE SEWER (MINUTE NO. 1011)

The Committee considered the following decision of the Technical Services Committee at its meeting held on 28 January 1987:-

"That the Committee adhere to its previous decision not to accept liability for the private sewer in question and that the Health and Housing Committee be informed accordingly."

RESOLVED: That the report be noted.

1171 DEPOT AND VEHICLE INSPECTION SUB COMMITTEE - DEPOTS - SITUATION REPORT (MINUTE NO. 1004(a)(d))

Following reports from its Depot & Vehicle Inspection Sub Committee the Technical Services Committee at its meeting held on 28 January 1987, had referred the following matters to this Committee for consideration:-

"(a) St. Mary's Cemetery - Offices attached to Lodge:-

"That, following the removal of the cemetery records from this office to a central administration point, the room revert to use by the tenant of the Lodge and that the Health and Housing Committee be recommended to dispose of the cemetery lodge in the near future."

(b) Buckland Avenue Car Park

"That the Health and Housing Committee be requested to consider the clearance of the area where once council garages stood to enable the land to be used for car parking purposes"

RESOLVED: (a) That no observations be made in respect of the proposals concerning the office at the St. Mary's Cemetery Lodge and the Technical Services Committee be advised to refer the matter direct to the Land Committee.

(b) That, in connection with the Buckland Avenue Car Park area, the matter be deferred pending receipt of a further report from the Director of Health and Housing.

1172 HIGHWAYS ACT 1980: A20 TRUNK ROAD - FOLKESTONE TO DOVER IMPROVEMENT (MINUTE NO. 1086)

Following consideration of the implications of the published route for the upgraded A20 Dover to Folkestone link, the Policy and Resources Committee, at its meeting held on 3 March 1987 had resolved:-

"(d) That the Health and Housing Committee be requested to consider the policy to be adopted in respect of the replacement of Council owned properties affected by these proposals and to take action, wherever possible, to provide assistance both to the affected tenants and former tenants who had purchased their homes."

RESOLVED: That the Director of Health and Housing be requested to report in detail on the implications of the proposal to a future meeting of the Committee.

1173 CONTROL OF DOGS (MINUTE NOS. 1008 & 1073(5))

The Director of Health and Housing reported that the Policy and Resources Committee, at its meeting held on 3 March 1987 had requested this Committee to consider the suggestion of the Control of Dogs Working Party that it would be desirable for roads throughout the District to be designated by Order made under Section 31 of the Road Traffic Act 1972 requiring dogs to be kept on a lead.

The Director of Law and Administration submitted details of the likely financial implications of making Orders for certain limited town centre areas.

RESOLVED: (a) That subject to financial provision being made, a sum of up to £2000 be allocated to provide for the necessary advertising and administrative costs involved to enable orders to be made under S.31 of the Road Traffic Act 1972 requiring dogs to be kept on a lead in six town centre areas.

(b) That the Dog Control Working Party be requested to identify the four areas in Dover and two areas in Deal which are appropriate for such Orders.

1174 37 BEACH STREET, DEAL

The Committee considered the following decision of the Tourism and Amenities Committee at its meeting held on 17 March 1987:-

"That the action taken be approved and that the possibility of 37 Beach Street, Deal being taken over by the Health and Housing Committee be investigated prior to any work being carried out."

- (e) That the remainder of the River Recreation Ground, including the area referred to under (d) above, be offered to the River Parish Council on a 21 year lease at a peppercorn rent or for purchase at recreational land value.

749

#### REFERENCES FROM OTHER COMMITTEES

##### (1) Lyndale, Dover Road, Walmer

The Committee considered the following decision of the Health and Housing Committee at its meeting held on 20 January 1988:-

"That, subject to the approval of the Land Committee and to terms and conditions to be agreed, Lyndale, Dover Road, Walmer be sold to the Sanctuary Housing Association for conversion into flats for single person occupation".

RESOLVED: That the decision of the Health and Housing Committee be approved.

##### (2) St. Radigunds Area, Dover (Minute Nos. 1169 - 86/87 and 208)

The Committee considered the following decision of the Health and Housing Committee at its meeting held on 20 January 1988:-

"That, subject to the approval of the Land Committee and to terms and conditions to be agreed, the vacant site (The Piggeries), to the north of St. Radigunds Road, Dover, be disposed of to a housing association for housing development to provide a mixture of rented and shared ownership dwelling for single people, subject to nomination rights being granted to the Council".

RESOLVED: That the decision of the Health and Housing Committee be approved.

##### (3) Dover Town Goal Project

The Chief Executive submitted details of the Dover Town Goal Project which had been approved by the Tourism and Marketing Committee at its meeting held on 19 January 1988.

RESOLVED: That the Dover Town Goal Project be approved in as far as this Committee is concerned and planning permission and listed building consent be sought for the carrying out of such development in accordance with Regulation 4(I) of the Town and Country Planning General Regulations 1976

750

#### DEAL TOWN HALL

##### (1) Deal Town Hall Working Party

The Committee considered the Notes of the meeting of the Deal Town Hall Working Party held on 26 November 1987. The Director of Law and Administration submitted a list of suggested charges for the Town Hall together with a letter from the Clerk of the Charter Trustees for Deal concerning the question of smoking in the

building, once renovation works had been completed.

The Director of Planning and Technical Services submitted details of the gates and fences it had been suggested should be erected at the entrances to the open area under the Town Hall, the cost of which were estimated to be £6,000.

- RESOLVED: (a) That, subject to the Town Mayors of Deal being permitted to hold their traditional coffee mornings in the Council Chamber, the Notes of the meeting of the Deal Town Hall Working Party be approved.
- (b) That smoking be permitted in the Committee Room and Mayor's Parlour only.
- (c) That no further action be taken to obtain the return of the grand piano kept at the Astor Theatre, Deal, but that consideration be given to obtaining a baby grand piano for use in the Council Chamber and the question of the provision of music for other occasions, such as wedding receptions, be investigated.
- (d) That the list of charges submitted by the Directors of Finance and Law and Administration be approved subject to the Chairman and Vice-Chairman being authorised to grant an extension to the hours, if appropriate.
- (e) That the Finance Committee be requested to approve an amendment to the Capital Programme to enable suitable gates and fencing, estimated to cost £6,000, to be erected around the open area under the Town Hall and that planning permission be sought for the carrying out of this development, including listed building consent, in accordance with Regulation 4(I) of the Town and Country Planning General Regulations 1976.
- (f) That the Personnel Committee be requested to approve the appointment of a part-time caretaker, to attend at the Town Hall only when the first floor areas are open or in use.
- (g) That the Deal Town Hall Working Party be requested to consider the detailed arrangements for the opening ceremony.

##### (2) Lightning Protection

The Director of Planning and Technical Services reported on the need to improve the existing lightning protection system to the Town Hall. A quotation of £3,600 had been obtained for this work and additional building works costing £250 would also be required.





ST. RADIGUNDS AREA DOVER (Minute Nos. 1169 - 86/87 and 208)

The Director of Health and Housing reported upon the outcome of discussions held with residents of the St. Radigunds Estate, Housing Associations, the Department of the Environment and other bodies with regard to proposals for the comprehensive improvement of the estate, with the provision of new purpose-built accommodation for the elderly, major improvements to existing houses and environmental works.

The Director also reported upon works in progress to improve Council properties on the estate and detailed options open to the Council to effect improvement and regeneration of the area.

RESOLVED: (a) That the manner of voting in respect of this matter be recorded.

- (b) That the disposal to a housing association of the 132 dwellings identified in Appendix A of the Report of the Director of Health and Housing now submitted be agreed in principle on condition that the Association undertakes to improve the properties to a 30 year life standard and retain them for rental with the option for tenants to take up a Shared Ownership Lease with the District Council being granted 100% nomination rights, the manner of voting being recorded as follows:-

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Mrs. R.J. Farrer	Mrs. J.A. Birkett	
J.W. Isaacson	D.M. Garrity	
Mrs. G.J. Morgan	G.T. Haworth	
Mrs. M.W. Philpott	Mrs. J.A. Hood	
E.G. Simmonds	R.P. Sievwright	
Mrs. M.B. Smith	P.T. Wilson	
J.C. Summer		
G.T. Tyler		
P.A. Watkins		

- (c) That, prior to the disposals referred to in (b) above, existing tenants who wish to remain Council tenants, be accepted for transfer with a degree of priority, to suitable alternative accommodation, and this option to transfer be kept open for a period of 12 months following the disposal, the manner of voting being recorded as follows:-

FORAGAINSTABSTAIN

Mrs. R.J. Farrer	Mrs. J.A. Birkett
J.W. Isaacson	D.M. Garrity
Mrs. G.J. Morgan	G.T. Haworth
Mrs. M.W. Philpott	Mrs. J.A. Hood
E.G. Simmonds	R.P. Sievwright
Mrs. M.B. Smith	P.T. Wilson
J.C. Summer	
G.T. Tyler	
P.A. Watkins	

- (d) That the Coombe Close, Dover site be enlarged by the demolition of Nos. 2 to 9 Coombe Close and by the realignment of gardens in Coombe Close, Coombe Valley Road and Beaufoy Road and, subject to the approval of the Land Committee and to terms and conditions to be agreed, be made available to a housing association to develop for Category II housing for old age pensioners, subject to nomination rights being granted to the Council with priority being given to elderly tenants already living on the St. Radigunds Estate, Dover.

- (e) That, subject to the approval of the Land Committee and to terms and conditions to be agreed, the vacant site (The Piggeries), to the north of St. Radigunds Road, Dover be disposed of to a housing association for housing development to provide a mixture of rented and Shared Ownership dwellings for single people, subject to nomination rights being granted to the Council.

- (f) (i) That the 46 dwellings identified in Appendix 2 of the report now submitted be identified for marketing for owner occupation, with those becoming vacant being sold in an unimproved condition with a discount to existing tenants, applicants on the housing waiting list or first time buyers on condition that they improve the dwellings to the required standard.

- (ii) That, if they so wish, existing tenants of these dwellings be transferred to alternative accommodation, with the Council bearing their removal costs.

- (iii) That the manner of voting in respect of this matter was recorded as follows:-

FOR

Mrs. R.J. Farrer  
J.W. Isaacson  
Mrs. G.J. Morgan  
Mrs. M.W. Philpott  
E.G. Simmonds  
Mrs. M.B. Smith  
J.C. Summer  
G.T. Tyler  
P.A. Watkins

AGAINST

Mrs. J.A. Birkett  
D.M. Garrity  
G.T. Haworth  
Mrs. J.A. Hood  
R.P. Sievwright  
P.T. Wilson

ABSTAIN

- (g) That the Director of Health and Housing be requested to prepare plans for environmental works on the estate and for the provision of garages and parking areas, where appropriate.

[Resolutions (d), (e) and (g) were carried unanimously].

700

CONFERENCES(1) Institute of Housing - Annual Conference and Exhibition 1988

RESOLVED: That arrangements be made for the Chairman or Vice-Chairman plus one member from the minority party, together with the Director of Health and Housing, to attend the Institute of Housing Annual Conference and Exhibition to be held at Harrogate from 14 to 17 June 1988.

(2) Association of Port Health Authorities - Annual Conference

RESOLVED: That arrangements be made for the Vice-Chairman, (Councillor J. W. Isaacson) to attend the Association of Port Health Authorities Annual Conference to be held in Middlesborough from 21 to 23 June 1988.

701

LYNDALE, DOVER ROAD, WALMER (Minute No. 16)

The Director of Health and Housing reported on the proposal to dispose of this property to the Sanctuary Housing Association to provide 8 units to accommodate single people.

RESOLVED: That, subject to the approval of the Land Committee and to terms and conditions to be agreed, Lyndale, Dover Road, Walmer be sold to the Sanctuary Housing Association for conversion into flats for single person occupation.

702

FOXBOROUGH CLOSE, WOODNESBOROUGH - PROPOSED PLAY AREA

The Director of Health and Housing submitted a request from the Woodnesborough Parish Council that the Council provide a children's play area on disused land between nos. 6 and 17 Foxborough Close, Woodnesborough. The Director reported that the likely cost of the project was £8,902.

RESOLVED: That the Director of Health and Housing be authorised to arrange for the clearance of this area and for it to be laid out as a children's play area.

703

SIBERTS CLOSE, SHEPHERDSWELL - PROPOSED IMPROVEMENTS TO CAR PARKING

The Director of Health and Housing reported on the car parking problems in Siberts Close, Shepherdsweil and the Director of Planning and Technical Services submitted details of a scheme to alleviate these problems. The cost, estimated at £6,930, would be met from the estate environmental works budget.

RESOLVED: That the scheme now submitted for the provision of improved parking facilities in Siberts Close Shepherdsweil be approved.

704

A.20 TRUNK ROAD - COURT WOOD TO DOVER (Minute Nos. 1086 and 1172 - 86/87)

Following preliminary consultations with the tenants likely to be affected in Aycliffe and the Limekiln Street flats, the Director of Health and Housing reported on the likely rehousing commitment in the event that, following a Public Inquiry, the Government decided that the route of the A.20 extension to Dover should pass through Aycliffe and the Limekiln Street areas of Dover.

RESOLVED: (a) That all tenants displaced from their homes in Aycliffe and in the Limekiln Street area of Dover be offered reasonable alternative accommodation which, as far as possible, meets their requirements with the tenants concerned being paid home loss payments and disturbance expenses in arrangement with the Department of Transport.

(b) That arrangements be made for new accommodation at Aycliffe to replace those houses lost to the scheme.

(c) That the Council negotiate with the Department of Transport and the Kent County Council to ensure acquisition and development of the Aycliffe Primary School site for Sheltered Housing accommodation and day-care facilities.

(d) That the playing field site between nos. 23 and 24 The Ropewalk be developed with family houses.

(e) That the Director of Health and Housing investigate the possibility of replacing the present intermediate housing units at Limekiln Street and the possible future

(3) Hull Place, Sholden - Main Drainage (Minute No. 1028)

The Director of Finance reported that the Technical Services Committee, at its meeting held on 23 March 1988 had agreed to undertake from within its existing budget the design and supervision of a main drainage scheme provided the residents concerned agreed to meet the cost of the works.

RESOLVED: That the proposal to undertake work on this scheme be approved.

1048 EXCLUSION OF THE PUBLIC

RESOLVED: That under Section 100(A)4 of the Local Government Act 1972 the public be excluded from the meeting for the remainder of the business on the grounds that the items to be considered involve the likely disclosure of exempt information as defined in paragraphs 5 and 8 of part I of Schedule 12A of the Act.

1049 CITIZENS ADVICE BUREAUX (Minute No. 860) \*

The Chairman reported upon further discussions held with local representatives of the Citizens Advice Bureaux concerning their need to appoint new office managers in both Deal and Dover.

RESOLVED: That following the appointment of the respective managers, each branch be granted an additional £1,000 towards the costs of these appointments.

1050 TIMEBALL TOWER GARDENS, DEAL (Minute No. 937)

The Director of Finance reported that the Tourism and Marketing Committee, at its meeting held on 15 March 1988, had considered tenders for carrying out works to these gardens which considerably exceeded the original estimate.

RESOLVED: That, in accordance with Financial Standing Order 3.4 an additional sum of £15,565 be included in the Capital Payments Programme.

The meeting ended at 7.45 p.m.

L290388-RP

Minutes of the meeting of the HEALTH AND HOUSING Committee held at the Council Offices, Whitfield on Wednesday 30 March 1988 at 9.00 a.m.

Present: Councillor G.T. Tyler (Chairman)  
 " Mrs A.M. Williamson (Chairman of The Council)  
 " Mrs J.A. Birkett  
 " Mrs R.J. Farrer  
 " D.M. Garrity  
 " G.T. Haworth  
 " Mrs J.A. Hood  
 " J.W. Isaacson  
 " Mrs M.W. Philpott  
 " R.P. Sievwright  
 " E.G. Simmonds  
 " J.C. Sumner  
 " P.A. Watkins  
 " P.T. Wilson

Councillors T. Birkett, A. Clay, G.J. Hood and P. King were also in attendance and, with the permission of the Committee, spoke in connection with Minute No. 1039 (St Radigunds Estate and The Gateway Flats Dover).

An apology for absence was received from Councillor Mrs M.B. Smith.

1051 MINUTES

The Minutes of the meeting of the Committee held on 16 March 1988 were approved as a correct record and signed by the Chairman.

1052 EXCLUSION OF THE PUBLIC

RESOLVED: That under Section 100(A)4 of the Local Government Act 1972, the public be excluded from the meeting for the remainder of the business on the grounds that the item to be considered involves the likely disclosure of exempt information as defined in paragraphs 7 and 8 of Part I of Schedule 12A of the Act.

1053 ST RADIGUNDS ESTATE AND THE GATEWAY FLATS, DOVER (Minute No. 699) \*

Representatives of The Samuel Lewis Housing Trust and the North British Housing Association gave presentations with regard to their respective schemes for the future management of the above mentioned developments.

The Directors of Health and Housing and Finance and the Chief Valuer reported upon the financial aspects of the presentations received and of the practicalities of the transfer of The Gateway to a Housing Association.

RESOLVED: (a) That the Council do not proceed with the disposal to a Housing Association of 132 dwellings on the St Radigunds Estate Dover and The Gateway Flats, Dover.



- (b) That the Director of Health and Housing negotiate with the Samuel Lewis Housing Trust to develop a mixture of rented and shared ownership dwellings for single people on the vacant site (The Piggeries) to the north of St Radigunds Road Dover and sheltered houses on the vacant site at Coombe Close, Dover.
- (c) That the Director of Health and Housing be authorised to identify other suitable vacant sites within the St Radigunds Estate for similar development by the Samuel Lewis Housing Trust.
- (d) That tenants at the Gateway Flats be encouraged to exercise their right to buy the flat they occupy and that the disposal on the open market of vacant flats in this block be vigorously pursued.
- (e) That the Chairman and the Director of Health and Housing issue a press statement in respect of the above decisions and notify by personal letter all persons affected by these proposals.

The meeting rose at 1.45 p.m.

E300388-GH

Minutes of the meeting of the PLANNING Committee held at the Council Offices, Whitfield on Thursday, 31 March 1988 at 6.00 p.m.

Present: Councillor D.W. Davis (Chairman)  
 " B.R. Cope  
 " C.W.P. Henderson  
 " T.A. Khan  
 " P. King  
 " Mrs. S.R. Nicholas  
 " G.M. Prosser  
 " H.J. Sneller  
 " R. Towe  
 " P.T. Wilson  
 " B.W. Young

Apologies for absence were received from Councillors Mrs. A.M. Williamson (Chairman of the Council), Mrs. S.M. Maxwell, G.F.M. Monk and P.A. Watkins.

#### 1054 MINUTES

The Minutes of the meetings of the Committee held on 3 and 17 March 1988 were approved as a correct record and signed by the Chairman.

#### 1055 APPLICATIONS DEFERRED TO ENABLE SITE INSPECTIONS TO TAKE PLACE

- (1) Application No. STD/87/1494 - 4 detached houses, Seacrest, Queensdown Road, Kingsdown, Deal

The Director of Planning and Technical Services reported on the views expressed by Members viewing the site, the subject of this application.

RESOLVED: (a) That the application be refused on the following ground:-

The proposal if permitted would result in a cramped and over-intensive form of development in this semi-rural location detrimental to and out of character with the existing nearby development.

- (b) That the applicant be informed that the Committee is of the opinion that the 3 bungalows previously proposed for the site were of the correct density and that any details of these should show, inter alia, existing and proposed site levels.

(c) 17.

- (2) Application No. STD/87/01414 - Erection of a house north side of 'Bradfield', Hawksdown Road, Walmer

The Director of Planning and Technical Services reported on the views expressed by Members viewing the site the subject of this application.

exceptionally low, the project could be included in the Council's programme.

RESOLVED: That a sum of £68,000 be allocated in the Council's Capital Programme for 1989/90 for the Anchor Housing Association to carry out repair works to Leighton Court.

358 THE HOUSING BILL - TENANTS CHOICE AND DOE CONSULTATION PAPER - NEW FINANCIAL REGIME FOR LOCAL AUTHORITY HOUSING

The Director of Health and Housing reported receipt of draft criteria issued by the Housing Corporation in respect of the above mentioned legislation which was expected to receive Royal Assent in the near future together with a Consultation Paper on the Government's proposals for a new financial regime for local authority housing.

RESOLVED: That these matters be considered by the Housing Legislation Sub-Committee at a meeting to be held at 4.30 p.m. on Thursday 22 September 1988.

359 COUNCIL HOUSE SALES - MARKETING STRATEGY (Minutes No. 54)

The Director of Health and Housing reported progress with regard to the positive marketing of Council house sales, particularly in parts of St. Radigunds and at the Gateway Flats.

RESOLVED: That the proposals of the Director of Health and Housing for the marketing of the properties and the draft letter to tenants, be approved.

360 COUNCIL HOUSE VOIDS

(1) Statistical Information (Minute No. 50)

The Director of Health and Housing submitted an analysis of voids showing the position as at 5 August 1988, together with an indication of where such properties had recently been let.

RESOLVED: That the report be noted.

(2) Summary of Properties

The Director of Health and Housing submitted details of void properties currently under repair.

RESOLVED: That the report be noted.

361 SMOKING AND HEALTH (Minute No. 940 (2) - 87/88 and 56)

The Director of Health and Housing submitted a detailed report suggesting further action which the Council might take in the cause of smoking and health.

The Director reported that the Joint Staff and Personnel Committees would, at their next meetings, be considering an extension of the Council's "No-Smoking" policy in respect of its



offices.

RESOLVED: (a) That the Council endorses its policy of encouraging no-smoking in restaurants and other eating houses and that this objective be pursued by an active marketing campaign to be organised by the Director of Health and Housing.

(b) That employers in the area be advised of the Council's view that employees working in enclosed premises should be able to do so in a smoke-free environment and that such firms should consider the introduction of "no-smoking" policies.

(c) That the advertising of tobacco products on advertising sites owned by the Council be discouraged and the Land Committee requested to impose a ban on such advertising.

(d) That, where the appropriate legislation permits, the Finance Committee be requested to introduce a standard no-smoking condition into licences for cinemas, theatres and other places of public entertainment in enclosed premises.

362 SALE OF MISCELLANEOUS PARCEL OF HOUSING LAND

RESOLVED: That, subject to the approval of the Land Committee and to terms and conditions to be agreed, approximately 20 square yards of land to the rear of No. 12 Elizabeth Carter Avenue, Deal be sold to the owner of that property.

363 RIGHT TO BUY SALES - REFUND OF DISCOUNT

The Director of Law and Administration reported details of a case where the owners of a former Council house had sold the property within the pre-emption period and purchased another house but, due to an oversight by the Solicitor acting for them, the proportion of the discount outstanding had not been paid to the Council.

The Director submitted a letter from the Solicitors concerned, outlining the personal circumstances of the family and details of the case.

RESOLVED: (a) That the Director of Law and Administration be authorised to take any necessary action, including the institution of legal proceedings, to recover that proportion of the discounted sale price owing to the Council at the time of re-sale of the former Council House.

(b) That regular reports on progress in this matter be submitted to the Committee.





- (2) New Financial Regime for Local Authority Housing in England and Wales - published by the Department of the Environment and the Welsh Office.

#### 6.00 MARKETING OF COUNCIL HOUSE SALES

- 6.01 Members will recall that they decided to positively market Council house sales and in particular identified parts of the St. Radigunds area and the Gateway Flats as the initial target areas.
- 6.02 Officers are currently looking at a detailed marketing strategy and whilst no firm decisions have yet been taken the general plan is to open for a limited period of say two weeks a "sales office" in an empty house or flat in the area concerned. It is hoped that a number of building societies will join the Council in setting up and staffing the sales office and early evening and weekend opening is envisaged. The idea of the sales office is to provide tenants with the opportunity to drop in without appointment and to discuss with staff all aspects of house purchase. In advance of the office opening all tenants will receive a letter giving opening times together with a leaflet explaining some points about house purchase. Members asked that the content of this leaflet be approved by Committee and a draft is attached at Appendix B. Members are asked to note that the actual design of the leaflet has yet to be finalised but subject to Members approval the content will be as indicated at Appendix B.
- 6.03 Members are asked to agree to the content of the leaflet to be used in the positive marketing of Council House Sales.

#### Background Papers

Documents on File E40.1 of the Health and Housing Department.

#### 7.00 COUNCIL HOUSE VOIDS

- 7.01 Appendix C shows details of void properties which had been vacant for more than three weeks at 5 August 1988. Information on subsequent lettings will be available at the meeting.
- 7.02 The report identifies a total of 42 properties which represents a decrease of 10 over the last report to this Committee.
- 7.03 In an effort to make properties available to new tenants as soon as possible, greater emphasis is now being given to identifying those properties where repairs could be carried out after the tenant takes occupation. In many instances new tenants are anxious to move in as soon as possible and are quite prepared to put up with the inconvenience of having non urgent repairs carried out soon after the start of tenancy.
- 7.04 In addition to this initiative it is expected that the newly formed Lettings and Estate Management Sections will produce further reductions in the number of void properties.
- 7.05 The following summary details the number of properties vacant for each category of reason.

#### Summary of Void Properties

Properties under repair: 21

Properties repaired and under offer: 9

Decant units: 9

Fire damaged properties: 1

Other (mobile homes): 2

#### Background Papers

Health and Housing File (details of lettings and voids) Ref. No. V.10.

#### 8.00 SMOKING AND HEALTH

- 8.01 At the meeting of this Committee on 16 March 1988 at which a report by the Vice-Chairman and the Director of Health and Housing on a one-day Conference on smoking and health was considered, the Director was asked to submit a further report on action that might be taken by this Authority to a future meeting.
- 8.02 This Council and its Committees have, over the past few years, taken a number of decisions on smoking which effectively form the present Smoking Policy. The decisions that have been taken are:-
- (i) A total smoking ban at all Council and Committee meetings.
  - (ii) The prohibition of smoking at Council halls when let for theatre type functions.
  - (iii) The encouragement of restaurateurs to introduce no smoking areas on their premises.
- 8.03 These policies were introduced principally on the basis of the nuisance value, to a non-smoker, of other peoples tobacco smoke. However, there has been much recent research into the adverse health effects of secondary smoke and the weight of evidence produced points strongly to an increased incidence of smoking related diseases in the non-smoking population from secondary sources. This has led to increasing public pressure for the non-smoker to be able to enjoy a smoke-free environment and considerably more time is now being spent by health educationalists on this aspect of the smoking habit.
- 8.04 Outside the tobacco industry, there is now wide general acceptance that tobacco smoking is a major contributor to the increased incidence of certain diseases and to a reduced life expectancy, and there are many ways in which Local Authorities can exert an influence on smoking in public places. The following measures are now presented for consideration:-
- #### Smoking in Restaurants
- 8.05 Smoking by staff handling open food in food premises has, since 1955, been prohibited by statute on food hygiene