

COUNCIL MEETING

Wednesday, 18th September,
2019 at 2.00 pm

Council Chamber - Civic Centre

This meeting is open to the public

Members of the Council

The Mayor – Chair

The Sheriff – Vice-chair

Leader of the Council

Members of the Council (See overleaf)

Contacts

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WARD	COUNCILLOR	WARD	COUNCILLOR
Bargate	Bogle Noon Dr Paffey	Millbrook	G Galton S Galton Taggart
Bassett	Hannides B Harris L Harris	Peartree	Bell Houghton Keogh
Bevois	Barnes-Andrews Kataria Rayment	Portswood	Cooper Mitchell Savage
Bitterne	Murphy Prior Streets	Redbridge	McEwing Spicer Whitbread
Bitterne Park	Fuller Harwood White	Shirley	Chaloner Coombs Kaur
Coxford	Professor Margetts Renyard T Thomas	Sholing	J Baillie Guthrie Vaughan
Freemantle	Leggett Shields Windle	Swaythling	Bunday Fielker Mintoff
Harefield	P Baillie Fitzhenry Laurent	Woolston	Mrs Blatchford Hammond Payne

PUBLIC INFORMATION

Role of the Council

The Council comprises all 48 Councillors. The Council normally meets six times a year including the annual meeting, at which the Mayor and the Council Leader are elected and committees and sub-committees are appointed, and the budget meeting, at which the Council Tax is set for the following year.

The Council approves the policy framework, which is a series of plans and strategies recommended by the Executive, which set out the key policies and programmes for the main services provided by the Council. It receives a summary report of decisions made by the Executive, and reports on specific issues raised by the Overview and Scrutiny Management Committee. The Council also considers questions and motions submitted by Council Members on matters for which the Council has a responsibility or which affect the City.

PUBLIC INVOLVEMENT

Questions:- People who live or work in the City may ask questions of the Mayor, Chairs of Committees and Members of the Executive. (See the Council's Constitution ref Part 4 Council Procedure Rules 10.8)

Petitions:- At a meeting of the Council any Member or member of the public may present a petition which is submitted in accordance with the Council's scheme for handling petitions. Petitions containing more than 1,500 signatures (qualifying) will be debated at a Council meeting. (See the Council's Constitution ref Part 4 Council Procedure Rules 10.1)

Representations:- At the discretion of the Mayor, members of the public may address the Council on any report included on the agenda in which they have a relevant interest. Any member of the public wishing to address the meeting should advise the Democratic Support Officer (DSO) whose contact details are on the front sheet of the agenda.

Deputations:- A deputation of up to three people can apply to address the Council. A deputation may include the presentation of a petition. (See the Council's Constitution ref Part 4 Council Procedure Rules 10.7)

MEETING INFORMATION

Use of Social Media:- The Council supports the video or audio recording of meetings open to the public, for either live or subsequent broadcast. However, if, in the Chair's opinion, a person filming or recording a meeting or taking photographs is interrupting proceedings or causing a disturbance, under the Council's Standing Orders the person can be ordered to stop their activity, or to leave the meeting. By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and or/training purposes. The meeting may be recorded by the press or members of the public.

Any person or organisation filming, recording or broadcasting any meeting of the Council is responsible for any claims or other liability resulting from them doing so.

Details of the Council's Guidance on the recording of meetings is available on the Council's website.

Mobile Telephones – Please switch your mobile telephones to silent whilst in the meeting.

The Southampton City Council Strategy (2016-2020) is a key document and sets out the four key outcomes that make up our vision.

- Southampton has strong and sustainable economic growth
- Children and young people get a good start in life
- People in Southampton live safe, healthy, independent lives
- Southampton is an attractive modern City, where people are proud to live and work

Access – Access is available for disabled people. Please contact the Council Administrator who will help to make any necessary arrangements

Smoking policy – The Council operates a no-smoking policy in all civic buildings

Fire Procedure – In the event of a fire or other emergency, a continuous alarm will sound and you will be advised by Council officers what action to take.

Proposed dates of meetings (Municipal year 2018/19)	
2019	2020
17 July	26 February (Budget)
18 September	18 March
20 November	20 May (AGM)

CONDUCT OF MEETING

FUNCTIONS OF THE COUNCIL

The functions of the Council are set out in Article 4 of Part 2 of the Constitution

RULES OF PROCEDURE

The meeting is governed by the Council Procedure Rules as set out in Part 4 of the Constitution.

BUSINESS TO BE DISCUSSED

Only those items listed on the attached agenda may be considered at this meeting.

QUORUM

The minimum number of appointed Members required to be in attendance to hold the meeting is 16.

DISCLOSURE OF INTERESTS

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PECUNIARY INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

- (i) Any employment, office, trade, profession or vocation carried on for profit or gain.
- (ii) Sponsorship: Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
- (iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.
- (iv) Any beneficial interest in land which is within the area of Southampton.
- (v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.
- (vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.
- (vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:
 - a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or
 - b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

Other Interests

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

Principles of Decision Making

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

Richard Ivory
Service Director, Legal and Governance
Civic Centre, Southampton, SO14 7LY

Tuesday, 10 September 2019

TO: ALL MEMBERS OF THE SOUTHAMPTON CITY COUNCIL

You are hereby summoned to attend a meeting of the COUNCIL to be held on WEDNESDAY, 18TH SEPTEMBER, 2019 in the COUNCIL CHAMBER CIVIC CENTRE at 2:00pm when the following business is proposed to be transacted:-

1 APOLOGIES

To receive any apologies.

2 MINUTES (Pages 1 - 14)

To authorise the signing of the minutes of the Council Meeting held on 17th July, 2019, attached.

3 ANNOUNCEMENTS FROM THE MAYOR AND LEADER

Matters especially brought forward by the Mayor and the Leader.

4 DEPUTATIONS, PETITIONS AND PUBLIC QUESTIONS

To receive any requests for Deputations, Presentation of Petitions or Public Questions.

5 EXECUTIVE BUSINESS REPORT (Pages 15 - 26)

Report of the Leader of the Council, attached.

6 MOTIONS

(a) Councillor Hammond to move:

Council notes that in 2017, our city became one of the first local authorities in the UK to pass a motion recognising that the world faced an environmental crisis and pledged to become carbon neutral by 2040.

Since then, over 200 councils have followed those trailblazing Councils and passed motions declaring climate emergencies. Council welcomes this movement, reiterates our established view that there is a climate emergency and celebrates action already taken by organisations across Southampton.

Earlier this year, the city council launched its bold and ambitious Green City Charter that goes above and beyond the UK government's targets and commits this council to be carbon neutral by 2030. To reinforce this council's commitment, £60M has already been allocated towards projects that support the ambitions of the Green City Charter.

These projects are split across the council including; £36M improving our housing stock to become energy efficient, £9M on reducing road congestion, £8M in improving cycle ways, £3M investment in public transport and £4M on including improving our green spaces and investing in electric vehicles.

Council resolves that there is more to do, but is encouraged by the progress made to date including; reducing its carbon footprint by more than 50%, by the end of the year.

(b) Councillor Guthrie to move:

This Council notes that the 75th anniversary of VE Day on 8th May 2020 is a time when many other local authorities, not just in Britain but around the world, will be holding their own events to mark the end of the Second World War in Europe.

Southampton played a unique role in the effort to defend the United Kingdom's freedom. As such, this Council commits itself to the organisation of a special event for the VE Day commemoration and will work with local armed forces veterans and charities to remember the sacrifices that finally brought peace to Europe in 1945.

This Council recognises that many of Southampton's residents are proud of their city's struggle to defend their future and will ensure that information on the event is widely distributed and that members are kept updated on its planning in a timely manner.

(c) Councillor Keogh to move:

This Council recognises the extreme difficulties and challenges faced by our three Further Education colleges in this City as a result of the significant cuts to their budgets since 2010 and in particular the impact this has had on our two sixth form colleges. Per student funding for sixth form students has been frozen at £4 000 since 2013 and the rate for those over 18 was cut by a third in 2014 from £4 000 to £3 300.

This Council does recognise and welcomes the recent announcement by the chancellor of £400m of additional funding for further education in England, but this does go far enough to restore the cuts since 2010 and the detail has yet to be published.

This Council is aware of the recent Area Reviews that have sought to place our Further Education colleges on a more sustainable foundation. This most recent review is recommending a close collaboration between our three Colleges with the potential for a merger.

This Council asks the Leader of the Council to write a joint letter signed by the leader of the opposition and the leader of the Solent LEP to the Secretary of State for Education urging that this closer collaboration and potential merger between the City's three Colleges is given its highest support and any barriers to such a proposal are removed to ensure the young people of Southampton can have access to the very best of institutions and faculties at the Further Education level to allow them to achieve their full potential.

(d) Councillor S Galton

This Council recognises the negative impact failing to leave the EU had in March and April; both to local business decision making and to the confidence of our residents in

the democratic process and as such Council expressly believes the UK should now leave the EU on or before the 31st October, deal or no deal, to finally recognise one of our largest ever democratic votes that saw 17,410,742 vote to leave the EU.

7 QUESTIONS FROM MEMBERS TO THE CHAIRS OF COMMITTEES OR THE MAYOR

To consider any question of which notice has been given under Council Procedure Rule 11.2.

8 APPOINTMENTS TO COMMITTEES, SUB-COMMITTEES AND OTHER BODIES

To deal with any appointments to Committees, Sub-Committees or other bodies as required.

9 APPOINTMENT OF EXECUTIVE DIRECTOR FINANCE AND COMMERCIALISATION

Following interviews taking place on 16th September, 2019 to approve the appointment of Executive Director, Finance and Commercialisation.

10 EXCLUSION OF THE PRESS AND PUBLIC - EXEMPT PAPERS INCLUDED IN THE FOLLOWING ITEM (IF NEEDED)

To move that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the exempt appendices to the following Item.

The appendices 2 to 8 are considered to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. It is not the public interest to disclose this because those appendices include details of a proposed transaction which, if disclosed prior to contract, could put the Council or other parties at commercial disadvantage.

11 TOYS R US SITE REGENERATION (Pages 27 - 140)

Report of the Leader of the Council on proposals for a mixed-use redevelopment of the Toys R Us site in Southampton.

12 EXCLUSION OF THE PRESS AND PUBLIC - EXEMPT PAPERS INCLUDED IN THE FOLLOWING ITEM

To move that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the exempt report to the following Item.

The report and appendices are considered to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. It is not in the public interest to disclose this because doing so would reveal information that is both commercially sensitive and detrimental to the business affairs of the Council.

13 REPORT ON USE OF DELEGATED POWERS TO PURCHASE MODULAR CLASSROOM (Pages 141 - 158)

Confidential report of the Chief Executive detailing a decision taken under delegated powers to purchase modular classroom.

14 EXCLUSION OF THE PRESS AND PUBLIC - EXEMPT PAPERS INCLUDED IN THE FOLLOWING ITEM

To move that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the exempt report to the following Item.

The report is considered to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. It is not in the public interest to disclose this information because it includes information relating to the Authority's own financial or business affairs. Disclosing this information could invite a procurement challenge from the unsuccessful bidders which, although not likely to be valid, would delay the project. It does not include information which is required to be registered under the Companies Act 1985, the Friendly Society Acts 1974 and 1992, the Industrial and Provident Societies Acts 1965-1978, the Building Societies Act 1986 or the Charities Act 1993 as such information will be in the public domain in any event.

15 CLIENT CASE MANAGEMENT (CCM) SYSTEM UPDATE (Pages 159 - 198)

Confidential Report of the Cabinet Member for Resources seeking approval for additional funding to deliver the new client case management system and to outline changes to the implementation timeline.

NOTE: There will be prayers by Reverend Brian Parfitt in the Mayor's Reception Room at 1.45 pm for Members of the Council and Officers who wish to attend.



Richard Ivory
Director of Legal and Governance

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SOUTHAMPTON CITY COUNCIL

MINUTES OF THE COUNCIL MEETING HELD ON 17 JULY 2019

Present:

The Mayor, Councillor P Baillie
The Sheriff, Councillor Mrs Blatchford
Councillors Barnes-Andrews, J Baillie, Bell, Bogle, Bunday, Chaloner, Coombs, Cooper, Fielker, Fitzhenry, G Galton, S Galton, Hammond, Hannides, B Harris, L Harris, Harwood, Houghton, Kataria, Kaur, Keogh, Laurent, Leggett, Professor Margetts, McEwing, Mintoff, Mitchell, Murphy, Noon, Dr Paffey, Payne, Prior, Rayment, Renyard, Savage (except items 30-37), Shields, Spicer, Streets, Taggart, Vaughan, Whitbread and Windle

21. APOLOGIES

It was noted that apologies had been received from Councillors Fuller, Guthrie, Thomas and White.

22. MINUTES

RESOLVED: that the minutes of the Annual General Council meeting and the Extraordinary Council meeting held on 15th May, 2019 be approved as a correct record.

23. ANNOUNCEMENTS FROM THE MAYOR AND LEADER

- (i) The Mayor announced the sudden death of former City Councillor Edward Osmond. He served as a Swaythling Ward Councillor from 2008-2012. As a mark of respect Council stood for a minute's silence.
- (ii) The Mayor also announced that the Reverend Debbie Sellin had been ordained the first woman Bishop of Southampton and that he had attended the ceremony held in Winchester.
- (iii) The first Hampshire Day celebrations took place on 15th July and to honour the event a new Hampshire Flag was raised and would be raised on 15th July in future years.
- (iv) The Mayor informed Council that voting was open for the UK's Best Park 2019 hosted by the Fields Trust organisation and that Riverside Park had been nominated. All Members of the Council were encourage to cast their vote in support of the park.

24. DEPUTATIONS, PETITIONS AND PUBLIC QUESTIONS

- (i) The Council received the following Public Question from Mrs Lindsi Bluemel which was responded to by Councillor Rayment, Cabinet Member for Place and Environment:

Question 1 – Living under the flight path of aircraft

I live under the flight path of aircraft leaving and approaching Southampton Airport and I am very aware of and concerned about the impact of low-flying

aircraft on the lives of residents in Bitterne Park and Townhill Park and the education of pupils attending Bitterne Park School. As an airport expansion consultee, will the Council take account of the increased damage to the lives of Southampton residents that will be caused by noise pollution from larger and heavier aircraft when it draws up its response? Will the Council inform us as to what measures will be put in place, if expansion takes place, to minimise the potential harm to the lives of residents of this city?

Answer

The issues you raise will be considered in due course by the Local Planning Authority, which is Eastleigh Borough Council (EBC) in this case. Southampton City Council will be a consultee to this process and will ensure the issues raised are properly considered and communicated.

- (ii) The Council received the following Public Questions from Mrs Angela Cotton which were responded to by Councillor Leggett, Cabinet Member for Green City and Environment:

Question 2 – Green City Charter – Expansion of Southampton Airport

The Council has set itself the laudable vision of creating a "cleaner, green, healthier and more sustainable city" in order to make the city a "better place for present and future generations that is prepared for the challenges presented by climate change". The specific goals include several that would be compromised by expansion of Southampton Airport, a founding signatory to the Green City Charter, including: 2: "We will take actions that will improve the quality of life in our city. We want the Healthy Life Expectancy Indicator to be the best amongst our peers and to remove the difference cities like Southampton experience with rural areas in terms of deaths attributed to air pollution." Air and noise pollution resulting from airport activities impact significantly on the quality of life of people who live near it. And 6: "We will encourage, promote and incentivise the use of sustainable and active travel." Air travel is neither sustainable nor active. Given this, does the Council agree that expansion of Southampton Airport would undermine the Green City Charter goals and if not, why not?

Answer

The airport provided an opportunity for all stakeholders to comment on its Master Plan last year and we welcomed their willingness to proactively engage with all parties that could be affected by their activities. Their Master Plan proposed a period of growth and although we did not oppose this we did provide detailed and specific feedback stressing the need for that growth to be conducted in a sustainable manner on all fronts.

We accept the impacts that air travel and its ancillary activities can have on local communities and the wider environment and will continue to work with the airport and their Local Planning Authority (Eastleigh Borough Council) to mitigate these. We very pleased that the airport has signed up to the Green City Charter.

Question 3 – Climate Change – Planting Trees

What plans does SCC have for preserving and planting trees in order to help combat climate change.

Answer

There is an annual tree planting programme which seeks to replace any trees lost during the year at a ratio of 2 to 1. So the tree population in Southampton should continue to increase. We currently have over 250,000 trees in the city, over 100 different species giving us 18.5% tree cover in the city. Tree schemes such as the Council's "Trees For Life" annual planting puts shelterbelts into schools helping to mitigate climate change. Further programmes to increase our urban forests will be considered as part of the Green City Charter Action Plan.

Question 4 – Increase in aviation CO2

What reassurances has SCC received that expansion of Southampton airport from 2 million passengers per year to 4 million by 2027 (and 5 million by 2037) will not lead to increased aviation CO2/greenhouse-gas emissions (excluding any carbon offset programmes)?

Answer

See answer to question 2 above.

- (iii) The Council received the following Public Questions from Mr Izaak Watson (facilitated by the Mayor) which were responded to by Councillor Leggett, Cabinet Member for Green City and Environment:

Question 5

Why is there still no declaration of a climate emergency by Southampton City Council? We have a petition with over 1500 signatures asking the full council to design a new motion on the climate emergency to coincide with the Green City Charter action plan launch in September, it is very clear the citizens of Southampton want the crisis to be recognised by their local council.

Answer

The Council debated and passed a motion on 15th March 2017.
For information only:

- (c) Reduction of City Wide CO2 Emissions

Councillor Shields moved and Councillor Hammond seconded.

The City Council recognises that the world faces an environmental crisis resulting from man-made climate change for which we all have a responsibility.

The City Council wants to set ambitious targets for making Southampton 100% clean by 2040 in line with the commitments made by the UK government and several other national governments at the 2015 Paris World Leaders' Summit.

The City Council therefore commits to a shift to 100% clean energy by 2040, building on our existing targets in the Council's 2011 Low Carbon City Strategy to reduce City-wide CO2 emissions by 2020 and in line with our commitments as a signatory to the European Covenant of Mayors for Climate Change and Energy in 2012.

UPON BEING PUT TO THE VOTE THE MOTION WAS DECLARED CARRIED.

Question 6

How is the planned Southampton airport expansion going to be offset on the road to carbon neutrality by the council's own target of 2030?

By adopting the Green City Charter Southampton City Council has committed to achieving carbon neutrality by 2030 with regard to its own activities and will endeavour to work with stakeholders and communities to extend this across the city.

Answer

Southampton Airport is situated in Eastleigh Borough Council, we will look to support and collaborate with both to deliver improvements. We are pleased that Southampton Airport has signed up to the Green City Charter.

The Council received and noted a deputation from Mrs Vicky-Lee Egerton.

25. APPOINTMENTS TO COMMITTEES, SUB-COMMITTEES AND OTHER BODIES

Councillor Chaloner had been appointed to Children and Families Scrutiny Panel. Council was therefore required in accordance with Overview and Scrutiny Management Procedure Rule 3.4.2 that Councillor Chaloner may serve forthwith on Children and Families Scrutiny Panel and that the firebreak period agreed and accordingly waived.

26. EXECUTIVE BUSINESS REPORT

The report of the Leader of the Council was submitted setting out the details of the business undertaken by the Executive.

The Leader and the Cabinet made statements and responded to questions.

The following questions were submitted in accordance with Council Procedure Rule 11.1.

1. Door mats in Council Blocks

Question from Councillor Fitzhenry to Councillor Kaur

Can the Cabinet Member confirm the Council's zero tolerance approach to our tenants having door mats in all our Council blocks was a decision made by this Council and not a statutory requirement?

Answer

A variety of non-statutory measures have been made to ensure our Council homes are at the highest possible fire safety standards, which included the exclusion on all items (including doormats) in some communal areas and walkways.

During the review period of this policy it became apparent that a blanket approach to all council blocks types was not appropriate which has led to the creation of a more flexible approach.

2. Zero tolerance on door mats in Council blocks

Question from Councillor Fitzhenry to Councillor Kaur

Does the Cabinet Member accept the impact this policy has had on our tenants and residents?

Answer

Fire safety is a top priority for this council, and with that have comes many improvements; however, I empathise with all residents, including our tenants in our council homes, wanting to make where they live more homely and practical for them. The majority of tenants I have been in contact with understand and accept the reasons why fire safety measures, including no items in communal area or walkways, have been made to their blocks. Some tenants have raised concerns with appropriate measures for their specific block types, which has formed part of the review process.

3. Managed Policy approach to door mats in Council blocks

Councillor Fitzhenry to Councillor Kaur

Will the Cabinet Member now adopt a “managed policy” approach to door mats across the City, which ensure fire safety is a top priority whilst balancing this with our tenants and residents provide in their community?

Answer

This Council has made enormous strides in ensuring our council homes are at the highest possible fire safety standards, as recognised by HFRS. As I have mentioned to tenants directly and raised in this chamber previously, a review towards a more flexible approach has been on-going. Once completed I will discuss with officers what our approach should be for each block type and we will inform tenants and members accordingly.

4. Pledge to build 1000 Council homes

Councillor Fitzhenry to Councillor Kaur

Can the Cabinet Member confirm how many of the pledge to build 1000 Council owned homes, made in summer 2018 and to be delivered in 5 years of that date, have been delivered or are in the pipeline?

Answer

Since summer 2018, 72 council owned homes have been delivered, 99 are under construction for completion in 2020 and subject to approval today a further 103 will be on site this year.

So in total so far there have been 274 (over a quarter of the target) already delivered, underway or formally approved to proceed subject to this meeting.

I will be able to share with you later in the year the full programme which will be rolled out over the next few years to deliver to our target of 1000 homes by 2025.

5. Adult Social Care charging increases

Councillor Houghton to Councillor Fielker

Given the Cabinet Member has personally stated the Adult Social Care financial and care assessments are not “up to scratch”, will she now scrap the proposed Adult Social Care charging increases?

Answer

The Adult Social Care service has commissioned a number of independent reviews into the delivery of the service. These have highlighted areas of practice that require improvement, including elements of how social care assessments are carried out and recorded. The reviews have not been critical of the way that financial assessments of clients’ finances are carried out and make no recommendations regarding financial assessments, beyond an over-arching recommendation to improve communication and engagement with carers.

Financial assessments are carried out using information provided by the client, and the responsibility to ensure this remains up to date sits with the client and/or their representative or Court-appointed deputy. This is made clear at the outset and every time a financial assessment is reviewed (at least annually).

An annual review is carried out in line with benefit changes every April, with any changes implemented in May. All clients with a contribution were written to in mid-April providing the information held about their finances, the calculation of how much they are required to contribute this year and advice about seeking help. The letter contained advice on how to obtain further information about contributions to care charges. For example, the “Your contribution explained” leaflet and an easy read guide are published on the council’s website and sent by post or email on request.

The Cabinet Member’s criticism relates to the communication time-line for this year’s annual review notifications.

The Council is grateful for the representations made by some carers and their representatives, and taking these into account is writing again to all people who make a contribution towards the cost of their care to offer additional support where needed.

Where contact has already been made, we have worked with people to make sure that the right allowance is being made for additional costs and expenses incurred by virtue of any disability and that any other factors are taken into account.

6. Increases in Adult Social Care charges

Councillor Houghton to Councillor Fielker

Does the Cabinet Member accept it is unfair to increase Adult Social Care charges to the City’s most vulnerable residents making them pay more for the Council’s own mistakes?

Answer

The changes to the Adult Social Care Charging policy are based on the Care Act 2014, associated regulations and statutory guidance. There is no question that Southampton City Council is charging vulnerable residents outside of this, in line with neighbouring local authorities.

Financial assessments are conducted in line with The Care and Support (Charging and Assessment of Resources) Regulations 2014. These set out in detail how an individual's income and benefits are assessed and define in law the Minimum Income Guarantee for those in receipt of non-residential care (which is set by the Department of Health and Social Care). The Minimum Income Guarantee has not been uplifted in line with living costs.

7. Care and Financial Assessments

Councillor Houghton to Councillor Fielker

Can the Cabinet Member provide a timeline for improvements in the care and financial assessments so confidence can be restored in our system?

Answer

The Council has appointed a Principal Social Worker for Adults who took up her post on 17 June 2019. She is coordinating a training and professional development plan for staff in Adult Social Care with a focus on practice and improving care assessments. The LGA Peer Challenge identified the recruitment of the new Principal Social Worker as a strength and commented that the Council is on the right track in delivering a strengths and community based approach.

The Adult Social Care Improvement Programme is being reset to incorporate the findings of the Peer Challenge and other independent reviews. There will be a project focused on assessments, and improvements in care assessments are expected to be implemented over the next six months. The National Development Team for Inclusion (NDTI) will carry out a further audit of adult social work cases in December 2019 to provide independent assurance on progress and these findings will be reported to the Council's Governance Committee.

The Financial Assessment procedures are governed by national statutory regulations and therefore the Council is not in a position to amend them. Help is available for those clients who are not able to afford the charges levied towards their care at home and this help will be re-offered to all those whose contributions have increased.

8. School results

Councillor J Baillie to Councillor Paffey

What would good results for Southampton's schools look like this summer?

Answer

Southampton schools are working hard to meet the needs of all students and provide them with the education and training that will enable them to take their place in society and enter into the workforce undertaking roles that fully reflect their skills.

This aspiration goes beyond traditional measures of Progress and Attainment 8, and our ambition clearly reflects the priorities of the new Ofsted Framework and the Timpson report.

Secondary schools in Southampton are determined to offer an appropriate curriculum for all children, drawing on a range of GCSEs, BTECs or other qualifications which are appropriate to children's skills and ambitions (but which can be overlooked in the EBacc suite of examinations).

Therefore in summary 'Good Results' will be for every child in the city to reach their full potential; we recognise and encourage traditional academic, vocational or a combination of routes as a way of achieving this for every young person.

9. Money for Special Schools

Councillor J Baillie to Councillor Paffey

Are there any changes you would like to make to the way the Council distributes money to its special schools?

Answer

Special schools receive £10k place funding per pupil – this is dictated by the DfE and cannot be changed. All pupils also attract what is called "top-up funding". This varies depending on the specific school the child attends, and is based on historical arrangements. I would like to ensure this is as equitable as possible.

To this end, the Special Educational Needs and Disabilities (SEND) Service, alongside education finance partners have been working in co-production with the Southampton Special Schools to design a new scheme for allocating top-up funding. This will improve the current scheme by ensuring the top-up is determined by the individual needs of the pupil rather than the school they happen to attend. This will create a more equitable funding arrangement. Any changes will be managed through the minimum funding guarantee.

The new scheme is complete in its first draft and initial individual school assessments complete from an education perspective. My teams are now working with health colleagues to add a health provision section. The SEND and Educational Psychologists Service will then carry out moderation work in the autumn term so that, subject to any final tweaks, this can be implemented in the next financial year 2020/21.

10. Hedge cutting on public footpaths

Councillor S Galton to Councillor Rayment

Would you consider ensuring that all walking routes to schools are pro-actively kept trimmed of brambles and bushes to ensure people can walk safely and are encouraged to walk to school?

Answer

All SCC verges, encroachments and hedgerows are cut and maintained in each district on an annual programme. Programmed work on hedgerows are not carried out between Feb – Aug to protect nesting birds and to stay legally compliant.

City Services responds to ad-hoc reports of overgrown brambles/hedges on a reactive basis if there are H&S issues identified, or obstructions on routes that justify careful cutting under the supervision of an Ecologist.

Many brambles/hedges and encroachments stem from private land and the Highways Service have delegated authority to serve notice on residents who allow their greenery to grow over and cause obstructions on footpaths and highways. If the residents do not comply with the requirements of the notice, then City Services are instructed to carry out works in default.

11. Councillor S Galton to Councillor Hammond (Councillor Leggett to respond)

Carbon Neutral City

What is your definition of a carbon neutral City for your pledge to be carbon neutral by 2030?

Answer

Our aspiration is for the city to be carbon neutral by 2030. This will be a challenge for partners across the city as well as the council. We will be looking for support and help from a variety of stakeholders including government, academics and experts to achieve this.

Carbon neutrality will be achieved by reducing our direct carbon footprint and offsetting residual carbon.

Work is already underway to determine how the council will contribute and we intend to present our initial proposals later this year in our first Action Plan. Through the Charter it is also intended to promote the wider delivery of similar actions by our partners.

27. MOTIONS

(a) Door mats outside front doors in walk up blocks

Councillor Fitzhenry moved Councillor S Galton seconded

This Council calls on the Executive to immediately move to a “managed policy” approach for the use of door mats by our residents and tenants, in our Council owned blocks.

Whilst fire safety should always be the top priority, we ask the Executive to adopt a more flexible approach that ensures our tenants are safe but also allows them to have pride in their homes and surrounding walk ways.

Amendment moved by Councillor Kaur and Councillor Mintoff seconded

First paragraph, first line delete ‘calls on the Executive to immediately move to a “managed policy” approach for the use of door mats by our residents and tenants, in our Council owned blocks.’

Replace with 'welcomes the enormous strides made by the administration in ensuring our council homes are at the highest possible fire safety standards, as recognised by Hampshire Fire and Rescue Service.'

Second paragraph, first line delete 'ask' and replace with 'support' and delete 'to adopt' and replace with 'with their current ongoing review towards'

Add new sentence at the end of the second paragraph 'This will include a move to a more flexibly managed approach for the use of door mats by our residents and tenants, in our Council owned blocks.'

Amended Motion to read:

This Council welcomes the enormous strides made by the administration in ensuring our council homes are at the highest possible fire safety standards, as recognised by Hampshire Fire and Rescue Service.

Whilst fire safety should always be the top priority, we support the Executive with their current ongoing review towards a more flexible approach that ensures our tenants are safe but also allows them to have pride in their homes and surrounding walk ways. This will include a move to a more flexibly managed approach for the use of door mats by our residents and tenants, in our Council owned blocks.

UPON BEING PUT TO THE VOTE THE AMENDMENT IN THE NAME OF COUNCILLOR KAUR WAS DECLARED CARRIED.

UPON BEING PUT TO THE VOTE THE AMENDED MOTION WAS DECLARED CARRIED.

RESOLVED: that the amended motion be approved.

28. QUESTIONS FROM MEMBERS TO THE CHAIRS OF COMMITTEES OR THE MAYOR

It was noted that no requests for Questions from Members to the Chairs of Committees or the Mayor had been received.

29. COUNCIL ANNUAL REVIEW 2018/19

The report of the Leader of the Council was submitted outlining progress against the Council Strategy during 2018/19.

RESOLVED:

- (i) To note the Council's achievements 2018/19.
- (ii) To note the business priorities for the Council 2019/20.
- (iii) To agree the five strategic programmes as a format for further business planning to deliver the Council's outcomes.
- (iv) To agree the Executive's commitments for the Council.

30. GENERAL FUND AND HOUSING REVENUE ACCOUNT REVENUE OUTTURN 2018/19

Report of the Cabinet Member for Resources detailing the general fund and housing revenue account outturn 2018/2019.

RESOLVED that Council:

- (i) Notes the final General Fund outturn for 2018/19 detailed in paragraphs 5 and 6 is a balanced position following the transfer to earmarked reserves.
- (ii) Notes the performance of individual Portfolios in managing their budgets as set out in table 1 of this report and notes the significant variances highlighted in Appendix 1.
- (iii) Notes that the level of General Fund balances at 31 March 2019 was £10.07M and the level of earmarked reserves was £88.67M (at paragraphs 21 to 23 and Appendix 2).
- (iv) Agrees the budget carry-forward requests totalling £2.92M as detailed in paragraph 7 and Appendix 3.
- (v) Notes the accounts for the Collection Fund in 2018/19 as detailed in paragraphs 8 to 14 and in Appendix 4.
- (vi) To note the HRA revenue outturn for the financial year 2018/19, as set out in paragraphs 18 to 20 and in Appendix 5 and 6.
- (vii) To note the performance of the Property Investment Fund (PIF) as detailed in paragraphs 25 to 27 and Appendix 7.
- (viii) Notes that the benefit derived from participation in the business rate pilot scheme (as part of the Solent Region pilot alongside the Isle of Wight and Portsmouth) during 2018/19 was £3.52M as detailed in paragraph 24.

31. GENERAL FUND AND HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME OUTTURN 2018/19

The report of the Cabinet Member for Resources. The purpose of this report is to outline the General Fund and Housing Revenue Account capital outturn position for 2018/19 and seek approval for the proposed financing of the expenditure.

RESOLVED that Council:

- (i) Notes the actual capital spending in 2018/19 for the General Fund was £48.15M and for the HRA was £43.24M, as shown in paragraphs 3 to 5 and notes the major variances in Appendix 1 with explanations for them in Appendix 4.
- (ii) Notes the revised estimates for 2019/20, adjusted for slippage and re-phasing and additions contained within this report, as shown in Appendix 2.
- (iii) Approves the proposed capital financing in 2018/19 as shown in paragraph 6.
- (iv) Approves the proposed revised General Fund capital programme to 2022/23 and its financing as shown in paragraphs 22 & 25.
- (v) Approves the proposed revised HRA capital programme to 2022/23 and its financing as shown in paragraphs 29 & 31.
- (vi) Notes that the capital programme remains fully funded up to 2022/23 based on the latest forecast of available resources although the forecast can be

subject to change; most notably with regard to the value and timing of anticipated capital receipts and the use of prudent assumptions of future Government Grants to be received.

- (vii) Notes the addition of £0.67M to the programme since the last reported position in February 19, under delegated powers. As detailed in paragraph 24 and Appendix 3.
- (viii) Approves the addition and spend of £0.45M in 2019/20, to the Aspiration, Schools and Lifelong Learning programme. As detailed in Appendix 6 paragraph 1.
- (ix) Approves the addition and spend of £2.25M in 2019/20, £2.25M in 2020/21 and £2.25M in 2021/22 to the Community Wellbeing programme. As detailed in Appendix 6 paragraph 2.
- (x) Approves the addition and spend of £11.13M in 2019/20 and £3.10M in 2020/21 to the Transport and Public Realm programme. As detailed in Appendix 6 paragraphs 3-9.

32. REPROCUREMENT OF JOINT EQUIPMENT STORE (JES)

The report of the Cabinet Member for Adult Care seeking approval for the re-procurement of the service that provides community equipment to enable people to remain as independent as possible. This re-procurement is undertaken in partnership with Southampton City CCG, Portsmouth City Council and Portsmouth CCG.

RESOLVED:

- (i) To authorise expenditure from within the existing Integrated Commissioning Unit budget envelope to meet the costs of the contract. The City Council Joint Equipment Store budget for the contract in 2019/20 is £1.59M.

33. PROCUREMENT OF COMMERCIAL WASTE DISPOSAL CONTRACT

Report of the Cabinet Member for Plan and Transport seeking approval for the procurement of the Commercial Waste Disposal Contract.

RESOLVED:

- (i) Subject to approval of Cabinet recommendations (i)- (iii), to approve a financial envelope of £7.04M, based on the current budget and tonnage collected, for a maximum period of 7 years (5 + 1+1 years extension when applied to contracts) and maintaining the current level of annual investment.
- (ii) To allow the financial envelope to increase in line with increased business for Trade Waste, on the basis that the additional cost can be met from additional revenue.
- (iii) To note the potential risks that could cause the level of cost to exceed the current budget as a result of government strategy and the likely impact on contract costs.

34. EXCLUSION OF THE PRESS AND PUBLIC - EXEMPT PAPERS INCLUDED IN THE FOLLOWING ITEM (IF NEEDED)

RESOLVED that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the exempt appendices 2 and 3 to the following item.

The appendices are considered to be exempt from general publication based on Categories 3 and 4 of paragraph 10.4 of the Council's Access to Information Procedure Rules. It is not the public interest to disclose this because doing so would prejudice the business or financial affairs of any particular person (including the authority holding that information).

35. THE FORMER OAKLANDS SCHOOL SITE

Report of the Cabinet Member for Homes and Culture seeking approval to progress the redevelopment of the former Oakland's School site for the provision of new homes.

RESOLVED

- (i) To appropriate the Former Oaklands School site from the General Fund to the Housing Revenue Account in order to develop the scheme outlined in this report.
- (ii) To approve the addition of £18.3m to the Housing Revenue Account Capital Programme, and the expenditure of £18.3m on the Former Oakland's School Site to deliver a scheme of affordable council rented and shared ownership properties. To be funded from £10.9m borrowing, £2.9m retained Right-to-Buy capital receipts and £4.5m from the sale of the initial percentage of shared ownership properties.

36. EXCLUSION OF THE PRESS AND PUBLIC - EXEMPT PAPERS INCLUDED IN THE FOLLOWING ITEM

RESOLVED that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the exempt report to the following item.

The report considered to be exempt from general publication based on Categories 1, 2 and 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. It is not in the public interest to disclose this information as the report contains confidential and personal information relating to specific individuals.

37. LOCALISM ACT 2011 - APPOINTMENT OF DESIGNATED INDEPENDENT PERSON (DIP) IN RELATION TO THE MEMBERS' CODE OF CONDUCT

Confidential report of the Director of Legal and Governance regarding the appointment of a Designated Independent Person.

RESOLVED that Mr Andrew Day was appointed as the Designated Independent Person for Southampton City Council from 17th July 2019 for a term of 3 years.

DECISION MAKER:		COUNCIL	
SUBJECT:		EXECUTIVE BUSINESS REPORT	
DATE OF DECISION:		18 SEPTEMBER 2019	
REPORT OF:		LEADER OF THE COUNCIL	
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	Scott Myers Policy Research Officer	Tel: 023 8083 4881
	E-mail:	scott.myers@southampton.gov.uk	
Director	Name:	Mike Harris Deputy Chief Executive	Tel: 023 8091 2882
	E-mail:	mike.harris@southampton.gov.uk	

STATEMENT OF CONFIDENTIALITY	
None	
BRIEF SUMMARY	
This report outlines the Executive business conducted since the last Executive Business Report to Full Council on 17 July 2019	
RECOMMENDATIONS:	
	(i) That the report be noted.
REASONS FOR REPORT RECOMMENDATIONS	
1.	This report is presented in accordance with Part 4 of the Council's Constitution.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
2.	Not applicable.
DETAIL (Including consultation carried out)	
STRONG AND SUSTAINABLE ECONOMIC GROWTH	
3.	<p>It is good to see Southampton City Council's Highways Partner Balfour Beatty beginning work on a major project to improve the A335 Stoneham Way between Wide Lane, Bassett Green Road and Thomas Lewis Way. It will include the completion of a new section of the Southampton Cycle Network – the SCN8. The project also includes:</p> <ul style="list-style-type: none"> • Widening the footway along Stoneham Way to create a new shared used cycle path • Introducing a new safe cycle facility from Bassett Green Road to Wide Lane which will have its own signal phase turning into Swaythling Arch to link to Wide Lane to the Airport with new pedestrian and cycle crossings • Replacing the Overheight Traffic Signs designed to stop HGVs from going under Swaythling Arch, and • Upgrades to the traffic signals at Bassett Green Road and Wessex Lane which will communicate with buses to give them priority.

4.	I was delighted to hear that Virgin Media has announced that it has chosen Southampton as the first city in the UK to receive the investment and benefit from gigabit download speeds when it is rolled out later in 2019. Southampton has a thriving digital and creative economy and our Council is committed to supporting residents, businesses and visitors to embrace the opportunities that modern technology present to the city.
5.	I was pleased to welcome Barclays Chief Executive Matt Hammerstein, to Network Eagle Labs in August 2019. It was fantastic to show him the new flexible workspace which is a unique partnership between Southampton City Council and Barclays, and all the benefits it provides to its users.
6.	It was fantastic to hear that in August 2019, Southampton City Council, Barclays Eagle Labs and Southampton digital marketing agency ETCH UK, held the first Southampton BASH Festival as part of a national initiative that attracted 13 young people to take part in weeklong event of coding. By the end of the festival, the group were able to present games and interactive apps that they had coded, all while gaining new skills and learning from each other.
7.	It was great to see My Journey, Southampton City Council's sustainable travel brand, teaming up with local businesses to encourage more people to cycle to work. Senior staff from many local businesses have been cycling to their workplace, inspiring other staff members to do the same. In Southampton alone, cycling already provides over £5,500,000 economic benefits, including improved personal health, reduced costs to the NHS and improved productivity.
8.	I was pleased to welcome Conor Burns MP, Minister of State for International Trade, along with Sandy Hopkins, Chief Executive Southampton City Council, and Southampton business leaders to the Port of Southampton on 8 August 2019. It was a fantastic opportunity to talk to the Minister about the future growth of Southampton, the challenges of a no-deal Brexit and outline our ambitions for Southampton to continue to be a clean, green city with strong economic growth.
	CHILDREN AND YOUNG PEOPLE GET A GOOD START IN LIFE
9.	I would like to congratulate Southampton students who collected their GCSE results on 22 August. This year, Southampton pupils achieved an average Attainment 8 score of 44.0, an increase of 0.7 on the score of 43.3 achieved last year. The year-on-year increase in Southampton students' Attainment 8 scores is broadly equivalent to 3 out of every 4 students achieving one higher GCSE grade in a subject this year when compared to 2018. In addition, the results show that 65 per cent of students achieved a grade 4 to 9 in Maths and 70 per cent of students achieved a grade 4 to 9 in English. The progress we have seen in Southampton is testament to their hard work, as well as the efforts of teachers, governors and parents and carers who play a role in helping our young people achieve their potential.
10.	I'd also like to congratulate students in Southampton who received their A-level results on 15 August 2019. I was delighted to hear that the proportion of top A-Level grades attained in Southampton has increased this year. One in every seven (14.9%) Southampton entries achieved A-Level A* or A Grade in 2019, an increase of 3.9% on the proportion of entries achieving the same grades in 2018. I would also like to recognise our hardworking teachers and

	staff who played an important role in achieving these results and giving young adults a successful start in life.
11.	In order to mark the start of World Breastfeeding Week on 1 August 2019, and to help make Southampton a more child-friendly city, local mums were asked to vote for their most welcoming breastfeeding venue in Southampton by the Breastfeeding Welcome Scheme and Southampton City Council. Local mums have voted John Lewis & Partners, Bassett Team Rooms and Stakk's Pancake House as Southampton's Most Breastfeeding Welcome venues. Their efforts in making it easier for women to feed comfortable, confident and supported in breastfeeding their children wherever and whenever they need feeding.
12.	I am pleased to confirm that Southampton City Council is part of a project, working with the Office of the Police and Crime Commissioner, which has been awarded £880K to set up a Violence Reduction Unit in Hampshire. The Violence Reduction Unit (VRU) will focus on tackling the root causes of violence through a programme of early intervention with young people and local communities.
	PEOPLE IN SOUTHAMPTON LIVE SAFE, HEALTHY, INDEPENDENT LIVES
13.	I was delighted to see the launch of Southampton Living Well's newest location at Chamberlayne Leisure Centre, Weston in July 2019. The Living Well Service is commissioned by Southampton City Council and Social Care in Action, who are working with Age UK Southampton to develop and run the new Living Well Service. The service hosts a range of activities such as music and sensory sessions to support older people to maintain health and independence.
14.	Southampton City Council has launched a new grant fund for community organisations to help residents quit smoking, manage their weight and improve their mental wellbeing. The Public Health Behaviour Change Training fund is open to community organisations so they can train their staff or volunteers to help improve the health of adults in Southampton. The scheme offers an opportunity to train staff or volunteers on health and wellbeing challenges and opportunities to support change.
15.	It was fantastic to hear the joint Portsmouth and Southampton Time to Change Hub has launched a Champions Fund on 19 August 2019 that will award small grants to facilitate community level mental health anti-stigma work, as well as assisting Hub's work encouraging people across both cities to talk about mental health and support each other with their mental health wellbeing.
16.	As part of work by the Hampshire and Isle of Wight Sustainability and Transformation Partnership (STP) which coordinates health and care across Hampshire, Southampton, Portsmouth and the Isle of Wight, a programme has been put in place to support local efforts to reduce the rate of suicides by 10% by 2020/21 in line with the national target. Due to the large area covered by the STP network and the need to coordinate and collaborate this important work, a new role has been created for a suicide prevention programme manager in September 2019. This is funded by the STP, and hosted by Southampton City Council, but will work to both Southampton and Hampshire County Council. The post-holder will work with both authorities' Public Health teams, as well as NHS Trusts, Clinical Commissioning Groups,

	district, city and borough councils, the Police, prisons, the voluntary and community sector, and those with lived experience of suicide.
17.	Congratulations to Southampton City Councils' City Telecare Services who have been successful in obtaining accreditation with the Telecare Services Association (TSA) in August 2019 following a recent audit. This means that they are recognised as compliant with the TSA Code of Practice in referral, service tailoring installation, monitoring and response for all Telecare services.
18.	As part of the Green City Charter, Southampton City Council has set ambitious goals to help improve air quality. It is great to hear that, to support the Charter, we have added new licensing conditions to ensure we have a clean air-compliant taxi fleet. The aim of the additional conditions is to prevent older, more polluting vehicles being provided with a taxi or private hire licence. Changes will be introduced in two stages, with the first coming into effect on 1 January 2020. The council has introduced several incentives to support taxi and private hire vehicle owners with changing to low emission vehicles. The Low Emission Taxi Incentive Scheme (LETIS), provides a grant to eligible taxi owners, providing up to £3,000 cashback in license cost. Since the launch in December 2017, 77 upgrades have been completed.
19.	Southampton City Council, with its Highways Partner Balfour Beatty, has begun work to transform the newly reconstructed Millbrook Roundabout into a greener, cleaner environment with a new Living wall made up of green planting. This will be the first Living Wall of its kind on the UK's major road network. Work is scheduled to finish by October this year and will result in no disruption to travel.
20.	It was good to see Southampton City Council joining forces with charities, academics and health care professionals in the UK and Europe to raise awareness of, and reduce the stigma associated with, perinatal mental health illnesses that affect thousands of parents every year. As part of this, the council's Employment Support Team held a free Teddy Bears' Picnic on 27 August 2019, giving parents support and guidance for parents who might be struggling with their newborns or are worried about leaving or returning to work.
21.	It was great to see a Housing with Care research paper co-authored between the Housing Learning and Improvement Network (LIN) and Southampton City Council receive industry praise. The paper, which is titled 'Identifying the health care system benefits of housing with care', focuses on Southampton and has identified a number of benefits ranging from improvements to residents' quality of life, reduction in the use of health services and associated resources such as the reduced number of GP visits and community nursing visits, improved hospital discharge and significant cost-benefits for the health system (about £2000 per year per individual) from the use of housing with care services.
22.	Southampton City Council and NHS Southampton City Clinical Commissioning Group have published an updated Market Position Statement for an Ageing Population in August 2019. It provides information, intelligence and analysis of local health and social care needs as well as potential future development opportunities for current and prospective health and care providers.
23.	I'm delighted to hear that as a result of a full competitive tender over the summer, Southampton City Council have commissioned Southampton Advice and Representation Centre to provide targeted welfare benefit advice

	and specialist support for disabled people and their families, to ensure that they are aware of, and claiming, the welfare benefits they are entitled to.
24.	It was good to see the launch of a new project this summer to increase provision of employment support to people with a mental illness. Southampton City Council Officers from the Employment Support Team have been integrated into Southampton's Job Centre Plus (JCP) to support people with secondary mental health conditions who are keen to return to work through the use of Integrated Placement Support.
25.	It was also great to see a second employment project also beginning this summer. Southampton City Council's Employment Support Team has been involved in the Perinatal Mental Health Support Service by providing employment support, advice and guidance to empower families affected by perinatal mental health. The two year project will enable women, families and health care professionals prevent, diagnose or successfully manage mild to moderate perinatal mental health.
	SOUTHAMPTON IS AN ATTRACTIVE AND MODERN CITY WHERE PEOPLE ARE PROUD TO LIVE AND WORK
26.	It was fantastic to see the return of Southampton Pride on 24 August 2019, with at least 15,000 people in attendance. I enjoyed marching with Officers and Councillors from Southampton City Council in front of a specially made banner displaying Southampton City Council's support for the event. The event is the fastest growing Pride event in the South of England, and was held in Guildhall Square. As well as a parade, there was stage music and comedy events throughout the day – including Charlie Hides (RuPaul's Drag Race), S Club 7, Felix Shepherd from the X Factor and Joe Black.
27.	It was also great to see another successful year for Seaside in the Square, held between 19 July to 11 August. Activities were provided for all ages, including an open air cinema, yoga, sports events, as well as many others.
28.	It was great to welcome back the Southampton International Boat Show on 13 September to 22 September 2019. Southampton International Boat Show is Britain's biggest festival of boating, boasting Europe's largest purpose built marina with some of the world's most luxurious and innovative boats. As well the boats on display, the event featured live music, interactive attractions and an excellent opportunity to network with thousands of guests and businesses.
29.	I was really proud to hear that Southampton has been chosen by the Football Association (FA) as a host city for the UEFA Women's Euro 2021 football tournament, with games to be held at St Mary's Stadium. This will be a fantastic opportunity to continue to put Southampton on the map, and will encourage women of all backgrounds and abilities to take part in football and other physical activity.
30.	It was fantastic to hear of an event held on 29 August 2019 to celebrate the completion of the £2 million Cuckmere Lane and Studland Close Decent Neighbourhoods Project, and to thank residents for their patience during the building work. The project improved the external environment around the blocks of flats on Cuckmere Lane and Studland Close, including a redesign and resurfacing of part of Cuckmere Lane, safety measures on the road, the installation of 90 new parking spaces, a community garden, a new play area and the planting of many new trees and plants.
31.	I am delighted to announce that St James' Park in Shirley and Riverside Park in Bitterne Park have been recognised by the Green Flag Award Scheme 2019 as being amongst the very best in the world. This international

	award, now into its third decade, is a sign to the public that the space boasts the highest possible environmental standards, is beautifully maintained and has excellent visitor facilities. Both parks are unique in character, but are similar in having fantastic community lead friends groups at the heart of their management. They work tirelessly alongside council staff to ensure that the parks are some of the best in the world.
32.	Additionally, it was also fantastic to hear that as a result of a public nomination process, Riverside Park has also been shortlisted for the Field's In Trust UK Best Park 2019.
33.	It is fantastic to see Southampton City Council's transformation of Blechynden Gardens near Southampton Central Train Station is now completed. The newly created park is on the site of the remains of the Emperia Buildings, a warehouse built in 1905 which was bombed in 1940 during the Blitz of Southampton in World War II. The concept for the park, developed by Cliff Brown of Southampton City Council's City Services Team, was to create an attractive new public space which respects the rich heritage of the area as one of the last remaining World War II sites in Southampton, whilst looking forward to a peaceful future. The new design opens the park up so it is visible from the road, creating a pleasant walkway for commuters, residents and visitors to feel safe on their way to and from the station and the city centre.
34.	I am pleased to see that Southampton has continued to offer a wide range of interesting, family friendly events to both residents and visitors. Many events were led, facilitated or supported by the council's events team and as well as the ones already referred to above, these have included: <ul style="list-style-type: none"> • 3 August – YMCA Party in the Park – Community event on Mayfield Park showcasing all that YMCA and other agencies offer in the area. • 8 August – Bitterne Festival – Fun and informative day for the Bitterne Community held at Bitterne Precinct. • 18 August – Big Fun Run – 5k run for charity of the participants choice held on Southampton Common. • 18 August – Dog Jog – Runners brought their four legged friends to Southampton Common for a 5k run. • 22-26 August – August Fair – traditional fairground of rides and attractions held on Southampton Common. • 7 September – Southampton Slamma – a free skateboarding event held in Guildhall Square, with entertainment from DJ's and MC's.
	A MODERN, SUSTAINABLE COUNCIL
35.	On 23 July 2019, over 240 employees transferred from Capita to the council. This brought our longstanding strategic partnership with Capita to an end after 12 years. Both I and the Chief Executive, Sandy Hopkins, held a series of briefings for all of the transferred in staff making sure that they were fully welcomed as Officers of the council. I greatly appreciate the hard work, loyalty and commitment to delivering services which employees have shown and their professionalism during the complex transfer project that has taken shape over the last year. I also want to say a big thank you to the teams who worked hard on this project, ensuring our systems, equipment and services continued seamlessly, including transition over 190 contracts for services, IT systems and support.
36.	It is great to see Southampton City Council working with other organisations in the city to support them to take on new apprentices and develop existing employees. After an application shortlisting process involving local

	businesses during July and August 2019 and following government reforms and as a large levy paying employer, Southampton City Council can transfer up to 25% of our apprenticeship levy fund to small and medium sized businesses in the Southampton area, helping to boost the number of high-quality apprenticeships and strengthening the long term prospects of the companies involved.
37.	Congratulations to our Highways Services Partnership for being shortlisted for the Association for Public Service Excellence (APSE) awards in the Best Service Team of the Year category in September 2019. It is also great to hear that our Highways, Winter Maintenance & Street Lighting service have also been shortlisted in the category for Best Public/Private Working Initiative by the APSE.
38.	I would also like to congratulate those involved in improving Fire Safety for Southampton Council tenants, whose work has also been shortlisted for the Association for Public Service Excellence (APSE) awards in the Best Housing, Regeneration or New Build Initiative category. The shortlisting is based on Southampton City Council's work on installing sprinklers in our High-rise blocks.

RESOURCE IMPLICATIONS

Capital/Revenue

39. | None

Property/Other

40. | None

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

41. | As defined in the report appropriate to each section.

Other Legal Implications:

42. | None

RISK MANAGEMENT IMPLICATIONS

43. | None

POLICY FRAMEWORK IMPLICATIONS

44. | None

KEY DECISION?	Yes/No
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WARDS/COMMUNITIES AFFECTED:

SUPPORTING DOCUMENTATION

Appendices

1. | None

Documents In Members' Rooms

1. | None

Equality Impact Assessment		
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.		No
Data Protection Impact Assessment		
Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out.		No
Other Background Documents		
Other Background documents available for inspection at:		
Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)	
1.	None	

Summary of Questions to Executive
Wednesday, 18th September, 2019



QUESTION	FROM	GROUP	TO	SUBJECT
1.	Councillor S Galton	CON	Councillor Rayment	Pavement Parking
QUESTION	The Pavement parking, especially in our district centres and around some of our schools, can be a hazard to pedestrians and make walking and cycling impossible in places. Why aren't you using the powers available to you to introduce TRO's, to allow the Council to then control and solve this problem?			
2.	Councillor S Galton	CON	Councillor Hammond (Councillor Rayment to respond)	Annual Weed Control
QUESTION	When I previously urged your administration to do more greening across the City I didn't mean leave our roads and pavements to become overgrown with weeds. Do you, as Leader, find it acceptable that your Labour run Council hadn't begun any annual weed control as we entered September?			
3.	Councillor S Galton	CON	Councillor Leggett	District Heat Schemes
QUESTION	What importance do you place on installing district heat schemes in new Council housing developments?			
4.	Councillor S Galton	CON	Councillor Leggett	Impact on Local Air Quality
QUESTION	What initiatives have you introduced since becoming the Cabinet Member for Green City and what quantitative impact have they had on local air quality?			

CON = Conservative Group, LAB = Labour Group

QUESTION	FROM	GROUP	TO	SUBJECT
5.	Councillor Laurent	CON	Councillor Rayment	Park and Ride
QUESTION	What plans are in place for a Park and Ride facility for Southampton?			
6.	Councillor Harwood	CON	Councillor Hammond	Removal of wrecks at Northam Bridge
QUESTION	At the July council the leader agreed to look at ways the council could lead on the removal of the wrecks around Northam Bridge. Can he update me on the progress?			
7.	Councillor Prior	CON	Councillor Kaur	New Homes Model
QUESTION	Will the Cabinet Member explain why the successful model adopted at Hinkler Road, in my ward, for delivery of new homes has not been taken forward across the city to increase the development of housing?			
8.	Councillor Prior	CON	Councillor Kaur	Mixed Tenure Housing
QUESTION	Can the Cabinet Member advise her position on the development of mixed tenure housing in the city and confirm that future council owned developments will deliver this?			
9.	Councillor Fitzhenry	CON	Councillor Kaur	Rent arrears
QUESTION	Can the Cabinet Member explain why the Council's rent arrears are so high?			
10.	Councillor Fitzhenry	CON	Councillor Kaur	Delivery of new homes
QUESTION	Can the Cabinet Member tell us what year she intends the Townhill Park Regeneration Scheme will be completed and overall how many new nett homes will be delivered?			

QUESTION	FROM	GROUP	TO	SUBJECT
11.	Councillor White	CON	Councillor Fielker	Care Assessments
QUESTION	Since the Independent reports into SCC care assessments were published in the early part of this year (Ref CM's response to a question in August) what % of assessments have been updated, both for financial and Care?			
12.	Councillor White	CON	Councillor Fielker	Disability Related Expenses
QUESTION	How many care users have claimed Disability Related Expenses (DRE) following the imposition of the new charges. Also what guidance has been given to assist claimants with regard to DRE's?			
13.	Councillor White	CON	Councillor Fielker	Increase in Care Charges
QUESTION	What is the average increase in care charges in both % and actual amounts? And what is the maximum increase in % and actual amounts?			
14.	Councillor White	CON	Councillor Fielker	Increased Care Charges
QUESTION	Last Full Council the Cabinet Member indicated that help was available to those who could not afford the increased Care Charges. How many people have been helped and what information has been circulated about this help?			
15.	Councillor J Baillie	CON	Councillor Paffey	Foster Carers
QUESTION	Can the Cabinet Member confirm if we are still facing a shortage in foster carers? And if so how is the Council going about recruiting more?			

QUESTION	FROM	GROUP	TO	SUBJECT
16.	Councillor Bell	CON	Councillor Rayment (Councillor Shields to respond)	Travellers
QUESTION	Can the Cabinet Member confirm what is being done to prevent the recent issues caused by the travellers on the Veracity ground from occurring elsewhere in the city?			
17.	Councillor Hannides	CON	Councillor Hammond	Staff Sickness
QUESTION	Can the Leader advise Council on the current monthly costs of our staff sickness?			
18.	Councillor Fitzhenry	CON	Councillor Kaur	Door Mat Policy
QUESTION	Can the Cabinet Member update full Council on the outcomes of your policy review on door mats and on what date we will be moving to a new approach?			
19.	Councillor J Baillie	CON	Councillor Paffey	Increase in Education Funding
QUESTION	Does the Executive welcome the new increase in education funding?			

DECISION-MAKER:	COUNCIL		
SUBJECT	TOYS R US (SITE REGENERATION)		
DATE OF DECISION	18 SEPTEMBER 2019		
REPORT OF	LEADER OF THE COUNCIL		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	David Childs	Tel: 023 80834389
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STATEMENT OF CONFIDENTIALITY	
<p>The Confidential appendices contain information deemed to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council’s Access to Information Procedure Rules.</p> <p>Those appendices include details of a proposed transaction which, if disclosed prior to contract, could put the Council or other parties at commercial disadvantage.</p>	
BRIEF SUMMARY	
<p>The purpose of this report is to approve a framework for the City Council entering into a contractual Agreement with the head-lessee and its development partners, which will include the conditional grant of new lease(s) as development takes place in phases and thereby facilitate re-generation of the Toys R Us site on Western Esplanade.</p> <p>In addition authority to enter into a separate agreement, with the same parties, by which the Council will invest in a new office building to be constructed as part of Phase 1 and thereby deliver on a number of strategic planning and economic objectives for the city centre.</p>	
RECOMMENDATIONS:	
(i)	That the principles of the Commercial Terms set out in Confidential Appendix 4 be endorsed.
(ii)	That following consultation with the Leader of the Council, the Director of Finance and Commercialisation and subject to receipt of a satisfactory S123 report, the Director of Growth be given delegated authority to finalise contractual terms as referred to in (i) above for the proposed transaction, together with any other legal agreements relating thereto so as to enable the development to proceed.
(iii)	That the Director of Legal and Governance be given delegated authority to enter into all legal documentation necessary to facilitate regeneration of the Toys R Us site (including funding arrangements and new head-leases) pursuant to terms of the Agreement referred to at (ii) above being met.
(iv)	To approve the addition of £27M to the Leader’s portfolio in the Capital programme and the expenditure of £27M delivering the office

	element of the proposed scheme, as detailed in appendices to this report. This is to be funded by external borrowing.
REASONS FOR REPORT RECOMMENDATIONS	
1.	As freehold landowner, the Council wishes to see the strategically important Toys R Us site (identified on the Plan at Appendix 1) opposite Central rail station, regenerated for a mix of uses consistent with the vision for the city's central business district and wider Mayflower Quarter.
2.	Bringing about the desired outcomes will necessitate changes to existing tenure arrangements, including re-gearing of the current ground lease, to enable funding of the proposed scheme. In order to achieve the full economic benefits of the proposed scheme, the Council will also need to actively support its delivery, as outlined in this report and appendices.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
3.	Do Nothing – without the Council's active involvement the site will not be re-generated in the foreseeable future and opportunities to achieve significant economic and other substantial benefits would be lost.
4.	Sell the Council's interest – that would sub-optimize financial returns, deny the Council any substantive influence over redevelopment of a key city centre site and risk a scheme coming forward which failed to deliver key objectives.
5.	Council buy out the head-lessee and develop site itself – apart from the lessee's reluctance to sell this would involve significant up front (unbudgeted) capital expenditure, an inflated land price and substantial project resources which the Council does not currently have. It is considered better to work with a willing partner, using the Council's influence as landowner and planning authority to bring forward an exemplar scheme which meets key objectives.
DETAIL (Including consultation carried out)	
6.	The former Toys R Us store, which dates from the mid-1980s was built by the retailer for its own occupation, under a 125 year ground-lease from the City Council and for which the lessee paid a capital premium at the time. The single-storey building with large surface car park was typical of its era but is less suited to current retailer needs and, importantly for the city, adds little value to the urban realm, landscape character or local economy in this important and strategic city centre location.
7.	The Toys R Us business collapsed in early 2018 and shortly afterwards the property company (Toys R Us Properties Ltd) which by then held the lease interest in the site, was placed in receivership by its bond-holder creditors. While the receivers could have re-modelled the existing building for re-letting to other retailers, discussions at the time identified opportunities to redevelop the site for a range of commercial and residential uses which are more compatible with the Council's vision for the city centre. Since that time negotiations have been ongoing to achieve the parties' shared objectives and reach agreement on appropriate commercial arrangements. The agreed approach and financial arrangements are outlined in more detail in Appendix 4 to this report.
8.	The Toys R Us site is recognised as being of importance for both the City and wider area's economic prosperity and productivity of the Region. The site is

	<p>strategically located within 'Mayflower Quarter' (land between Mayflower Theatre and Mayflower Park), an area of some 100 acres representing one of the biggest opportunities for City Centre redevelopment in the country. Ideally placed opposite the station with easy access to London and Southampton airport, within close proximity to a growing and vibrant retail, hospitality and cultural offer and in a City with particular strengths in innovation, marine, environmental, digital, creative and health sectors.</p> <p>This site therefore provides a unique opportunity to attract inward investment, promote urban living and working opportunities in quality employment, help grow businesses and raise aspiration and opportunity, thus reaffirming and growing Southampton's position regionally, nationally and globally.</p>
9.	<p>Southampton's City Centre Masterplan, launched in 2012, has already brought forward £3Bn investment through a range of projects such as the West Quay Watermark development, Studio 144 and the cultural quarter, investment in Higher Education at Solent University, residential provision including the Back of the Walls (Bow Square) and health including the Centre for Cancer Immunology.</p> <p>However, during that time, there has been a loss of office floor-space and minimal new office build, leading to a number of businesses leaving the City, particularly for out of town offices along the M27 corridor. This arrangement has not optimised the access of those businesses to talent (a major factor in investment and location decisions) particularly to Southampton residents and graduates from the two universities and businesses have indicated a wish to return to the City Centre. The lack of development has also led to the market for speculative office development not being tested in the City.</p> <p>Moreover, the City's economy has moved more towards lower skill and part time employment due to the nature of the jobs which have been created. The Toys R Us site can bring back higher skilled and paid jobs for progression of residents and attraction of others, thus underpinning quality of life.</p> <p>The appendices of this report give further economic, social and financial detail on the needs assessment for Council intervention in the Toys R Us development.</p>
10.	<p>Globally, there is a move towards increased urbanisation, with 50% of the world's population soon to be living in cities. The Toys R Us site represents a major opportunity for Southampton to showcase mixed City Centre living and working, where people can walk to work, be less reliant on the car, work flexibly and enjoy their leisure time. It can also demonstrate the latest thinking in design and environmental excellence.</p>
11.	<p>In summary the proposed scheme comprises:</p> <ul style="list-style-type: none"> ◦ Phase 1 iconic office building of approx. 70,000 sq.ft. lettable space. ◦ Phase 1 residential comprising 275 apartments in 3 linked blocks. ◦ Phase 1 commercial including cafés, restaurants, convenience retail and possible gym uses or other leisure (circa 25,000 sq.ft. total). ◦ Phase 2 comprising further residential, office and commercial uses, with final quantum and mix being determined by market demand and availability of additional immediately neighbouring land. ◦ Phase 3 commercial development which may be an office or hotel. <p>The Council will work pro-actively with the developer to ensure that its Green City Charter is reflected in the new development, including use of the latest</p>

	building standards and technologies, as well as significant 'greening' of the public realm. The Phase 1 office building will also be designed to meet a BREEAM 'Excellent' rating, employ low carbon technologies wherever practicable, encourage multi-modal travel to work and achieve the latest staff 'wellness' criteria in the working environment.
12.	<p>The scheme will be undertaken in two or three main phases, starting with the new office building and three residential buildings located around the podium. Phase 1 will also include significantly improved public realm, centred on a new 'maritime promenade' that will link Central rail station to the northern edge of West Quay.</p> <p>This element is of great importance to the setting of the proposed scheme and a significant enhancement of this strategic walking and cycling route (currently a tarmac footpath through a retail car park) that also forms many visitors' first impression of Southampton as they arrive by train.</p>
13.	<p>The proposed scheme has been the subject of extensive consultation within the Council over the past 6-12 months, including briefings to members and other key stakeholders.</p> <p>The planning pre-application process has also commenced (albeit informally at this stage) with the Council's planning and highways teams having been involved in the scheme evolution.</p>
14.	<p>Much of the legal work and background advice required for the purposes of implementing these proposals has already been undertaken and it is proposed that, following Council approval, contract documents are finalised as soon as possible so that the developer can immediately commence the formal pre planning application (PPA) process, in preparation for an early planning application.</p> <p>Counsel's opinion has also been obtained on the legal position in relation to OJEU procurement rules and the proposed transaction structure is considered to be sound in this context.</p>
15.	<p>A commercial terms and financial report is attached at Appendix 4 and financial terms of the development Agreement will be subject to a formal S123 'best consideration' review process and sign-off before exchange of the legal agreement.</p> <p>Specialist external advice has been taken from a national firm of accountants on the proposed office funding structure, including alternative finance models and the results of that exercise are contained in a report at Appendix 7. Recommendations contained in this proposal reflect the accountants' advice.</p>
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
16.	<p>The proposed Development Agreement will generate capital receipts through land premium and a profit share in the development returns. The projected receipts are outlined at Table 4 in Appendix 4.</p> <p>As well as providing funding for the office development, the Council will also be spending management time and resources involved in managing the Council's interest in the scheme.</p>
17.	It is proposed that the Council invests £27M in the office development as part of Phase 1 of the scheme, to be funded by borrowing. This report provides for

	<p>delegated authority to the Director of Growth, following consultation with the Leader of the Council, the Director of Finance and Commercialisation and subject to receipt of a satisfactory S123 report, to finalise contractual terms for the scheme.</p> <p>The new office building will create revenue income for the authority from leasing the building to commercial tenants. A financial appraisal has been undertaken on the proposal in consultation with specialist advisors. Details of the analysis are included in Appendix 4.</p> <p>A number of scenarios have been modelled by the accountancy firm advising on the finances of this arrangement, which address different potential approaches and options that the Council has for its participation. Prudent assumptions have been made and in some instances, depending on the specific assumptions, the total capital financing costs incurred by the Council exceed the income yield. However, as highlighted by the accountants, after taking the significant residual value of the asset acquired into account, this would be expected to more than outweigh potential revenue costs. Additionally, the modelling is sensitive to assumed inflation levels and if a 2% growth in rental income is assumed from year 10 onwards (rather than a cautious 0% p.a.) the proposal makes a modest surplus. Tables 1 to 3 in Appendix 4 contain details of the assessment, including the various assumptions made and the accountants' full report is at Appendix 7.</p> <p>There are also 'lumps' in the profile of the cash flow over the 35 year life of the project, which means a deficit is forecast to be incurred in some years. This can at least be partly offset by 'smoothing' expected surpluses in good years to mitigate any deficits in other years.</p> <p>In addition to the cost of construction the project includes £0.30M of fees for professional and legal services in relation to the project.</p>
<u>Property/Other</u>	
18.	<p>The Council owns the freehold reversion in this site but currently receives no regular income from the asset and the principal value of its interest lies in the influence which the lease provides over future uses of the land.</p> <p>The transaction described in Appendix 4 will deliver early elements of the Council's long-term objectives for both this site and wider Mayflower Quarter.</p> <p>Because of the other contracting parties' long leasehold interests in the site and exclusive rights over the property, they are effectively the only parties with which the Council can deal in this connection if the substantial benefits that will flow from the proposed re-generation are to be realised within a reasonable time-frame.</p> <p>The structured Development Agreement will also generate substantial capital receipts to the Council (which would otherwise not be realised) as outlined in the appended financial reports, by leveraging its property interests.</p>
LEGAL IMPLICATIONS	
<u>Statutory power to undertake proposals in the report:</u>	
19.	<p>The Council powers to promote this development are Section 123 Local Government Act 1972 and Section 1 Localism Act 2011.</p>
<u>Other Legal Implications:</u>	

20.	Legal advice, including counsel's opinion, has been taken on procurement and related matters. Based on that advice it has been decided that the Council may proceed as outlined in the detailed appendices to this report.
RISK MANAGEMENT IMPLICATIONS	
21.	The Council's participation and any risk management implications, are detailed in Appendix 4 to this report. Appendix 4 also outlines the steps that will be taken to manage risk throughout various stages of the development.
POLICY FRAMEWORK IMPLICATIONS	
22.	The statutory Local Plan currently identifies the subject site as being located in a primarily office and commercial area. Local plan policies also promote new housing in the central area and recognise the role of mixed uses in providing variety and supporting a vibrant city centre economy.
23.	This scheme supports many of the Council's strategic objectives around housing, environment, sustainability, Green City and economic development. Bringing this under-utilised site back into viable long-term use will therefore contribute significantly to the Council's vision for the city in the future.

KEY DECISION?	No
WARDS/COMMUNITIES AFFECTED:	Bargate
<u>SUPPORTING DOCUMENTATION</u>	
Appendices	
1.	Site Location Plan
2.	Site Layout Plan (exempt)
3.	Indicative Plans and Images of the proposed scheme (exempt)
4.	Report on Commercial Terms & Funding (exempt)
5.	Economic Impact Report (exempt)
6.	Office Market Report (exempt)
7.	Financial Structure & Options Report (exempt)
8.	Responses to Accountancy Advisors Report (exempt)

Documents In Members' Rooms

	None
Equality Impact Assessment	
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out?	No
Data Protection Impact Assessment	

Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out?		No
Other Background Documents: None		
Other Background documents available for inspection at: N/A		
Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)	
	Appendices 2, 3, 4, 5, 6, 7 & 8	Para 3

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Agenda Item 11

Appendix 1



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