

HAVANT BOROUGH COUNCIL

At a meeting of the Cabinet held on 24 October 2018

Present

Councillor Wilson (Chairman)

Councillors Bains, Bowerman, Pike and Turner

101 Apologies for Absence

Apologies for absence were received from Councillor Hughes.

102 Minutes

The minutes of the meetings of the Cabinet held on 27 June, 31 July, 19 September and 26 September were approved as a correct record.

103 Declarations of Interests

There were no declarations of interest.

104 Chairman's Report

The Chairman reported that he had consented to the addition of item 7a as a late item in view of the need to progress the Civic Plaza Car Park project. The Chairman had consented to the withdrawal of items 9 and 10.

105 Cabinet Lead Delegated Decisions, Minutes from Meetings etc.

RESOLVED that the following be noted:

- (1) Minutes of the meeting of the Portchester Crematorium Joint Management Committee held on 17 September 2018; and
- (2) Delegated Decision: Approval of Revised Parking Charges.

106 Recommendations from the Scrutiny Board

There were no recommendations to Cabinet from any of the Scrutiny Boards.

107 Opportunity Havant: Draft Regeneration Strategy

Councillor Pike presented a report to Cabinet seeking a recommendation to Council to approve the Opportunity Havant: Draft Regeneration Strategy and, subject to Council approval of the Strategy, setting out progress and next steps relating to the delivery of the Council's regeneration programme for the Council to note.

In presenting the recommendations, Councillor Pike set the draft Strategy in the context of the Council's regeneration aspirations for the Borough to 2036 in alignment with the new Local Plan and emerging Corporate Strategy. The Regeneration Strategy, if approved by full Council, would provide a strategic framework that would inform the Medium Term Financial Strategy (MTFS) and service budgets for 2019/20 and beyond.

The Strategy would not give authority for individual projects or property acquisitions, which would each be considered subject to individual business cases and statutory planning processes. Cabinet noted that, whilst the Strategy provided a framework for prioritisation of projects, new opportunities coming forward during the life of the Strategy would also be considered on merit.

The Head of Regeneration was invited to join the meeting and answered Cabinet members' questions on the draft Strategy. Cabinet was assured that, in taking forward the Council's regeneration aspirations, there would be close liaison with local businesses, schools and colleges in seeking to develop the skills needed to generate and sustain local employment. Ongoing research and consultation with communities would be critical in understanding what housing, jobs, leisure and infrastructure would be needed for future generations, to attract and retain young people and build diverse communities across the Borough.

Cabinet was advised of the following amendments to the report:

- (1) Paragraph 2.2, remove "set out in the accompanying exempt Regeneration Programme report";
- (2) Paragraph 3.2, remove "(Separate Confidential Report)"
- (3) Paragraph 3.8, dates amended to read:

Phase 1 (2018-2024)
Phase 2 (2024-2030)
Phase 3 (2030-2036)

RESOLVED that Cabinet recommends to Council that:

- (1) the **Opportunity Havant** Regeneration Strategy for Havant Borough 2018-2036 (attached at Appendix A) be approved and adopted; and
- (2) subject to 2.1 above, the Council notes the prioritisation and phasing of the initial projects. These projects are prioritised on the basis that:

- They have potential for the generation of income that can be re-invested in the delivery of other projects within the Regeneration Programme;
- They are on land owned by the Council;
- They are allocated/identified in the Adopted and the emerging Local Plan;
- They attract external grant funding; and
- There are no significant barriers to development and therefore are potential quick wins.

108 Civic Plaza Car Park Redevelopment Project

Councillor Pike presented a report to Cabinet seeking approval for the progression of the Civic Plaza Car Park development project up to the submission of a planning application.

In the context of the emerging Regeneration Strategy considered under the previous item, this report presented the first of a number of specific projects that would come back for formal approval in due course. The present recommendation sought a delegation to the Chief Finance Officer to agree the award of funding from Homes England and to authorise the officers to proceed with the procurement of a Development Partner to progress a business case and planning permission for redevelopment of the Civic Plaza car park, a final decision to be brought back for Cabinet consideration in due course.

The Chairman had agreed to the addition of this matter as a late item in view of the need to secure the funding and progress the project.

RESOLVED that

- (1) Power be delegated to the Chief Finance Officer to agree the Funding Agreement from Homes England (HE) relating to the award of a £3.36M grant from the Accelerated Construction fund; including the agreement of project milestones and the setting up of financial mechanisms required to enable the spending of the funds;
- (2) The Executive Director for Operations and Place Shaping and the Head of Regeneration, in consultation with the Cabinet Lead for Property, Finance and Regeneration, be instructed to proceed with the project for the redevelopment of the Civic Plaza car park;
 - 2.2.1 to write the brief for the development parameters of the site to include reference to the PACEⁱ of development and the use of Modern Methods of Construction (MMCⁱⁱ)
 - 2.2.2 to write the brief for the procurement of a Development Partner
 - 2.2.3 to undertake the procurement of a Development Partner which could include a Joint Venture Partnership (or other appropriate) Agreement or Development Agreement,

- 2.2.4 alongside the procurement process, to draft a business case that sets out the procurement options for a development partner and the draft of a Joint Venture Partnership (or other appropriate) Agreement or Development Agreement to implement the development. The implementation of development will include securing a design and preparing a Planning application in accordance with a detailed project plan to be approved by the Executive Board.
- 2.2.5 that the detailed business case is recommended for Cabinet decision at the earliest opportunity and an option to move forward is determined.

109 Council Tax Support Scheme 2019-20

Councillor Bowerman presented a report to Cabinet seeking a recommendation to Council to approve the Council Tax Support Scheme for 2019/20.

Cabinet also received an update from the officers on the national roll-out of Universal Credit and the potential implications for local residents.

RESOLVED that Cabinet recommends to full Council that:

- (1) the 2018/19 Council Tax Support Scheme is retained for 2019/20 but with the following amendments:
- (i) the Allowances and Premiums used in determining entitlement for working age claims are changed as set out in paragraph 5.3 of this report; and
 - (ii) the Non-Dependant deductions used in determining entitlement for working age claims are changed as set out in paragraph 5.4 of this report; and
- (2) that the necessary amendments are made to the Council Tax Support Scheme document and that it is then published in accordance with Local Government Finance Act 1992 Section 13A(2).

110 Exclusion of the Press and Public

This item was withdrawn with the consent of the Chairman.

111 Regeneration Programme

This item was withdrawn with the consent of the Chairman.

The meeting commenced at 2.00 pm and concluded at 2.35 pm

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Chairman

ⁱ PACE is a Ministry of Housing, Communities and Local Government term for build out rates in excess of the historic norm in the particular location. In this case the increase in PACE that is aimed for is at least 50% quicker than is the norm in Havant. This will be subject to market feedback.

ⁱⁱ Modern Methods of Construction (MMC) is the use of factory-built homes or house components e.g. bathroom pods. The aim in this case is to achieve a panelised construction to increase the speed of construction and make a significant change to the housing construction format in the borough.