

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



Havant
BOROUGH COUNCIL

Telephone: 023 9244 6019
Website: www.havant.gov.uk

Tuesday, 28 November 2023

SUMMONS

Dear Councillor,

You are requested to attend the following meeting:

Meeting: Overview and Scrutiny Committee
Date Wednesday, 6 December 2023
Time: 5.00 pm
Venue Hurstwood Room, Public Service Plaza,
Civic Centre Road, Havant, Hampshire
PO9 2AX

The business to be transacted is set out below:

Yours faithfully,

Steve Jordan

Chief Executive

OVERVIEW AND SCRUTINY COMMITTEE MEMBERSHIP

Chairman: Councillor Kennett

Councillors Munday (Vice-Chairman), Blades, Brent, Crellin, Gray, Keast, Milne, Moutray, Patrick, Sceal, Tindall, Turner and Weeks

Contact Officer: Mark Gregory 02392 446232
Email: mark.gregory@easthants.gov.uk

AGENDA

Can Councillors Please Submit Any Detailed Technical Questions On The Items Included In This Agenda To The Contact Officer By 12 Noon On Monday, 4 December 2023

	Page
1 Apologies for Absence	
To receive any apologies for absence	
2 Declarations of Interest	
To receive and record any declarations of interests from Members present.	
3 Langstone Sea Wall	1 - 10
4 Meridian Task and Finish Group Report	11 - 24

GENERAL INFORMATION

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Internet

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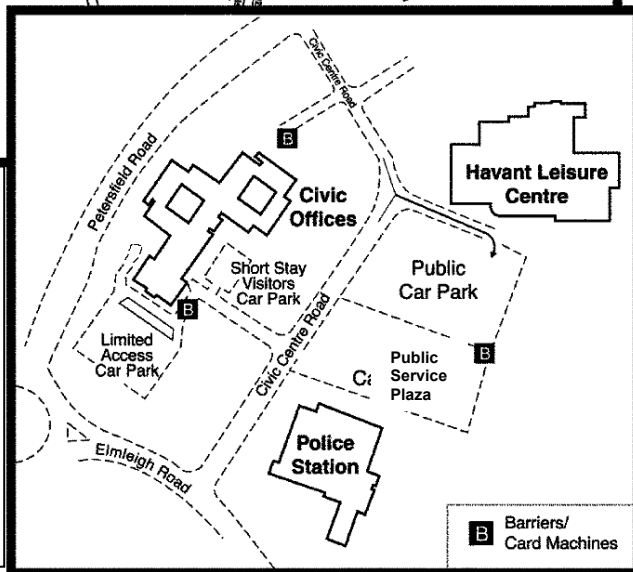
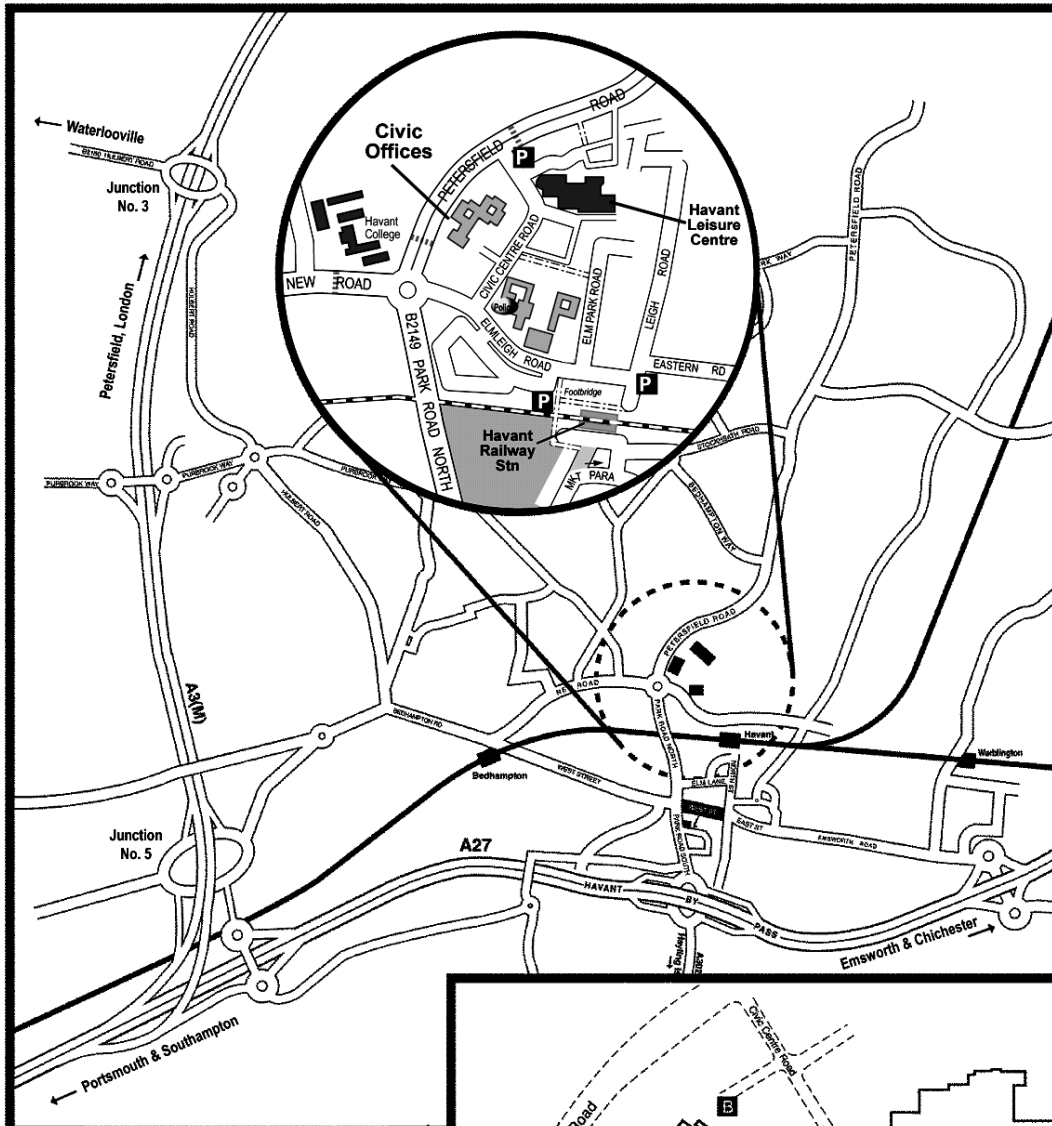
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Name of Committee:	Overview and Scrutiny Committee		
Committee Date:	06 December 2023		
Report Title:	Langstone Sea Wall Update Report– Mill Pond to Wade Lane		
Responsible Officer:	Lyll Cairns		
Cabinet Lead:	Cllr Liz Fairhurst		
Status:	Non-Exempt		
Urgent Decision:	No	Key Decision:	No
Appendices:	A: Project overview slides 59/2023		
Background Papers:	<p>Notice of motion to Full Council under Standing Order 14.1 (Public Pack)Agenda Document for Council, 21/06/2023 17:30 (moderngov.co.uk)</p> <p>Minutes of the Council Meeting Wednesday 21 June 2023 Agenda for Council on Wednesday, 21st June, 2023, 5.30 pm Havant Borough Council (moderngov.co.uk)</p> <p>Minutes of Cabinet Wednesday 14 December 2022: Agenda for Cabinet on Wednesday, 14th December, 2022, 5.00 pm Havant Borough Council (moderngov.co.uk)</p> <p>Supporting background can be viewed on the following webpages: Langstone, Mill Pond to Wade Lane, Havant — Coastal Partners</p>		
Officer Contact:	Name: James Spragg Email: James.Spragg@havant.gov.uk		
Report Number:	HBC/59/2023		

Corporate Priorities:

Corporate Strategy: Pride in Place “*We will maintain and enhance our coastline and harbours for wildlife and continue to deliver project to protect our coastline*”.

Corporate Priority Project: P14 - Langstone Mill Pond.

Executive Summary:

The Council has been working in collaboration with partners (Chichester Harbour Conservancy CHC, Hampshire County Council HCC, Environment Agency EA and Natural England NE) to evaluate the potential options available to respond to public demand for action to protect the coastal footpath from being lost and any detrimental impact to the heritage and habitats in the Langstone Mill Pond. Assent from NE, Chichester Harbour Works Licence, EA Flood Risk Activity Permit for maintenance or repair work is not anticipated.

Highlights

- The Council to match fund up to £30k on an HCC led scheme to deliver a viable intervention.
- HCC to contribute £30k to deliver a solution that keeps a coastal footpath available for use.
- Council Leader letters have received responses from Rebecca Pow MP, EA, CHC, and NE
- They emphasise that a major cause of the reduction in saltmarsh, is the maintenance of hard defences. CHC are particularly clear that they view the Harbour taking precedence.
- There is support from these key stakeholders to develop the proposed Chichester Harbour Investment and Adaptation Plan and a Contingency Plan how the authorities will respond should further sections of the wall fail.
- CHC's commissioned an independent ecological study of the area is published and available publicly. This will form basis of the next multi-agency discussion.

Future Focus

- Continued monitoring and measurement of erosion.
- HCC to continue explore options to roll back the footpath as the harbour adapts.
- Continue with Local Cllr Led Multi-Agency Meetings to review findings of the Independent Assessment.
- Drop-in Session planned for the 12 December 2023 in the Plaza, focused on the Independent Assessment Study.

Recommendations:

That members note the information, evidence and data presented in the report.

1.0 Introduction

- 1.1 Winter storm in March 2022 caused a 30m section of the Langstone Sea wall between the Mill Pond and Wade Lane to collapse. This collapsed section of the wall raised the public's fear of further deterioration and erosion of the wall and public footpath. Over time this perception of potential amenity losses extended to the worry over the potential loss of the Mill Pond. This has been raised through various meetings within the Council.

2.0 Background

- 2.1 Through multi-agency meetings, The Council continues to work closely with the Hampshire County Council (HCC), Chichester Harbour Conservancy (CHC) Natural England (NE) and the Environment Agency (EA) to outline the most appropriate responses to public concern for the sea wall in this location.
- 2.2 Cabinet agreed an addition to the capital programme of up to £30K in December 2022, to support a HCC led project in relation to the sea wall west of wade lane. In June 2023, following a motion under Standing Order 14.1, the Council resolved to undertake consultations to seek support for the protection of Langstone Mill Pond and seek support for a holistic assessment of the long-term management and enhancement of the wildlife within the Mill Pond that support the habitats and species in the Harbour.
- 2.3 Replies received from the consultees encourage an adaption approach adopting more natural flood management. There was no explicit support for the protection of the Mill Pond, although support was given to the Investment and Adaptation Plan approach.
- 2.4 Ongoing surveying, monitoring and inspections to assess defence condition have resulted in no significant changes identified.
- 2.5 Coastal Partners are continuing to build a business case for the development of an Investment and Adaptation Plan for the whole Harbour, which will work with all harbour stakeholders to collaborate on coastal management, through adaptation pathways.

- 2.6 Local activism continues with members of the public carrying out inappropriate works; these risk the integrity of the sea wall further, disturbs the foreshore habitats, and litters the harbour with plastics. Coastal Partners have warned those known to be involved of the risks of further damage and potential for prosecutions for non-consented works.
- 2.7 CHC commissioned an independent assessment of the sea wall, published in October 2023, to consider the condition of the local defences, local nature conservation, environmental and recreational interests. The report is publicly available here: [Langstone Sea Wall Technical Study](#)

3.0 Options

- 3.1 The report is presented for noting of current situation. There are no options for consideration.

4.0 Relationship to the Corporate Strategy

- 4.1 Corporate Strategy: Pride in Place “We will maintain and enhance our coastline and harbours for wildlife and continue to deliver project to protect our coastline”.
- 4.2 Corporate Priority Project: P14 - Langstone Mill Pond.

5.0 Conclusion

- 5.1 The council remains concerned for the “unfavourable- declining” environmental condition of Chichester Harbour, while maintaining a position of concern for the damaged sea wall near to Langstone Mill Pond and the subsequential impacts on the valuable habitats, heritage, and amenity of the area.
- 5.2 The Council is supportive of HCC’s work to maintain public footpath access, through realignment, as the coast adapts to climate change.
- 5.3 The multi-agency working group is working closely together, and with the right organisations represented. The next stage is to review the outcome of the independent report and to consider an adaptive approach which improves resilience to climate change.

- 5.4 The Council continues to develop their proposal for an Investment and Adaptation Plan for the whole Harbour. Working together with regulators, stakeholders, landowners and the community, this plan will identify the preferred management options for the harbour coastline, by identifying key opportunities for habitat creation / improvement.

6.0 Implications and Comments

6.1 Section 151 Officer Comments

- 6.1.1 The Council has already agreed to commit £30k to the project, there are no new financial consequences of this report. However, members should continue to assure themselves that this remains a priority on which to invest the Council's resources as any further options and/or decision come forward in the future.

6.2 Financial Implications

- 6.2.1 The Council has agreed to match fund a Hampshire County Council led project up to the value of £30k from capital budget. [Agenda for Cabinet on Wednesday, 14th December, 2022, 5.00 pm | Havant Borough Council \(moderngov.co.uk\)](#) This budget currently remains unspent.

6.3 Monitoring Officer Comments

- 6.3.1 This report provides the Committee and public with an update in respect of Langstone Sea Wall – Mill Pond to Wade Lane. The report is for noting and as such there are no specific legal or governance issues arising directly from this report.

6.4 Legal Implications

- 6.4.1 The Council do not have any responsibility or legal obligation to maintain sea defences. They have Permissive Powers under the Coast Protection Act 1949 to undertake coastal protection works but only where there is a wider public benefit in doing so, such as flood risk to life and property.
- 6.4.2 Any coastal defence maintenance / repair works within, or adjacent to, the Chichester Harbour SSSI, SAC, SPA and Ramsar site would require a SSSI assent (if submitted by a

statutory body) or a consent (if submitted by a landowner) application, under the Wildlife and Countryside Act 1981 (as amended)

6.4.3 Chichester Harbour Conservancy Harbour Works Licence: Any coastal defence works would require a works licence, as a requirement of the Chichester Harbour Conservancy Act 1971.

6.4.4 Flood Risk Activities Permit: Works to the coastal defence assets are considered a regulated activity, requiring a permit from the Environment Agency, under the Environmental Permitting Regulations 2016

6.4.5 Work undertaken without a necessary permit would constitute unlawful activity.

6.5 **Equality and Diversity**

6.5.1 There are no known equality and diversity implications.

6.6 **Human Resources**

6.6.1 Officer time managing enquiries and working with stakeholders amounted to 324 hours (£15,166).

6.7 **Information Governance**

6.7.1 Ownership details for the adjacent land is held for the purposes of negotiating with Landowners on the best available options. These details have been acquired through the Land Registry records.

6.7.2 Enquires from members of the public have been received by the Council and these can include personal contact details. Personal details are not collated into any databases or spreadsheets and only used for replying to enquires.

6.7.3 Requirements of the Data Protection Act are being followed.

6.8 **Climate and Environment**

6.8.1 Chichester Harbour is environmentally protected with national and international designations, for further details refer to the following web pages: [Langstone Coastal Path Ecological Assessment — Coastal Partners](#).

6.8.2 NE identify a cause of the declining habitats within Chichester harbour to be in response to maintenance of hard defences.

Advice from both NE and CHC are that works to the sea wall would not be consented.

- 6.8.3 An approach that maintains collaboration with NE and CHC enables a more deliverable solution to the common goal of climate resilience.

7.0 Risks

- 7.1 There is a strong public campaign, mainly directed towards members and officers of THE COUNCIL, for protection of the Sea Wall. To mitigate this risk Cabinet Members and Senior Officers attend local meetings with the community and are planning wider senior level engagement with stakeholders of the multi-agency meeting. In addition, the single website is regularly updated to ensure non-contradictory messages.
- 7.2 NE and CHC have previously indicated that they could not provide assent and a licence for maintenance or improvement options for the sea wall. The publication of the independent assessment may impact these positions.

8.0 Consultation

- 8.1 A multi-agency meeting has been meeting since November 2022 to ensure all stakeholder views are included in the planning for intervention.
- 8.2 The Leader of the Council has consulted on this matter directly with:
- The Minister for Environmental Quality and Resilience, Rebecca Pow MP.
 - The Parliamentary Under Secretary for Arts, Heritage and DCMS Lords Minister, Lord Parkinson of Whitley Bay
 - The Environment Agency Area Director for Solent and the South Downs
 - The Thames and Solent Area Manager for Natural England.
 - The Chief Executive Officer for Chichester Harbour Conservancy.

Responses to the leader from the consultees are available here: [Wade Lane Letters by Coastal Partners - Issuu](#)

9.0 Communications

9.1 A public drop-in session is planned on the 12 December 2023, at the Plaza to consult on the Independent Assessment Study alongside CHC.

9.2 All partners in the multi-agency meeting have agreed to contribute to the public website updates hosted on Coastal Partners' website. The pages include information on the current status, environment assessment, consenting guidance, interested partners and responsibilities and FAQs. The communications can be viewed here:

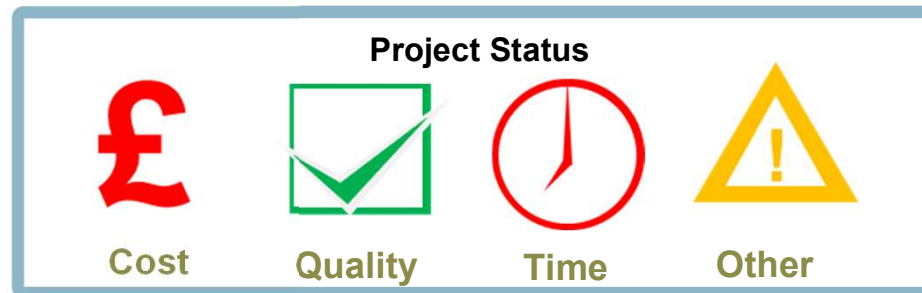
[Langstone, Mill Pond to Wade Lane, Havant — Coastal Partners](#)

Agreed and signed off by:		Date:
Cabinet Lead:	Cllr Liz Fairhurst	27/11/2023
Executive Head:	Lyall Cairns	21/11/2023
Monitoring Officer:	Jo McIntosh	27/11/2023
Section151 Officer:	Steven Pink	27/11/2023

Langstone Sea Wall & Path Status Report



Report Date: 24/10/2023



Issue Summary

HBC has been working in collaboration with partners (Chichester Harbour Conservancy CHC, Hampshire County Council HCC, Environment Agency EA and Natural England NE) to evaluate the potential options available to respond to public demand for action to protect the coastal footpath from being lost and any detrimental impact to the heritage and habitats in the Langstone Mill Pond. Assent from NE, Chichester Harbour Works Licence, EA Flood Risk Activity Permit for maintenance or repair work is not anticipated

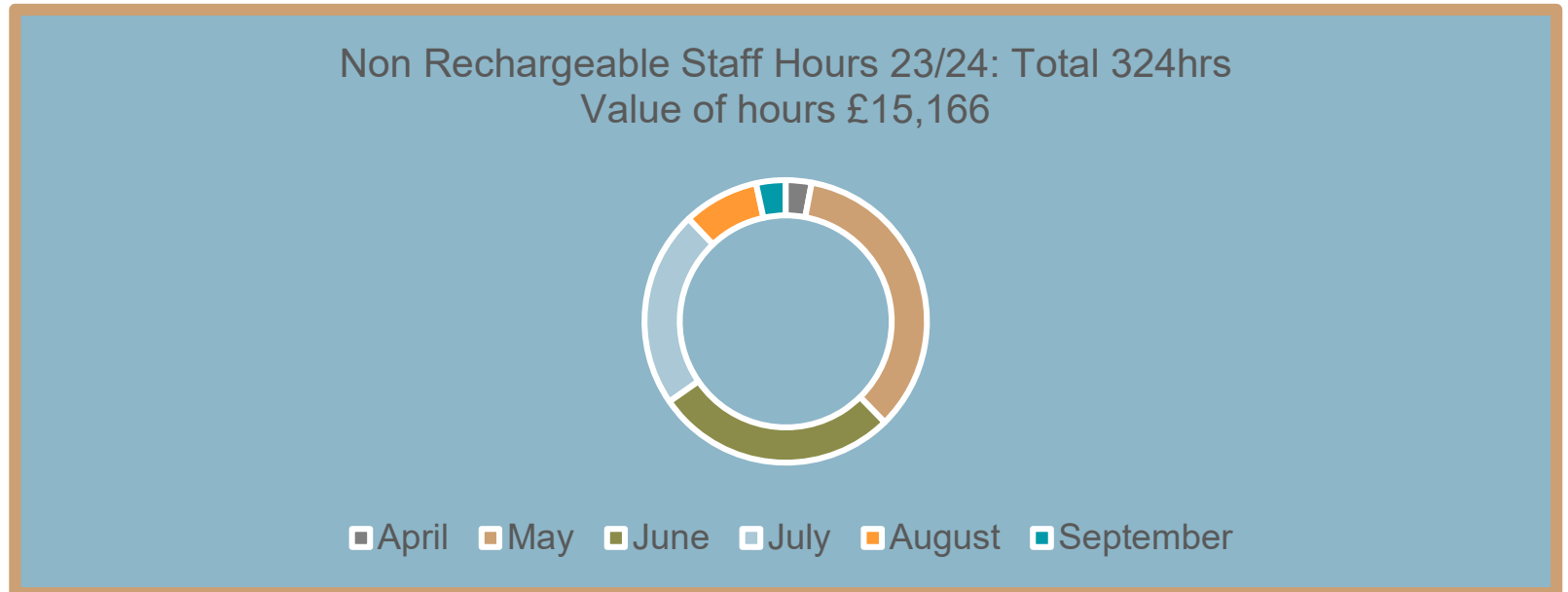
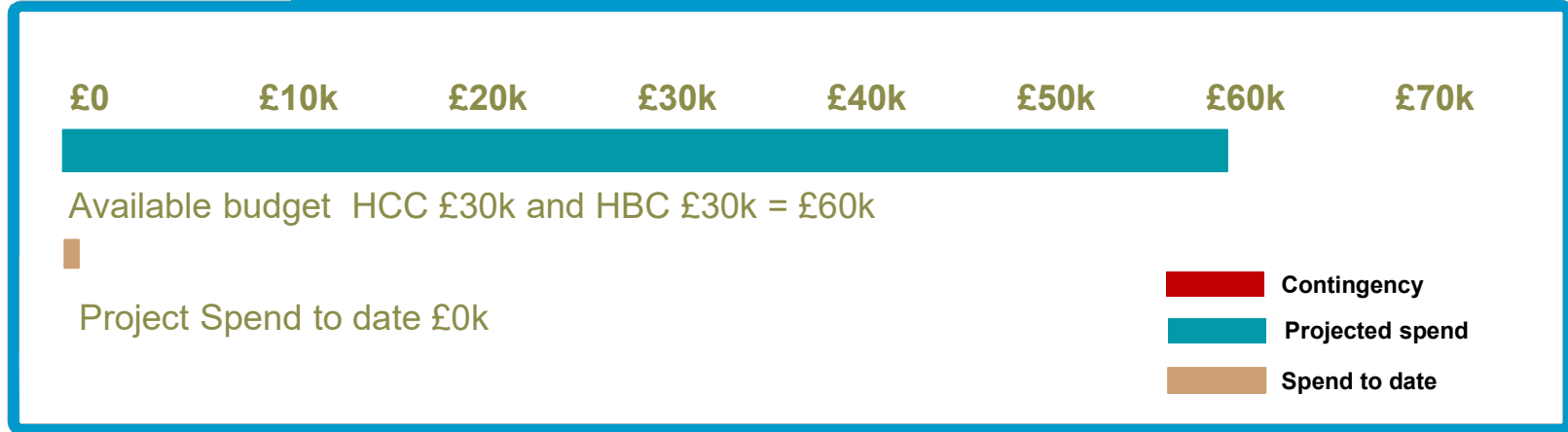
Highlights

- HBC to match fund up to £30k on an HCC led scheme to deliver a viable improvement.
- HCC to contribute £30k to deliver a solution that keeps a coastal footpath available for use.
- Council Leader letters have received responses from Rebecca Pows MP, EA, CHC, and NE
 - They emphasise that a major cause of the reducing in saltmarsh, is the maintenance of hard defences. CHC are particularly clear that they view the Harbour taking precedence.
 - There is support from these key stakeholders for the Chichester Harbour Adaptation and Investment Plan and Contingency Plan
- CHC's commissioned an independent ecological study of the area is expected at the end of October.

Future Focus

- Continued monitoring and measurement of erosion.
- HCC to continue explore options to roll back the footpath as the harbour adapts.
- Continue with Local Cllr Led Multi-Agency Meetings.
- Future engagement session focused on the Independent ecological study.

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Key Issues		Actions
Strong public campaign for the protection of the Mill Pond.		Council Leader and colleagues attended public meeting on the 28 th September. Lyall Cairns continues to meet with the LVA. Website pages are maintained.
Indication from Natural England, Chichester Harbour and Environment Agency that consents will not be given for maintenance or a new wall.		HCC investigating long and short-term options for the footpath to enable roll back with coastal change in this area. Immediate provision of a boardwalk to realign existing footpath. Further negotiations with NE are ongoing.
LVA believe that the Mill Pond is unique and should be protected through the prevention of further degradation of the sea wall		Strong political support for the protection of the seawall. Leader seeking support for the preparation of a contingency plan should it fail before the independent ecological study and Chichester Harbour Environment and Investment Adaptation Plan.

Key Milestones	Comments	Date
Next Multi-Agency Meeting at Havant Plaza	CHC, HCC, EA, NE	06/10/2023
HCC to report back on viability of roll-back option	HCC looking at Long an short term options, costing and landowner discussion.	t.b.c
Chichester Harbour to report back on independent ecological study.	CHC commissioning an independent study for the Mill Pond and surrounding area.	Autumn 2023
Meeting with CHC, EA, NE	Leader and CEO meeting with senior officers of Key stakeholders.	03/11/2023

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Name of Committee:	Overview and Scrutiny Committee		
Committee Date:	8 December 2023		
Report Title:	Report from the Meridian Centre Task Group to the Overview and Scrutiny Committee.		
Lead Councillor:	Councillor Munday, Chairman of the Meridian Task Group		
Cabinet Lead:	Councillor Fairhurst		
Status:	Non-Exempt		
Urgent Decision:	No	Key Decision:	No
Appendices:	Appendix 1 – Performance Dashboard Appendix 2 – Mall Events (redacted)		
Background Papers:	Responses from local resident association (open) Tenancy Schedule (Exempt) Mall Events (unredacted – Exempt)		
Contact:	Name: Councillor Munday Email: Phil.Munday@havant.gov.uk		
Report Number:	HBC/56/2023		

Corporate Priorities:

As part of the Corporate Strategy the Meridian Centre plays an important role in the regeneration of Havant Town Centre and supports the growth theme of the Corporate Strategy.

Executive Summary:

The Meridian Centre is clearly well run and quite successful. The management team are to be congratulated for their efforts to maintain it as a thriving shopping centre. It also acts as a central hub for the town shopping area. We suggest it should be kept as a Council asset. There were also a number of suggestions that came up during our discussions, which we think could enhance the Meridian Centre and encourage more use of town centre shops, including the Meridian Centre.

Recommendations:

O&S recommend to Cabinet to:

1. request Hampshire County Council, the Highway Authority to:
 - a. Improve the connection with Solent Road Retail Park to attract more shoppers to visit the town centre by waymarking the route more effectively and possible changing the position of the pedestrian crossing on Park Road South.
 - b. Make the area outside St Faiths Church into a pedestrian zone with demountable bollards, enabling the development of an outdoor café culture during summer months. This might also possibly attract someone to open a restaurant in this area.
2. focus on improvements to Market Parade, encouraging more shops to cluster around the Meridian Centre, reducing the footprint of the town centre shops to create a busier atmosphere, reducing the vacant shop sites; and
3. to form a group to take responsibility for the further development of the Meridian Centre and Havant Town Centre.

1.0 Introduction

- 1.1 The Meridian Centre was built in 1991. Along with the multi-storey car park in Bulbeck Road it was purchased by the Council in December 2019 for the sum of £4.1M. Since then, the Asset Manager has had an overview of the centre, which has been run on a day-to-day basis by a Centre Manager.
- 1.2 We were tasked by the Overview and Scrutiny Committee to review the working of the Meridian Centre. In Autumn 2022 when we started, a bid had been submitted by the Council to the Levelling Up Fund, which included plans to partly demolish and rebuild the Centre. This bid was unsuccessful. It was decided that there was little point in starting our work until the outcome of the bid had been decided in January 2023, so we started work then.
- 1.3 We decided to carry out the following actions to get a clearer picture:
 - a. Meet with Councillor Pike, as the portfolio holder, to discuss the scope of our report and gain background information.
 - b. Walk round the site, including the car parking decks to review occupancy.
 - c. Meet with the Centre manager, Rob Fryer to find information on the operation of the Centre and his thoughts on how to promote and develop the Centre.

- d. Meet with Havant Borough Council Asset Manager, Martyn Fenwick, to review the financial workings of the Centre
- e. Ask local residents associations for their views on the operation of the Centre and any improvements they would like

2.0 What we Found

- 2.1 **Occupancy of the Meridian Centre** is high and far higher than most comparable shopping centres. The Centre Manager reported to us a vacancy rate of 3.7% with 32 tenants and 3 empty units and explained that there was already interest in the vacant units. We carried out a separate review at a different time, which showed only four vacancies, including two small units upstairs.
- 2.2 **Parking** brings in a revenue of approximately £200,000 though this was closer to £300,000 pa before the pandemic when operated by Parking Eye, a third party parking operator. There are 365 parking spaces on the top two floors and a further 380 parking spaces in Bulbeck Road car park. We found that the car park was normally about half full, though higher at peak shopping periods. Use of the car park may well increase when Bulbeck Road car park is demolished.
- 2.3 **Footfall** has increased steadily since the pandemic, increasing by between 10 – 20% from 2022 to 2023. However, figures are still about 20% below pre pandemic levels. More detailed figures on traffic are attached. There is clear evidence of a positive trend.
- 2.4 **The Centre has a good range of shops and cafes** though the closure of Shoe zone means that the town centre no longer has any specialist shoe shops. The potential closure of Wilco's would also be a loss. However, there remains good interest in vacant shops and recent additions, including the Horizon Hub and the Play zone for pre-school children are proving popular and increasing footfall.
- 2.5 **All tenants pay a service charge.** This money is ringfenced and for year-end 31.3.2024 the estimated Service Charge currently in the region of £842,957 pa. After the costs of running the Centre (including landlord shortfalls) are deducted, the Net Operating Income is approximately £400,000 pa resulting in a surplus to HBC of approx. £162,000. The service charge has been kept at the same level for 3-4 years at approx. £730k pa however it is planned to increase the service charge by less than 15.00 % this financial year to reflect the increased costs of utilities and staffing costs.

The service charge includes the cost of all Daily and long-term PPM to the building, especially aimed at meeting compliance under H&S which is audited annually by an independent company, service charge costs also cover the daily management of the centre along with cleaning staff and security guards, who are valued by the tenants because they help to keep down levels of theft and deal with unruly behaviour. This budget is also utilised to run the ongoing positive marketing of the centre via website, social media and other digital and media avenues, Centre mall events during school holidays and key holiday dates with special attention given to the centres Christmas Grotto a loss leader but a specific focal point for the community and catchment who cannot afford expensive grottos such as Gunwharf, this has always been well received by our customers and all monies collected are donated to local charities .

The Centre opens its doors at 08.00 and fully closes its doors at 6.00 pm Monday to Saturday and 10.00 – 16.30 Sundays and Bank holidays and this provides good security for tenants. However, it does mean that the Centre cannot be used in the evenings so precludes restaurants. During the year the centre only currently fully closes Easter Sunday, Christmas Day and New Years Day.

- 2.6 **Comments by residents.** We only received one written feedback from the Residents Association from Hayling Island but from that, and verbal comments by others, there is an acknowledgement of the value of the Meridian centre to the town. Comments also suggested specific shops and services that could be offered.

4.0 Options

4.1 We considered the following options:

- a. selling the centre on the open Market to raise revenue;
- b. partial or full demolition of the centre to reduce costs and to provide an opportunity for town centre redevelopment;
- c. maintaining the centre using the current management model.

5.0 Relationship to the Corporate Strategy

- 5.1 The Council has a duty to ensure that maximises its returns from its assets. The Meridian Centre plays an important part in the delivery of the Council's initiative" to delivering improvements to Havant town centre"

6.0 Conclusion

- 6.1 The Meridian Centre is clearly well run and quite successful. The management team are to be congratulated for their efforts to maintain it as a thriving shopping centre. It also acts as a central hub for the town shopping area. We suggest it should be kept as a Council asset. There were also a number of suggestions that came up during our discussions, which we think could enhance the Meridian Centre and encourage more use of town centre shops, including the Meridian Centre. These include:
- a) Improve the connection with Solent Road Retail Park to attract more shoppers to visit the town centre by waymarking the route more effectively and possibly changing the position of the pedestrian crossing on Park Road South.
 - b) Make the area outside St Faiths Church into a pedestrian zone with demountable bollards, enabling the development of an outdoor café culture during summer months. This might also possibly attract someone to open a restaurant in this area.
 - c) Focus on improvements to Market Parade, encouraging more shops to cluster around the Meridian Centre, reducing the footprint of the town centre shops to create a busier atmosphere, reducing the vacant shop sites.
 - d) The High Street Task Force visited the town centre in March of this year and produced a short but insightful report. They were positive about much that they saw but identified 'the lack of an organisation or group to take responsibility for the town centre as the main barrier to transformation in Havant.' This would be a valuable way to further support the development of the Meridian Centre and also Havant Town.

7.0 Implications and Comments

7.1 Executive Head's Comments

Not applicable

7.2 S151 Comments

- 7.3 The Meridian Centre Task and Finish Group is a member lead group. Whilst its contribution is extremely valuable, any recommendations leading to financial expenditure should be referred to the relevant Executive Officer for a business case and/or financial appraisal before the Cabinet has enough comfort to agree to any such recommendations.

7.4 The recommendations in this report do not result directly in any financial expenditure, so I am happy to support them, although it will be important to ensure any new group from recommendation 3 is considered in how it integrates with the existing property management team and the regeneration team to avoid duplication of work and commitment of internal resources.

7.5 Monitoring Officer Comments

This report was received from the Meridian Centre Task Group to the Overview and Scrutiny Committee. Task Group's play an important role in the Council's scrutiny function and contribute towards the good governance of the Council.

7.6 Legal Implications

None arising from this report.

7.7 Equality and Diversity

The response from residents was limited with only 1 response and it would have been helpful if more feedback from the users could have been incorporated into the report to better understand the footfall of the centre.

7.8 Human Resources

None arising from this report.

7.9 Information Governance

None arising from this report.

7.10 Climate and Environment

None arising from this report.

8.0 Risks

8.1 There are no immediate risks arising this report.

9.0 Consultation

9.1 The group:

- a. Meet with the centre manager, Rob Fryer to find information on the operation of the centre and his thoughts on how to promote and develop the centre.
- b. Meet with Havant Borough Council Asset Manager, Martyn Fenwick, to review the financial workings of the Centre
- c. Ask local residents associations for their views on the operation of the Centre and any improvements they would like

10.0 Communications

10.1 Not applicable

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Organization: Montagu Evans Llp
Site: Meridian Shopping Centre

Time period: 02/01/2023 - 11/06/2023, 03/01/2022 - 12/06/2022
Area: Property overall

Site performance				
TRAFFIC 1,122,865 + 11.2% OVERALL VISITORS	AVG HOURLY OCCUPANCY 222 + 58.5% AVG HOURLY OCCUPANCY	AVERAGE TRAFFIC 6,974 + 11.2% AVERAGE TRAFFIC	AVERAGE HOURLY TRAFFIC 697 + 11.2% AVERAGE HOURLY TRAFFIC	HIGHEST TRAFFIC ENTRANCE 500,304 + 16.2% HIGHEST TRAFFIC ENTRANCE West Entrance

Organization: Montagu Evans Llp
Site: Meridian Shopping Centre

Time period: 02/01/2023 - 11/06/2023, 03/01/2022 - 12/06/2022
Area: Property overall



PERIOD	TRAFFIC	PRIOR PERIOD	% PRIOR PERIOD
02/01/2023	49,129	42,332	16.1%
09/01/2023	47,992	41,754	14.9%
16/01/2023	50,621	41,264	22.7%
23/01/2023	49,588	41,713	18.9%
30/01/2023	52,057	43,073	20.9%
06/02/2023	50,880	44,522	14.3%
13/02/2023	53,948	38,128	41.5%
20/02/2023	48,891	46,996	4.0%
27/02/2023	51,389	43,810	17.3%
06/03/2023	49,129	43,991	11.7%
13/03/2023	51,565	43,964	17.3%
20/03/2023	47,280	45,016	5.0%
27/03/2023	48,715	46,305	5.2%
03/04/2023	47,993	46,967	2.2%
10/04/2023	48,959	42,658	14.8%
17/04/2023	48,545	42,669	13.8%
24/04/2023	50,582	45,870	10.3%
01/05/2023	45,586	43,259	5.4%
08/05/2023	45,562	45,217	0.8%
15/05/2023	45,737	44,801	2.1%

PERIOD	TRAFFIC	PRIOR PERIOD	% PRIOR PERIOD
22/05/2023	47,156	45,726	3.1%
29/05/2023	46,946	44,409	5.7%
05/06/2023	44,615	44,936	-0.7%

Organization: Montagu Evans LLP
 Site: Meridian Shopping Centre

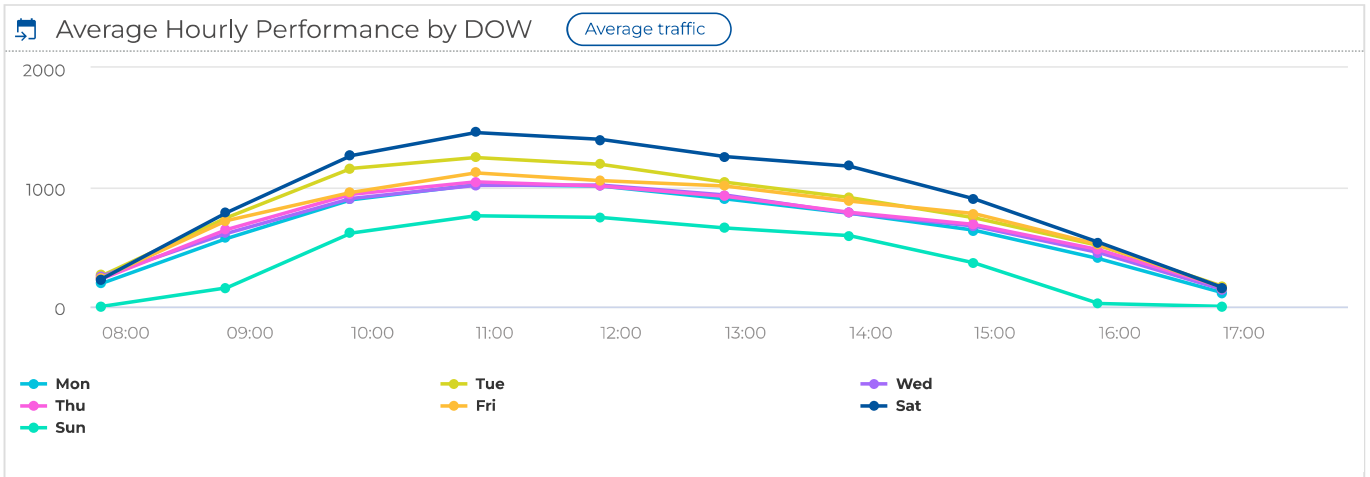
Time period: 02/01/2023 - 11/06/2023, 03/01/2022 - 12/06/2022
 Area: Property overall

Entrance summary

	SELECTED PERIOD TRAFFIC	% CHANGE PRIOR PERIOD	PRIOR PERIOD TRAFFIC
Elm Lane Entrance	264,452	4.6%	252,741
First Floor Lift	22,363	21.3%	18,439
First Floor Stairs	36,138	6.4%	33,965
Ground Floor Lift	77,237	18.7%	65,088
The Works	82,267	8.8%	75,608
West Entrance	500,304	16.2%	430,634
Wilkinsons	140,104	5.4%	132,905

Organization: Montagu Evans LLP
 Site: Meridian Shopping Centre

Time period: 02/01/2023 - 11/06/2023, 03/01/2022 - 12/06/2022
 Area: Property overall



Power hours Average traffic

	MON	TUE	WED	THU	FRI	SAT	SUN	TOTAL
	Average Traffic	Average Traffic	Average Traffic	Average Traffic	Average Traffic	Average Traffic	Average Traffic	Average Traffic
8 - 9	196	261	258	233	242	232	3	1,425
9 - 10	572	745	615	645	722	788	157	4,244
10 - 11	895	1,159	907	941	956	1,266	616	6,739
11 - 12	1,022	1,249	1,016	1,046	1,121	1,459	762	7,675
12 - 13	1,010	1,194	1,019	1,010	1,057	1,401	747	7,437
13 - 14	904	1,042	936	926	1,011	1,257	660	6,737
14 - 15	783	913	782	792	885	1,178	594	5,927
15 - 16	640	745	676	688	779	904	368	4,801
16 - 17	402	513	452	477	519	538	27	2,927
17 - 18	114	168	143	161	161	158	1	906
DAILY	6,538	7,990	6,805	6,919	7,453	9,180	3,934	48,820

0.5% <= Traffic <= 1.5% **Traffic > 1.5%**

Trend Summary

<p>Year-to-date</p> <p>UNITED KINGDOM / TOTAL MALL</p> <p>+ 8.7%</p>	<p>Year-to-date</p> <p>SOUTH EAST ENGLAND / TOTAL MALL</p> <p>+ 7.9%</p>	<p>+ Add data to summary</p>	<p>+ Add data to summary</p>	<p>+ Add data to summary</p>
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MERIDIAN SHOPPING CENTRE

Free of Charge Mall Events - Fund Raiser and Community Events

MALL EVENTS		
Date From	Charity or Exhibitor	Event Details
01.02.2022	MIND	Time to Talk Event
08.03.2022	Stop Domestic Abuse	Information Event
26.03.2022	Portsmouth Hospital Charity	Genie Wish
05.04.2022	Portsmouth Hospital Charity	Walk for Wards
12.04.2022	Chestnut Tree House	Easter Egg Raffle
19.04.2022	Children of Lasotho	Tombola
10.05.2022	MIND	Mental Health Awareness
17.05.2022	Dementia Friendly Havant	Dementia Awareness
11.06.2022	Northney Rowing Club	Information Event
02.06.2022	Help for Heroes	
19.07.2022	Horizon Leisure Centre	Health Awareness
29.07.2022	Hampshire Healthy Families	Information Event
22.09.2022	The Great Big Green Week	Information Event
24.09.2022	One Great Day	Treasure Map/Buzzer
04.10.2022	Portsmouth Players	Information Event
29.10.2022	Poppy Appeal	Poppy Selling
11.11.2022	Citizens Advice	Cake Sale
19.11.2022	Stop Domestic Abuse/Hampshire Air Ambulance	Tombola
09/10/16.12.2022	St Wilfreds Hospice	Tombola
10.12.2022	Solent Male Choir	Singing
10.12.2022	Grace Church Choir	Singing
13.12.2022	Stella's Voice	Tombola
02.02.2023	MIND	Time to Talk Event
10.03.2023	Hampshire Forstering	Information Event
10/11.02.2023	FatFace Charities	Information Event
14.03.2023	Mayors Charity Event	Tombola
21.03.2023	Police Community Team	Awareness Event
24.03.2023	Mayors Charity Event	Tombola
25.03.2023	Havant Passion Play	Polar Bear Sales
28.03.2023	Samaritans	Book Sale
04.04.2023	Portsmouth Hospital Charity	Walk for Wards
07.04.2023	RCCG Parish	Easter Event
15.04.2023	South Downe Musical Society	Give out Flyers
28.04.2023	Mayors Charity Event	Tombola
12.05.2023	Mayors Charity Event	Tombola
PIANO DONATIONS		
11.03.2022	Stella's Voice	
04.04.2022	Stella's Voice	
19.04.2022	Children of Lasotho	
08.07.2022	Stella's Voice	
17.10.2022	One Great Day	
17.10.2022	Stella's Voice	
20.12.2022	Stella's Voice	
02.03.2023	Stella's Voice	
SANTA DONATIONS		
December 2022	Chestnut Tree House	Christmas Grotto
December 2022	Rowans Hospice	Christmas Grotto
December 2022	Beacon Food Bank	Christmas Grotto

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