

CABINET

26 March 2008

Attendance:

Councillor Beckett – *Leader and Portfolio Holder for Economy and Tourism* (Chairman) (P)

Councillor Allgood – *Portfolio Holder for Finance and Resources* (P)

Councillor Coates – *Portfolio Holder for Housing and Communities* (P)

Councillor Hollingbery – *Portfolio Holder for Performance and Communications*

Councillor Pearson – *Portfolio Holder for Environment, Health and Safety* (P)

Councillor Stallard - *Portfolio Holder for Culture, Heritage and Sport* (P)

Councillor Wood – *Portfolio Holder for Planning and Transport* (P)

Others in attendance who addressed the meeting:

Mr A Rickman (TACT)

Others in attendance who did not address the meeting:

Councillors Busher, Godfrey and Learney

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 13 February 2008, less exempt item, be approved and adopted.

2. **PUBLIC PARTICIPATION**

Mr A Weeks (Winchester Residents' Association) asked a number of questions under the minutes of the Winchester Town Forum (Report CAB1641 refers) and his comments are summarised under the appropriate agenda item below.

3. **LEADER AND PORTFOLIO HOLDER ANNOUNCEMENTS**

The Leader reported on the recent successful launches of both the English Project and the new Planetarium at Intech.

The Leader also highlighted the success of the recent consultation on the Local Development Framework (LDF) process and congratulated the officers involved. Councillor Wood continued that, as a consequence of the high number of responses received, it would take longer for officers to process the information and additional staff had been deployed to assist in this process. Therefore, the Preferred Option stage of the LDF process was unlikely to be available until September 2008.

Councillor Stallard announced that the bids for the Westgate Badminton Centre, Sparsholt College Equine Centre and the University of Winchester to be listed as potential Olympic Training Camps had all been successful. She thanked the Sports and Recreation Manager and team for her work in achieving this.

4. **THE HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN UPDATE 2008/09**
(Report [CAB1646](#) refers)

Councillor Allgood declared a personal (but not prejudicial) interest in respect of this item as a County Councillor. He remained in the room, spoke and voted thereon.

Councillor Coates introduced this item and, in particular, drew Cabinet's attention to the financial challenges facing the Council in meeting its housing obligations, as detailed under Paragraph 7 of the Report. As a consequence, the Housing Options Steering Group was to consider options for the Council to meet the budget deficit in future years and report back to Cabinet later this year.

At the invitation of the Chairman, Mr A Rickman reiterated TACT's comments as outlined in Paragraphs 12.4 to 12.13 of the Report. In addition, he stated that TACT believed that current Government policy was aimed at forcing tenants to vote for a transfer of housing stock to housing associations. TACT believed this would exacerbate the problems currently caused by the shortage of affordable housing.

The Chairman thanked Mr Rickman for his comments and support of the Council's Business Plan. It was emphasised that the Plan outlined adequate resources to meet the Council's obligations in 2008/09 but Cabinet shared some of TACT's concerns regarding the future situation.

In response to questions, the Head of Landlord Services confirmed that current Council policy was that revenue from sale of its vacant residential properties (that accorded with agreed criteria) was invested in affordable housing, but divided equally between new build and maintenance of existing stock. However, the Council could decide to invest all of this revenue in maintaining existing stock. The Corporate Director (Governance) advised that any change in the current policy would require agreement by full Council.

Councillor Pearson commended the Landlord Services Division for its work under the Climate Change Action Plan, such as upgrading insulation, heating systems and double glazing. The Chief Executive also congratulated the Division on its management of the housing stock in difficult financial circumstances.

Cabinet noted a correction to page 12 of the Business Plan (contained as Appendix 1 to the Report) in that the total figure for Supplementary Capital in 2008/09 was £1 million.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That subject to the above amendment, the HRA Business Plan update for 2008/09, including the proposed Major Repairs, Renewals and Maintenance Programme, be approved.

2. That the Head of Landlord Services be given authority to make minor editing amendments, in consultation with the Portfolio Holder for Housing and Communities, prior to final publication of the Business Plan.

5. **REDEVELOPMENT OF WHITE WINGS HOUSE, DENMEAD**
(Report [CAB1650](#) refers)

Councillors Allgood declared a personal (but not prejudicial) interest in respect of this item, through his role as a County Councillor. Councillor Stallard declared a personal (but not prejudicial) interest in respect of this item through his role of a Ward Member for Denmead respectively. Both Councillors remained in the room, spoke and voted thereon.

At the invitation of the Chairman, Mr Rickman reiterated the comments made by TACT, as listed in Paragraph 11 of the Report. In addition, he mentioned a recent 'Inside Housing' article which detailed the high level of Government grants being awarded to housing associations to provide extra care schemes. In summary, TACT believed the Government were favouring housing associations over local authorities.

The Chairman thanked Mr Rickman for his overall support of the scheme and noted the other comments made.

In response to questions, the Head of Landlord Services clarified that places in the scheme would not be solely allocated to residents of Denmead.

The Corporate Director (Governance) explained that Recommendation 3 sought authority to agree a framework for the Head of Landlord Services to investigate further a mixed tenure scheme and, if negotiations were successful, to report back to a future Cabinet for approval.

As a Ward Member for Denmead, Councillor Allgood thanked the Landlord Services Division for the consultations carried out with local residents on the proposed scheme.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Head of Landlord Services be authorised to work with Housing 21 to finalise redevelopment proposals for the bed-sit wing at White Wings House, to include arrangements for ownership and provision of management and support services at the Scheme and to report back to Cabinet for approval.

2. That the proposal to provide extra care housing including a dementia facility on the site, be approved.

3. That the Head of Landlord Services be authorised to consider further a mixed tenure scheme, providing at least a minimum of 9 flats for low cost home ownership with the remainder being for social rental, with a further Report being brought to a future Cabinet.

6. **REVIEW OF TENANCY CONDITIONS**
(Report [CAB1648](#) refers)

Councillor Pearson drew attention to the links between the changes to address anti-social behaviour by some tenants and the Community Safety Strategic Assessment Report and Partnership Plan considered below (Report CAB1646).

Cabinet welcomed the proposed changes and noted that they were supported by TACT.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the draft Secure Tenancy Conditions at Appendix 1 of the Report be approved, subject to the outcome of the tenant consultation process currently underway.

2. That the Portfolio Holder for Housing and Communities be given delegated authority under the portfolio holder decision-making scheme to make any minor wording amendments to the conditions, in light of the consultation process.

7. **HOUSING SEWAGE TREATMENT WORKS IMPROVEMENTS**
(Report [CAB1620](#) refers)

Cabinet expressed disappointment about the reluctance of Southern Water to adopt sewage treatment works and welcomed the proposal to pursue a test case on the most appropriate scheme. Depending upon the outcome of this case, Cabinet would wish to see the Council pursue further cases for adoption by Southern Water. The Corporate Director (Governance) confirmed that the funds for such a test case could be met from existing resources. However, additional resources would be required if more schemes were to be pursued.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

That the Head of Access and Infrastructure, in consultation with the Head of Landlord Services, be authorised to progress the works outlined in the Report.

8. **COMMUNITY SAFETY STRATEGIC ASSESSMENT REPORT AND PARTNERSHIP PLAN**
(Report [CAB1643](#) refers)

Councillor Allgood declared a personal (but not prejudicial) interest in respect of this item as a County Councillor. He remained in the room, spoke and voted thereon.

The Chairman advised that he had written to the Leader of the County Council seeking confirmation regarding the future funding for this Plan.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RECOMMENDED:

THAT THE COMMUNITY SAFETY PARTNERSHIP PLAN 2008 – 2011, AS SET OUT IN APPENDIX 2 OF REPORT CAB1643, BE APPROVED.

RESOLVED:

1. That the delivery of the actions within the Partnership Plan be supported, in particular those that relate to the delivery of actions by officers of the City Council.

2. That the issues relating to the funding difficulties, as described in the Report be noted, and a further report be submitted to Cabinet in October 2008.

9. **PROJECT INTEGRA – DRAFT ANNUAL ACTION PLAN**

(Report [CAB1638](#) refers)

Councillor Allgood declared a personal (but not prejudicial) interest in respect of this item as a County Councillor. He remained in the room, spoke and voted thereon.

Councillor Pearson introduced the Report and commented on a number of matters which might arise in the future. He highlighted that Eastleigh Borough Council were undertaking a trial collection of food waste, the results of which would be monitored. However, he advised that at the current time, there were no facilities for recycling food waste within the County. In addition, further consideration would be given to the possible kerb-side collection of glass and also the introduction of street recycling bins.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Project Integra Annual Action Plan (AAP) for 2008 - 2013 be approved.

2. That the Winchester City Council's Partner Implementation Plan be endorsed, as detailed in Appendix 2 of the Report, for inclusion in the 2008- 2013 AAP.

10. **TRANSPORT CONTRIBUTIONS**

(Report [CAB1649](#) refers)

Councillor Allgood declared a personal (but not prejudicial) interest in respect of this item as a County Councillor. He remained in the room, spoke and voted thereon.

In response to questions, the Head of Access and Infrastructure advised that the Council was seeking to develop a framework for funding distribution, based on the Council's "Hubs and Clusters" designations. For example, if contributions were collected in a particular parish, the aim would be for the funds to be spent in that

parish, or cluster of parishes. However, Cabinet noted that the final policy for distribution would be determined by the County Council.

Councillor Wood requested that he be involved in discussions with the County Council on the detailed operation of the scheme and this was agreed.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the new approach to calculating and collecting transport contributions from new development, as requested by Hampshire County Council, be adopted for applications received after 1 April 2008.

2. That the Head of Access and Infrastructure be authorised to discuss and agree the detailed operation of the scheme with the County Council, in consultation with the Portfolio Holder for Planning and Transport.

11. **ALRESFORD 'PUTTING PEDESTRIANS FIRST' PROJECT**
(Report [CAB1642](#) refers)

Councillor Allgood declared a personal (but not prejudicial) interest in respect of this item as a County Councillor. He remained in the room, spoke and voted thereon.

Cabinet noted that Principal Scrutiny Committee was to consider the item at its meeting on 31 March 2008 under its powers of call-in as a supplementary capital estimate of up to £60,000 was required.

In response to questions, the Corporate Director (Operations) confirmed that the land at Perins School proposed to be used to extend the car park, was effectively redundant and served no useful purpose as playing fields.

The Head of Cultural Services advised that the design of the car park would take account of the requirement of school coaches to turn around. The Head of Access and Infrastructure added that because of this requirement, it was possible that not all of the potential car parking spaces would be available during the school week, but all the spaces would be available at weekends.

The Corporate Director (Governance) clarified that the purpose of Recommendation 4(v) was to allow for a lesser project to proceed (to be approved by the Leader under the Portfolio Holder decision making scheme, in consultation with the Corporate Director (Operations) and Head of Finance) in the event of the full funding of £150,000 not being made available from match funders and should the SEEDA grant not be forthcoming. In those circumstances he confirmed that the Council's contribution would be the £50,000 currently in the capital programme. Expenditure on the project would then be limited to the £50,000 from the Council together with any available contributions from third parties.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That further officer support to the project be agreed.

2. That the project be included within the Council's capital programme and the management of the project be undertaken by the City Council's Access and Infrastructure Division.

3. That, subject to the matter not being called in by Principal Scrutiny Committee, Cabinet agree to a supplementary capital estimate of up to £60,000 being included in capital programme, to be repaid from the SEEDA funding once received.

4. That the Leader, acting under the Portfolio Holder decision-making scheme, in consultation with the Corporate Director (Operations) and the Head of Finance be satisfied that the following conditions are met before expenditure is incurred;

- (i) SEEDA has provided a formal and binding offer of funding to the project which would permit reimbursing in full the Council's supplementary capital estimate;
- (ii) adequate contributions have been identified from developers and other match funding sources to reach total project funding of at least £150,000;
- (iii) planning permission is successfully obtained for both the car park and footpath;
- (iv) that the Head of Estates has agreed satisfactory terms for the City Council's future use of the site.
- (v) in the event of the full funding of £150,000 being not available, any reduced scheme matches the available funding.

12. **SPARSHOLT CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT STRATEGY**

(Report [CAB1637](#) refers)

Councillors Allgood and Wood both declared personal (but not prejudicial) interests in respect of this item through their roles as a County Councillor and a Ward Member for Sparsholt respectively. Both Councillors remained in the room, spoke and voted thereon.

Councillor Wood congratulated those involved in producing the document and welcomed the support of Sparsholt Parish Council. He queried the reasoning for the proposed extension of the conservation area boundary. In response, the Corporate Director (Operations) advised that, although one of the aims of the extension was to protect a stand of mature trees which marked the entrance to the village, it was not the sole purpose. The relocation of the boundary also represented a sensible realignment in accordance with physical features of the area.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Sparsholt Conservation Area Character Appraisal and Management Strategy as set out in Appendix 1 of the Report be adopted.

2. That the land shown on the map attached at Appendix 3 of the Report, to the east of the existing Conservation Area, be designated as a Conservation Area pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. That the Head of Cultural Services be authorised, in consultation with the Portfolio Holder for Culture, Heritage and Sport, to make any minor changes prior to publication.

13. **MINUTES OF THE CABINET (TRAFFIC AND PARKING) COMMITTEE HELD 30 JANUARY 2008**

(Report [CAB1639](#) refers)

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

That the minutes of the Cabinet (Traffic and Parking) Committee held 30 January 2008 be received (attached as Appendix A to these Minutes).

14. **MINUTES OF THE CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE HELD 5 FEBRUARY 2008**

(Report [CAB1640](#) refers)

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

That minutes of the Cabinet (Local Development Framework) Committee held 5 February 2008 be received (attached as Appendix B to these Minutes).

15. **MINUTES OF THE WINCHESTER TOWN FORUM HELD 12 FEBRUARY 2008**

(Report [CAB1641](#) refers)

Mr Weeks (Winchester Residents' Association) corrected a statement in the minutes regarding the Emmaus Centre for the homeless, which was at Bar End and not Garnier Road as stated. He advised that the Winchester Rotary Club were organising a sponsored walk/run in May for funding towards the Centre and requested the Council's assistance in publicising this event. He also queried whether the external funding for the project was guaranteed.

In response, the Chairman advised that the Council would assist in publicising the fund-raising event through its Website and to staff. Councillor Coates reported that the Council's Strategic Housing Division had supported a bid to the Government for grants for the Centre.

Mr Weeks also highlighted the hardships suffered by the homeless in Winchester, particularly during the winter months and suggested that a document summarising all the possible sources of assistance available be produced and a seminar involving all

the relevant agencies be arranged. He also believed that the Police should offer more assistance, rather than simply moving people on.

In response, Councillor Coates outlined the various Forums already established to enable a partnership approach to dealing with the issue of homelessness, such as the Inclusive Housing Forum. He also highlighted the "Diverted Giving" scheme for public donations which were then distributed to the Trinity Centre, Night Shelter and Salvation Army.

The Chairman reminded Mr Weeks that public participation at Cabinet was limited to items on the agenda for that meeting and the issues raised had not been included within the minutes of the Winchester Town Forum and so should not have been raised at this meeting. However, reports on a Housing Strategy and a Homelessness Strategy were due to be submitted to the next Cabinet on 21 April 2008. He requested that Mr Weeks submit any comments he wished to make on these issues in writing to himself and Councillor Coates prior to the next Cabinet meeting, to enable a proper response to be given.

Mr Weeks also expressed concern about representation of the unparished area of Winchester in the Local Development Framework process. The Chairman advised that the Winchester Town Forum provided a consultative body for the Town area.

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

That the minutes of the Winchester Town Forum held 12 February 2008 be received.

16. **MINUTES OF CABINET (TRAFFIC AND PARKING) COMMITTEE HELD 19 FEBRUARY 2008**
(Report [CAB1644](#) refers)

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

That the minutes of the Cabinet (Traffic and Parking) Committee held 19 February 2008 be received (attached as Appendix C to these Minutes).

17. **FUTURE ITEMS FOR CONSIDERATION**

RESOLVED:

That the future plans for consideration, as set out in the Forward Plan for April 2008, be noted.

18. **DECISIONS TAKEN BY PORTFOLIO HOLDERS UNDER THEIR DELEGATED POWERS**

RESOLVED:

That the decisions taken by Portfolio Holders under their delegated powers since the last Cabinet meeting, as set out on the agenda sheet, be noted.

19. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Exempt Minutes of the previous meeting) Information relating to the) financial or business affairs of) any particular person (including) the authority holding that) information). (Para 3 Schedule) 12A refers)))

20. **EXEMPT MINUTES**

RESOLVED:

That the exempt minutes of the previous meeting held on 13 February 2008 be approved and adopted.

The meeting commenced at 10.00am and concluded at 12.15pm

Chairman