

**CABINET****17 January 2018****Attendance:**

Councillor Horrill -	<i>Leader and Portfolio Holder for Housing Services (Chairman) (P)</i>
Councillor Humby -	<i>Deputy Leader and Portfolio Holder for Business Partnerships (P)</i>
Councillor Ashton -	<i>Portfolio Holder for Finance (P)</i>
Councillor Brook -	<i>Portfolio Holder for Built Environment (P)</i>
Councillor Godfrey -	<i>Portfolio Holder for Professional Services (P)</i>
Councillor Griffiths -	<i>Portfolio Holder for Health &amp; Wellbeing (P)</i>
Councillor Miller -	<i>Portfolio Holder for Economy &amp; Estates (P)</i>
Councillor Warwick -	<i>Portfolio Holder for Environment (P)</i>

**Others in attendance who addressed the meeting:**

Councillors Elks, Evans and Porter

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1. **MINUTES**

## RESOLVED:

That the minutes of the previous meeting held on 6 December 2017 be approved and adopted.

2. **PUBLIC PARTICIPATION**

Three people spoke regarding Report CAB3005 and their comments are summarised under the relevant minute below.

3. **LEADER AND PORTFOLIO HOLDER ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting which was taking place at Alresford Recreation Centre (the ARC), New Alresford and was part of the Cabinet's new approach to meeting at other venues around the district.

Councillor Warwick announced that the Council were planning to include kerbside glass recycling as part of the new Environmental Services contract and proposals to upgrade the county Materials Recycling Facility enabled new possibilities regarding plastic recycling.

4. **COUNCIL STRATEGY REFRESH**

(Report CAB2980 refers)

The Chairman introduced the report and stated that the draft Strategy had been considered at The Overview and Scrutiny Committee on 4 January 2018 (Report OS180 refers) and comments made were summarised at paragraph

6.4 of the report. The majority of suggestions made had been incorporated into the refreshed Strategy.

Members welcomed the proposed aim to provide 600 new Council homes by 2020. In addition, Members commented on the ongoing Movement Study which was being carried out in conjunction with the County Council and had received approximately 2,000 responses to the engagement process. The importance of partnership working across the whole district was also emphasised.

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

**RECOMMENDED:**

**THAT THE REFRESHED COUNCIL STRATEGY COVERING THE PERIOD 2018 – 2020 BE ADOPTED.**

5. **ACQUISITION OF LAND AT THE DEAN, ALRESFORD FOR A CAR PARK (LESS EXEMPT APPENDIX)**

(Report CAB3005 refers)

During public participation, Margot Power (Chair of New Alresford Town Council, but speaking in a personal capacity as NATC had not had the opportunity to consider the proposals), Fiona Isaacs (Chair of Alresford Chamber of Commerce) and Irene Spencer (NATC member but speaking in a personal capacity) addressed Cabinet, as summarised below:

- Whilst welcoming 47 new parking spaces, analysis by the Chamber of Commerce had shown that an additional 80 spaces were required to meet the current level of demand (having regard to the additional housing in the town).
- The importance of available parking spaces in terms of the ongoing viability of local businesses in the town. In connection with this, the need to ensure parking in short term spaces in the town centre was enforced.
- Concern that current parking provision at Perins School and the Station could be at risk.
- Reduction in public transport links to the town had increased the demand for parking spaces, for example amongst employees commuting to New Alresford for work.
- A request that all the 47 spaces should be available for pay and display parking (and none should be allocated to local residents or businesses).

At the invitation of the Chairman, Councillor Porter addressed Cabinet as summarised below:

- Welcomed the proposal as good news for rural businesses and the local community.
- Sought assurance that other items such as West Street improvements which were included on the list for CIL funding would still take place.

- Concerns that consideration should also be given to improvements to the entrance and exit to The Dean.
- Reiterated comments made in public participation in relation to the impact of reductions in public transport.
- The possibility of charging point for electric cars (and measures taken to ensure these spaces were not parked in all day by the same vehicle).

The Strategic Director: Services confirmed that the new car park would operate as a pay and display car park consistent with other central car parks in New Alresford. All of the new housing developments within The Dean were required to be self-contained in terms of parking provision for residents. The ability to provide additional car parking spaces was dependant upon the availability of suitable land and similar issues were faced by other market towns in the district.

Cabinet requested that following the provision of the new car park, the Parking Team continue discussions with the Chamber of Commerce and Town Council regarding its operation. Members also emphasised the importance of ensuing all parking spaces were available for pay and display. Members also raised the possibility of developing a Parking Strategy for New Alresford and asked that this be considered.

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

**RESOLVED:**

1. That the acquisition and the procurement of a contractor to develop land at The Dean, Alresford (shown on the plan at Appendix 2) for a public car park be authorised, in accordance with the offer price for the land (as contained in exempt Appendix 3) and subject to acceptable terms and conditions, to be determined by the Corporate Head of Asset Management.
2. That capital expenditure of £1,005,000 be authorised under Financial Procedure Rule 6.4 for the acquisition of land and subsequent car park development, to be funded as detailed in the report.
3. That the Corporate Head of Asset Management be authorised to submit planning and other applications requiring statutory consent for the proposed car park, if necessary
4. That the Corporate Head of Asset Management be authorised to appoint such consultants as are necessary to progress the design and development of the car park in accordance with the Contract Procedure Rules.

5. That the Corporate Head of Asset Management be authorised to accept tenders received for the construction of the car park in accordance with the Contract Procedure Rules following an assessment of the cost and subject to the Tenderers ability to undertake the works in the required timescale.

6. **CAR PARKS MAJOR WORKS PROGRAMME**  
(Report CAB3008 refers)

Councillor Warwick introduced the report and highlighted the improvements undertaken over the previous year, as summarised in the report.

At the invitation of the Chairman, Councillor Evans addressed Cabinet as summarised below:

- The achievement of Friarsgate car park being awarded Safer Parking status.
- As a Ward Councillor, she highlighted the current issues regarding lack of availability of parking in Wickham Square. She believed this was due to some businesses being unwilling to make use of the additional car parking provision by the station, which was also heavily used for leisure purposes. In addition, lack of regular enforcement of parking in the area created difficulties.

Councillor Warwick acknowledged the concerns raised by Councillor Evans and agreed to investigate further possible solutions.

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

RESOLVED:

1. That, subject to Council approval of the Budget and Capital Strategy in February, the car parks major works programme expenditure for 2018/19 of £465,000, as outlined in appendix A, be approved and that the indicative programme for 2019/20 totalling £180,000 be noted as a basis for planning and preparing future works.

2. That the Corporate Head of Regulatory Services, be given delegated authority to make minor adjustments to the programme, in order to meet maintenance and operational needs of the District's car parks throughout the year as required in consultation with the Corporate Head of Asset Management and the Portfolio Holder for Environment.

7. **PARTNERED HOME PURCHASE (PHP) SCHEME**  
(Report CAB3006 refers)

Councillor Ashton introduced the report and outlined the proposed changes to the scheme. He emphasised the proposal was for a pilot at this stage of approximately 10 properties, with a proposed launch date of 1 March 2018.

At the invitation of the Chairman, Councillor Elks addressed Cabinet as summarised below:

- Remained generally supportive of the scheme but proposed alterations to the proposals in addition to the changed economic situation raised some concerns.
- In current climate there were significant uncertainties regarding house prices with some commentators predicting prices might fall.
- Concern regarding lack of detail on how the success of the scheme would be evaluated.
- Query regarding administrative costs and whether an upper limit would be set.

Councillor Ashton stated that the scheme had not yet been formally advertised but informal discussions indicated a good level of interest. There was an agreed scoring system for deciding between applicants if there were more people applying than properties available. The pilot would offer further indications of the likely administrative costs involved.

The Strategic Director: Resources confirmed that the risk of falling housing prices had been considered, along with other potential risk as outlined in the report.

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

**RESOLVED:**

1. That the changes to the way the Council recovers Stamp Duty Land Tax (SDLT) be approved, noting the added risks.
2. That the change that allows PHP leaseholders to sell or staircase at current market value, as opposed to the higher of current market value or original purchase price.
3. That the change to annual rent increases from RPI to RPI + 0.5% to bring in line with other schemes operated by the Council be approved.
4. That the revised financial assumptions be noted.

8. **PERFORMANCE MANAGEMENT REPORTING INFORMAL SCRUTINY GROUP (ISG)**

(Report CAB3020 refers)

Cabinet thanked Members and Officers for their work on the ISG. However, Members expressed some concern that further consideration should be given to the timing and implementation of the recommendations before they were agreed. Therefore, Cabinet agreed that the recommendations be noted at the current time and a further action plan be formulated regarding how they should best be implemented.

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

RESOLVED:

1. That recommendations 1 to 10 of the Performance Management Reporting ISG be noted, as set out in Paragraph 20 of the Report.

2. That the Strategic Director: Resources prepare an action plan for implementation of the recommendations for further consideration at a future Cabinet meeting.

9. **MINUTES OF THE CABINET (HOUSING) COMMITTEE HELD 22 NOVEMBER 2017**  
(Report CAB3017 refers)

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

RESOLVED:

That the minutes of the Cabinet (Housing) Committee held 22 November 2017 be received (as attached as Appendix A to the minutes).

10. **MINUTES OF THE CABINET (STATION APPROACH) COMMITTEE HELD 28 NOVEMBER 2017**  
(Report CAB3018 refers)

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

RESOLVED:

That the minutes of the Cabinet (Station Approach) Committee held 28 November 2017 be received (as attached as Appendix B to the minutes).

11. **MINUTES OF THE CABINET (LOCAL PLAN) COMMITTEE HELD 4 DECEMBER 2017**  
(Report CAB3019 refers)

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

RESOLVED:

That the minutes of the Cabinet (Local Plan) Committee held 4 December 2018 be received (as attached as Appendix C to the minutes).

12. **FUTURE ITEMS FOR CONSIDERATION**

Councillor Warwick stated that the item regarding the proposed Winchester coach park would not now be considered at the next Cabinet meeting on 14 February 2018. The Chief Executive advised that further information would be provided on the likely revised date for consideration as soon as available.

RESOLVED:

That the list of future items, as set out in the Forward Plan for February 2018, be noted.

13. **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>
##	Acquisition of Land at The Dean, Alresford for a car park (exempt appendices)	) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

14. **ACQUISITION OF LAND AT THE DEAN, ALRESFORD FOR A CAR PARK (EXEMPT APPENDIX)**

(Report CAB3005 refers)

RESOLVED:

That the contents of the exempt appendix be noted.

The meeting commenced at 4.30pm and concluded at 6.00pm

Chairman