

Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Health and Housing
Subject:	New Tenancy Agreement
Report of:	Director of Community
Strategy/Policy:	Housing Strategy
Corporate Objectives:	A Balanced Housing Market

Purpose:

To agree a new tenancy agreement for issue to tenants on a secure, introductory or flexible tenancy.

This report considers the replacement of the existing secure and introductory tenancy agreements with a new tenancy agreement following consultation with tenants and elected members.

Options Considered:

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

Following a debate on the item, it was agreed that power be delegated to the Director of Community, in consultation with the Executive Member for Health and Housing, to approve minor changes to the Tenancy Agreement.

As recommendation.

Decision:

That the Executive:

- (a) approves the new Tenancy Agreement, as appended to the report, and requests officers to issue this as soon as possible to all current tenants on a secure, introductory or flexible tenancy; and
- (b) delegates power to the Director of Community, in consultation with the Executive Member for Health and Housing, to approve minor changes to the Tenancy Agreement.

Reason:

To harmonise the current tenancy agreements, merging these into one agreement which covers secure, introductory and flexible tenancies.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Health and Housing
Subject:	Homelessness and Housing Options Strategy 2014-17
Report of:	Director of Community
Strategy/Policy:	Homelessness Strategy
Corporate Objectives:	

Purpose:

To seek approval for the adoption of a revised Homelessness and Housing Options Strategy for the period 2014 – 2017.

This report summarises the draft Homelessness and Housing Options Strategy 2014 -2017, which sets out the aims and objectives of the Housing Options Service for the next three years, following a review of homelessness in the Borough.

The 2014 – 2017 Strategy will be the fourth produced by Fareham since it became a statutory requirement under the Homelessness Act 2002.

The draft strategy was considered by the Health and Housing Policy Development and Review Panel on 13 March 2014 and was recommended for approval and adoption.

Options Considered:

The comments of the Health and Housing Policy Development and Review Panel were taken into account in consideration of this item (see minute 7).

At the invitation of the Executive Leader, Councillor P W Whittle, JP addressed the Executive on this item.

As recommendation.

Decision:

That the Executive approves the draft Homelessness and Housing Options Strategy for Fareham 2014 -2017 and Action Plan, attached as Appendix A to the report.

Reason:

To enable the Council to deliver its objective of providing a sensitive and responsive prevention based service which gives good quality advice, assistance and support to people who are homeless or threatened with homelessness and, where appropriate to secure good quality accommodation.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Leisure and Community
Subject:	Affordable Housing Programme Update
Report of:	Director of Community
Strategy/Policy:	Affordable Housing Strategy
Corporate Objectives:	A Balanced Housing Market

Purpose:

This report outlines proposals to build three new affordable housing schemes and seeks approval for project funding.

This Council has a corporate objective to enable the delivery of 500 new affordable homes by 2017.

Approval is sought to set appropriate budgets for the construction of 3 new affordable housing schemes in the borough that collectively will deliver 58 new affordable homes.

In January 2014 the Homes and Communities Agency (HCA) announced the bidding criteria for the new Affordable Homes Programme to support the delivery of new affordable homes up to 2018. The deadline for applications is 30th April 2014. Approval is also being sought to apply for funding from the HCA to support these schemes.

Options Considered:

At the invitation of the Executive Leader, Councillor P W Whittle, JP addressed the Executive on this item.

As recommendation.

Decision:

That the Executive:

- a) approves a budget of £5.5 million to fund the development of a new 36 unit sheltered housing scheme at Coldeast, Park Gate;
- b) approves a budget of £854,000 to fund the development of 6 energy efficient 'Passivhaus' homes at Coldeast Close, Sarisbury;

- c) approves a revised budget of £1,850,000 to fund the development of 16 x 1 bedroom flats at Palmerston Avenue; and
- d) authorises the Director of Community to submit a bid for grant funding to the HCA via the Wayfarer consortium to help fund the development of new affordable homes to be built between 2015 and 2018.

Reason:

To enable new affordable homes to be built that meet local housing needs and contribute to the Council's corporate objective to deliver 500 new affordable homes by 2017.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Health and Housing
Subject:	Affordable Housing Development Opportunities
Report of:	Director of Community
Strategy/Policy:	Affordable Housing Strategy
Corporate Objectives:	A Balanced Housing Market

Purpose:

To advise the Executive of sites in the Council's ownership which are actively being considered for the provision of new affordable housing.

The Council has a corporate objective to enable the delivery of 500 new affordable homes by 2017.

A number of sites in the Council's ownership have been identified as suitable for the development of new affordable homes. Officers are currently investigating the potential of these sites and preparing detailed development proposals for consideration.

The purpose of this report is to inform the Executive of those sites and to seek approval to serve notice on any tenants within the potential development sites to maintain the entirety of the site(s) whilst detailed development proposals are prepared for consultation. By serving notice, the Council will be restricting the tenant's opportunity to exercise their Right to Buy any properties within the proposed development area whilst detailed development proposals are prepared and brought forward for consideration.

Options Considered:

At the invitation of the Executive Leader, Councillor P W Whittle, JP addressed the Executive on this item.

As recommendation.

Decision:

That the Executive agrees to:

- a) note the list of Council owned sites currently being considered for the delivery of new affordable housing, subject to the inclusion of Privett Road;
- b) authorise the Director of Community to serve notice preventing the sale via the Right to Buy of all existing dwellings situated within the potential development sites listed in this report for a period of up to 5 years; and
- c) grant permission for detailed feasibility work to be undertaken and for planning applications to be submitted as / when proposals have been finalised.

Reason:

To enable detailed investigations to be made into the development potential of the sites listed and for planning permission to be applied for where it is appropriate to do so.

To protect the integrity of the sites in recognition of the Council's intentions and to ensure the development potential is not lost as a consequence of existing dwellings being sold under the Right to Buy.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Leisure and Community
Subject:	Western Wards Pool - Project Approval
Report of:	Director of Community
Strategy/Policy:	Community Engagement Strategy
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

To seek approval of the preferred location, the development brief and request project funding to build a new swimming pool and leisure facility in the Western Wards.

The provision of a public swimming facility in the Western Wards has been identified as a high corporate priority for a number of years.

In 2009 the Council commissioned a study to examine the demand and need for a public swimming pool in the Western Wards. This study was refreshed and updated in 2013. The study confirmed the need for a 6 lane, 25 metre pool with a learner pool and associated dry side facilities including a 100 station gym.

In 2013, the Council secured the early transfer of land at Coldeast from the Homes and Communities Agency (HCA) for the provision of a swimming pool as part of the community benefit package arising from the granting of planning permission for the phase 2 development at Coldeast.

This report seeks approval of the development brief and requests project funding to enable work to commence on the design, procurement and construction of a new leisure facility on the Coldeast site.

Options Considered:

At the invitation of the Executive Leader, Councillor P W Whittle, JP addressed the Executive on this item.

As recommendation.

Decision:

That the Executive:

- a) agrees that the new swimming pool and leisure facility be constructed at Coldeast on the land transferred to the Council from the Homes and Communities Agency;
- b) agrees the outline project specification for the swimming pool and leisure facility as detailed in Appendix B;
- c) approves a provisional budget of £7 million for the provision of the new swimming pool, to be funded from the Council's capital reserves and prudential borrowing;
- d) requests officers to bring forward a report exploring the options for replenishing the Council's capital reserves through the sale of existing assets within the Western Wards; and
- e) notes that additional financial resources will need to be identified and allocated at a future date for the access road, the setting out of the cemetery, allotments and construction of a new community building.

Reason:

To enable work to start on the planning, procurement and construction of a new swimming pool and leisure facility in the Western Wards.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Policy and Resources
Subject:	Delegated Approval for Community Funding Applications
Report of:	Director of Finance and Resources
Strategy/Policy:	Corporate Strategy
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

To obtain permission from the Executive for delegated approval for Community Funding Applications of £100 or less.

The Council receives a number of Community Funding Applications; currently these are either dealt with via an Individual Member Decision for amounts under £5,000 or the Executive for amounts over £5,000. The value of the requests can vary significantly, but the work required to gain approval is the same. This report outlines a proposal for delegated powers to be given to the Director of Community and Head of Corporate Services, to allow small Community Funding Applications up to a value of £100 to be processed in a faster, less resource intensive manner.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive approves delegation of Community Funding applications under £100 to the Director of Finance and Resources (or in their absence the Director of Community).

Reason:

The current process for considering Community Funding Applications is resource intensive and time consuming for low value applications. Requests of more than £100 will still be considered via either Individual Member Decision or by the Executive, depending on the amount concerned.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Streetscene
Subject:	Award of Tender - Hedge and Sports Ground Maintenance
Report of:	Director of Environmental Services
Strategy/Policy:	Leisure and Cultural Strategy
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

To approve the letting of a contract for hedge and sports grounds maintenance for a 5 year term commencing July 2014.

The current contract to maintain the hedges and sport grounds was awarded to The Landscape Group Ltd. in July 2011 and is due to end in June 2014. A new contract has been tendered for a three year period with an option to extend for a further two years.

The Tender was advertised on the South East Business Portal and eight companies returned a compliant pre-qualification submission. The submissions were scored according to financial information, business practices, business standing, relevant experiences, references and contract specific questions. The five highest scoring companies were selected for invitation to tender.

Four tenders were received and the companies were each invited in to the Council to give a presentation to key officers on their bid. The tender returns were then scored on price, quality, customer service, health & safety and service delivery. The company achieving the highest combined score was the Council's incumbent contractor, The Landscape Group Ltd.

Options Considered:

As recommendation.

Decision:

That the contract for hedge and sports grounds maintenance over a 5 year term commencing July 2014 is awarded to The Landscape Group Ltd.

Reason:

The Landscape Group Ltd. achieved the highest combined score based on cost, quality and service.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Streetscene
Subject:	Project Integra Action Plan 2014-17
Report of:	Director of Environmental Services
Strategy/Policy:	Recycling Strategy
Corporate Objectives:	

Purpose:

To consider the Project Integra (PI) action plan for 2014-17.

Following a fundamental review of PI that was concluded in 2012, the partnership's Strategic board approved the following at its meeting on 21st March 2013:

- (a) a revised constitution that removed references to the partnership Scrutiny Board, which had been disbanded;
- (b) revisions to the Joint Municipal Waste Management strategy; and
- (c) the partnership action plan for 2013-16

The strategic board considered and approved the 2014-17 plan at a meeting on 27th February 2014. In line with the constitution of the partnership, individual member authorities are now required to consider the plan.

Options Considered:

As recommendation.

Decision:

That the Executive approves the 2014-17 Project Integra partnership action plan as detailed in the briefing paper and appendices.

Reason:

Fareham is a member of Project Integra and has been an active participant in the development of the action plan.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Executive Leader
Subject:	Welborne Quarterly Financial Update
Report of:	Director of Planning & Development
Strategy/Policy:	Fareham Borough Local Plan
Corporate Objectives:	Protect and Enhance the Environment

Purpose:

To advise the Executive on the updated costs for the preparation of the Welborne Plan.

This report sets out the latest projected and incurred expenditure relating to the development of the Welborne Plan. Some costs have risen since the previous update as a result of additional work required to bring forward the Welborne Plan and provide an agreed basis for delivering the new community.

The Council has received confirmation of the approval of a bid to the Department of Communities and Local Government (DCLG) for Capacity Funding to assist with the planning and delivery of Welborne. Funding has been received for 2013/14, with potentially a further amount in 2014/15.

Options Considered:

At the invitation of the Executive Leader, Councillor P W Whittle, JP addressed the Executive on this item.

As recommendation.

Decision:

That the Executive notes the quarterly update on the financial costs of producing the Welborne Plan.

Reason:

To set out the updated expenditure and funding involved in the preparation of the Welborne Plan.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Executive Leader
Subject:	Broadcut Depot - Boundary Wall
Report of:	Director of Finance & Resources
Strategy/Policy:	Asset Management Plan
Corporate Objectives:	A Safe and Healthy Place to Live and Work

Purpose:

To obtain the Executive's views on which of the cost options as set out in the briefing paper to take down and ultimately rebuild the Council's wall adjacent to the boundary of the Depot should be implemented.

As a consequence of the further erosion of the Wallington river bank due to excessive rainfall and resultant heavily increased river flow it is necessary prior to the undertaking of civil engineering works to install gabions to take down and ultimately rebuild the Council's adjacent boundary wall. The cost options for this work are set out in the briefing paper for the Executive's consideration.

The report also advises of the estimated cost of installing the gabions and that this has been included in the 'one off' bid to the Treasury by Defra and the Environment Agency for additional funds. If the bid is unsuccessful then as mentioned in the report the cost of this work will also be the responsibility of the Council who has its Depot asset at risk.

Options Considered:

As recommendation.

Decision:

That the Executive

- a) approves Option 3, detailed at paragraph 14 of the report as the most suitable for taking down and rebuilding the Council's wall adjacent to the Depot; and
- b) notes the risk that the Council will also have to fund the cost to undertake civil engineering works required to install gabions if the 'one off' bid to the Treasury by Defra and the Environment Agency for additional funds is unsuccessful.

Reason:

To enable works to proceed to take down and ultimately rebuild the Council's adjacent boundary wall due the further erosion of the Wallington river bank.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Leisure and Community
Subject:	Citizen of Honour (and Young Citizens of the Year)
Report of:	Director of Community Director of Community
Strategy/Policy:	Community Engagement Strategy
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

The report presents the nominations for the Council's Young Citizen of the Year 2014 award for category 12-18 years old.

Options Considered:

The Executive agreed that the category for Young Citizen of the Year (4-11 year olds) be temporarily re-opened as the Executive were unable to differentiate between the candidates listed because the nomination reasons were the same for every nominee. Re-opening the category would allow the nominators to provide further details and for other nominations to come forward.

As recommendation.

Decision:

RESOLVED that the Executive approves:

- (a) the selection of four of the candidates nominated, to be formally recognised as Citizens of Honour 2014;
- (b) the selection of one of the candidates nominated, as Young Citizen of the Year (4-11 year olds); and
- (c) that the category for Young Citizen of the Year (12-18 year olds) be temporarily re-opened as the Executive were unable to differentiate between the candidates listed because the nomination reasons were the same for every nominee. Re-opening the category would allow the nominators to provide further details and for other nominations to come forward.

Reason:

The Citizen of Honour and Young Citizen of the Year Awards are valuable initiatives for rewarding local residents for their community service and for recognising the important contribution and difference that they have made to the lives of others. In the Young Citizen of Honour category, it also recognises young people who have overcome severe personal difficulties or who give up their time caring for family members or friends.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 7 April 2014

Portfolio	Executive Leader
Subject:	Welborne Plan Evidence Studies - Variations to Contracts
Report of:	Director of Planning & Development
Strategy/Policy:	Fareham Borough Local Plan
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

To advise the Executive on variations to two contracts associated with the production of the Welborne Plan.

Additional consultancy costs for Welborne relating to masterplanning, transport and infrastructure and viability have arisen in the last financial quarter. These relate to extensions in the scope of the work originally envisaged due to on-going discussions on the development particularly with key parties including the major landowners and statutory agencies. The additional work is considered to be a variation to the original contracts under Financial Regulations 15.6.5 for Parsons Brinkerhoff and LDA Design (concept masterplanning and transport) and GVA (infrastructure and viability). The additional work is required by a broadening of the scope of the work originally envisaged in the original contracts.

Options Considered:

As recommendation.

Decision:

That the Executive notes the variation of contracts for work being undertaken by Parsons Brinkerhoff/LDA Design and GVA.

Reason:

To set out the extension in consultancy work being undertaken in the preparation of the Welborne Plan.

Confirmed as a true record:

Monday, 7 April 2014

Councillor SDT Woodward
Executive Leader