

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2527

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Housing
<b>Subject:</b>	<b>Affordable Housing at Welborne Garden Village</b>
<b>Report of:</b>	Director of Housing
<b>Corporate Priority:</b>	Provides Housing Choices

**Purpose:**

To provide the Executive with an overview of the potential opportunity for the Council to be involved as the Registered Provider of affordable housing at Welborne Garden Village, how that involvement might work, and broad financial and operational considerations associated with the potential opportunity.

Welborne Garden Village will deliver 6,000 new homes. In accordance with the S106 for the outline planning approval, a minimum of 600 homes will be affordable (a mix of Affordable Rent and Shared Ownership), with the potential for a total of 1,800 affordable homes (subject to viability).

On 09 October 2023 the Executive agreed the principle of further investigation and due diligence around the potential for Fareham Borough Council to be involved in the ownership and management of the affordable homes at Welborne, and for funding to be made available to seek appropriate advice on the matter.

Consultancy advice has now been obtained which highlights the positives and risks of potential models. This advice highlights that the initially proposed Joint Venture approach is unlikely to be attractive for the Council, and although other models for Council involvement could be more favourable, they would need to be considered in the wider context of risk, appetite and benefit.

The report explains why it is not considered appropriate for the Council to enter into the proposed Joint Venture approach for the ownership and management of the affordable homes at Welborne, but that alternative models might (subject to further legal and financial considerations) still offer some potential.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) notes the content of the report;
- (b) agrees that the proposed Joint Venture model is not pursued by the Council;  
and
- (c) agrees that should Welborne Land Limited wish to consider discussion on the Council's potential involvement as owner/manager of the affordable homes, further discussion takes place on the potential for a Development Agreement approach through the Council's Housing Revenue Account, and thereafter and as necessary, further work be undertaken to consider the legal and financial implications to the Council. Noting that if this were to progress positively then a further report will be brought back to the Executive before any agreements are entered into.

**Reason:**

To support the Corporate Priority of providing Housing Choices.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2528

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Housing
<b>Subject:</b>	<b>Multi-dwelling unit acquisition for affordable housing purposes</b>
<b>Report of:</b>	Director of Housing
<b>Corporate Priority:</b>	Provides Housing Choices

#### **Purpose:**

To enable the acquisition of a multi-dwelling unit (block of flats) close to Fareham Town Centre for the purpose of providing additional affordable homes by Fareham Housing.

An unusual opportunity has arisen for the Council (in its role as housing provider) to acquire the freehold of a Multi-Dwelling Unit (MDU) block, with vacant possession.

The site is well located, close to the town centre, shops, facilities and public transport. The properties within the MDU are ready for occupation and finished to a good standard.

The acquisition can be funded through HRA borrowing, together with either Homes England Grant or 1-4-1 receipts, and it will provide a positive return to the Housing Revenue Account over the medium/long term. In the immediate/short term the acquisition would boost the provision of affordable homes for the benefit of Fareham Housing customers.

#### **Options Considered:**

As recommended.

**Decision:**

RESOLVED that the Executive:

- (a) agrees the principle of the acquisition for the value set out in the Confidential Appendix to the report, subject to the completion of due diligence by Officers; and
- (b) delegates authority to the Director of Housing, following consultation with the Executive Member for Housing, to agree the final terms of the purchase and to complete the acquisition.

**Reason:**

To enable the Council to proceed with the acquisition of a Multi-Dwelling Unit which will positively contribute to the affordable housing provision in the Borough.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2529

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Welborne Delivery Progress Update</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	(All Corporate Priorities)

#### **Purpose:**

To present an update on progress of the Welborne Garden Village.

Outline planning permission was granted for the Welborne Garden Village on 30 September 2021. Since then, good progress has been made on the delivery of the Welborne Garden Village, with the Borough Council having a significant strategic leadership role in the development as well as its role as Local Planning Authority.

The Executive Briefing Paper provides the Executive with an update on the developments permitted, the works being carried out at the site and those proposals expected shortly. The report also provides an overview of the governance arrangements to ensure that Welborne is delivered as a well-planned high-quality development.

The key elements of the Executive Briefing Paper have been captured and set out in a brochure titled 'Building Welborne Beautiful', which provides the local community and other interested parties with an overview of the progress made on the Welborne Garden Village to date.

Once this report has been considered by the Executive, the 'Building Welborne Beautiful' publication will be shared in late March. Social media and local media opportunities will also be used to raise awareness of the progress and next steps outlined in the Update.

The Welborne Delivery Progress Update and 'Building Welborne Beautiful' publication were reported to the Planning and Development Scrutiny Panel on 14 March 2024, and the comments of the Panel will be presented to the Executive for its consideration.

**Options Considered:**

The comments of the Planning and Development Scrutiny Panel were taken into account in considering this item.

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) considered the progress made on the delivery of the Welborne Garden Village; and
- (b) requests that Officers undertake a range of actions to publicise the 'Building Welborne Beautiful' publication which sets out the delivery progress and next steps.

**Reason:**

To set out the progress made against one of the Council's corporate priority actions and seek Executive approval for publicity of the publication.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2525

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Environment Update</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Respond to Climate Change and Protect the Environment

#### **Purpose:**

To present to the Executive the full range of work that the Council has undertaken in recent years to protect and enhance the environment of the Borough, and to seek approval to prepare an Environment Strategy which will provide a co-ordinated programme of environmental work going forward.

Improving our environment is a key priority for Fareham Borough Council. In 2019 the Council committed to becoming carbon neutral in its operation by 2030. To achieve this a Climate Change Action Plan (CCAP) was put in place. The CCAP focusses mainly on carbon reduction to help mitigate climate change. However, there are many elements other than carbon reduction which have an environmental impact.

The report then goes on to set out the need for an Environmental Strategy which will bring the different environmental elements together to formulate one cohesive strategy. The strategy will guide decision making going forward and ensure the Council continues to protect and enhance Fareham's environment.

Once this report has been considered by the Executive, the 'Fareham's Greener Future' publication will be shared in late March. Social media and local media opportunities will also be used to raise awareness of the progress achieved and next steps on environmental matters.

The report will be presented to the 14 March Planning and Development Scrutiny Panel for pre-scrutiny. Comments from the Panel will be presented to the Executive.

**Options Considered:**

The comments of the Planning and Development Scrutiny Panel were taken into account in considering this item. The request from the Panel to consider amending the branding for the 'Fareham's Greener Future' publication was considered and rejected as it was felt that the branding and messaging is at an appropriate level.

As recommendation.

**Decision:**

RESOLVED that the Executive approves:

- (a) the preparation of an Environment Strategy to guide decision making and priority projects going forward;
- (b) requests that Officers undertake a range of actions to publicise the 'Fareham's Greener Future' publication which sets out the delivery progress and next steps; and
- (c) delegates authority to the Director of Planning and Regeneration following consultation with the Executive Member for Planning and Development to make any necessary minor amendments and updates to the publication on 'Fareham's Greener Future'.

**Reason:**

To enable residents to see the work the Council has been doing on protecting and enhancing the environment and to enable the Council to guide decision making going forward.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024



# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2526

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Planning Performance Monitoring Update</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Leisure Opportunities for Wellbeing and Fun; Promote Economic Development; Provides Housing Choices; Respond to Climate Change and Protect the Environment; Responsive, Inclusive and Innovative Council; Strong, Safe and Healthy Communities

#### **Purpose:**

To present an update on the Council's planning application performance and to seek the Executive's approval on an Action Plan which will sustain the Council's present high level of performance on Quality of planning decision making.

The planning performance of all Councils in England is assessed by the Department for Levelling Up, Housing and Communities (DLUHC). The focus of the performance monitoring is on speed of decision making and the quality of decision making (the latter being linked to the number of appeals allowed against the Council's decisions). The briefing paper attached to this report provides an update on this Council's latest performance in respect of speed and quality of decision making.

In December 2023, the Council's planning service was designated by DLUHC due to the number of appeals allowed against the decisions of this Council on major planning applications. The majority of these allowed appeals related to applications decided between April 2020 and March 2021. The number of major planning applications allowed on appeal since March 2021 has significantly reduced.

The Council is required to prepare and agree an Action Plan with DLUHC which addresses the reasons that led to the number of major applications being allowed at appeal. The Executive is invited to agree a Planning Designation Action Plan.

#### **Options Considered:**

The comments of the Planning Committee were taken into account in considering this item.

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) notes the progress made in respect of the quality of decision-making on planning applications;
- (b) approves the Action Plan, having regard for any comments received from Members of the Planning Committee following their consideration of the draft Action Plan on the 13 March;
- (c) requests that Officers submit the Action Plan to the Department for Levelling Up, Housing and Communities for approval; and
- (d) delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development and the Chairman of the Planning Committee, to make amendments to the Action Plan in response to any comments made by the Department for Levelling Up, Housing and Communities on the Action Plan.

**Reason:**

To set out the progress made in respect of the quality of decision making on planning applications to approve the relevant aspects of the Action Plan which will sustain and endeavour to further improve the Council's current high level of performance.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2524

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Policy & Resources
<b>Subject:</b>	<b>Renewable Energy Scheme: Hook Recreation Ground Solar Photovoltaic (PV) Development Feasibility</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Promote Economic Development; Respond to Climate Change and Protect the Environment; Responsive, Inclusive and Innovative Council

#### **Purpose:**

To brief the Executive on the potential for a solar photovoltaic (PV) scheme at Hook Recreation Ground and to seek funding for the next feasibility stage of the project.

Hook Recreation Ground is a former landfill site currently used as an informal recreation ground, mainly by dog walkers and model plan flyers. This report advises the Executive on the potential to develop a 3.5MW solar PV scheme on the site. There are two main benefits of a solar PV scheme:

- **Financial:** From the financial modelling undertaken thus far a solar PV scheme has significant revenue generating potential and could be used to reduce the Council's electricity bills.
- **Environmental:** The Council would produce renewable electricity. As a minimum it would generate enough electricity to power the Civic Offices, Depot and Housing communal areas which would in turn reduce the Council's carbon footprint. Renewable electricity would also be returned to the wider electricity network, contributing toward 'greening of the grid'.

Understanding if and when a solar PV scheme could connect into the grid network is essential to progressing to the next feasibility stage of the project and associated business case. The project cannot progress to further stages without securing a viable grid connection, and overall scheme viability would be questionable if this could not be obtained for some time. Accordingly, there is a time imperative to making the grid application.

To make an application for a grid connection and secure the offer, should it be received, this report seeks a budget of £130,000. Between £25,000 - £30,000 would be used to make an application and commission associated studies. This is non-refundable. The remaining £50,000 - £100,000 would be required as a deposit to

accept a grid connection if an acceptable offer is received. The money would be refundable if the Council did not proceed with the solar PV scheme. It would not be committed without a further Executive approval.

It is acknowledged this type of development on Hook Recreation Ground would result in the loss of open space, albeit of poor quality. This will be addressed during later stages of the project once the initial feasibility work around a grid connection has been undertaken. The project is dependent on a viable grid connection and therefore, it is not worthwhile undertaking further work until this has been assessed.

Furthermore, development of this type involves risks. This is being carefully considered against the benefits, a process that will continue into the next stages of the project.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive approves a budget of £130,000 for a grid connection application and for a deposit to secure the connection should an acceptable offer be received.

**Reason:**

To be able to progress with the next feasibility stage of the project and associated business case.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2530

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Policy & Resources
<b>Subject:</b>	<b>Solent Enterprise Zone - Retained Business Rates and Infrastructure Investment Plan</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Promote Economic Development; Responsive, Inclusive and Innovative Council

#### **Purpose:**

To seek Executive approval to enter into a Memorandum of Understanding for the use of Retained Business Rates growth generated on the Solent Enterprise Zone with the Solent Local Enterprise Partnership (LEP) and Gosport Borough Council. Also to advise the Executive of the current Infrastructure Investment Plan for that part of the Solent Enterprise Zone falling within Fareham Borough and for the associated costs to be included within the Council's capital programme.

The Solent Enterprise Zone was established in 2012 with Fareham Borough Council as one of the partner members with a view to becoming the Solent's premier location for advanced manufacturing and technology focused on the marine, aviation and aerospace sectors. The report advises on the merit for the Council to enter into a Memorandum of Understanding for the use of Retained Business Rates growth generated on the Solent Enterprise Zone with Gosport Borough Council and the Solent LEP by 31 March 2024.

The report also provides an update on development progress to date on that part of the Solent Enterprise Zone falling within Fareham Borough since the Council acquired the site in March 2015. The current Infrastructure Investment Plan for that part of the Solent Enterprise Zone falling within Fareham Borough is outlined together with cost estimates, in order to enable these to be added to the Council's capital programme. Both existing and future retained business rates will then be used as a key source of funding for this capital programme going forward, in order to facilitate infrastructure investment at Daedalus.

#### **Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive agrees:

- (a) to delegate authority to the Director of Planning and Regeneration to enter into a Memorandum of Understanding for the use of Retained Business Rates growth generated on the Solent Enterprise Zone as set out in Appendix A to the report, noting that minor revisions are likely to be made before completion;
- (b) that the delegation outlined in (a) above is only to be exercised following consultation with the Executive Member for Policy and Resources and the Council's Section 151 Officer; and
- (c) that the current Infrastructure Investment Plan for that part of the Solent Enterprise Zone falling within Fareham Borough be added to the Council's capital programme.

**Reason:**

The completion of the Memorandum of Understanding for the use of Retained Business Rates generated on the Solent Enterprise Zone with the Solent LEP and Gosport Borough Council needs to be entered into prior to the demise of the Solent Local Enterprise Partnership on 31 March 2024.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2531

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Policy & Resources
<b>Subject:</b>	<b>Town Centre Regeneration Strategy and Action Plans - Options</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Promote Economic Development; Provides Housing Choices

#### **Purpose:**

To consider the outcome of the optioneering report for Fareham Town Centre regeneration and to agree the proposed shortlist for further, detailed assessment for inclusion within the Regeneration Strategy and Action Plan.

The Council has a strong ambition to reverse the decline of Fareham Town Centre through regeneration, recognising the wider placemaking, economic regeneration and health benefits a more successful town centre would bring.

Fareham's town centre has a key role in supporting the economy of the Borough. It is the highest-ranking destination in the Council's retail hierarchy and as such, is the main location for retail, leisure, entertainment and cultural activities for the Borough's residents.

Work has already begun to deliver the Council's significant regeneration ambition with the construction of Fareham Live, the demolition and replacement of Osborn Road multi-storey car park, alongside the purchase of Fareham Shopping Centre in September 2023.

The Council has appointed an asset manager to manage the Shopping Centre alongside regeneration consultants to develop a deliverable and realistic Regeneration Strategy and Action Plan. Stage 1 of this work was reported to the Executive in January 2024.

Stage 2 work has now been completed. After both a programme of engagement and detailed analysis by the technical teams, a short list of potential options has been developed to take forward for further detailed consideration as part of Stage 3. This work is provided at Appendix A 'The Fareham Town Centre Regeneration Strategy and Action Plan Optioneering Report'.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive agrees the Optioneering Report and the shortlisted interventions, as set out in Appendix A to the report, to continue through to detailed evaluation.

**Reason:**

To produce a Fareham Town Centre Regeneration Strategy and Action Plan in line with the Corporate Strategy and to inform the next steps for the Council following the acquisition of Fareham Shopping Centre.

To attract investment, guide new development and public spaces and ensure that the town centre meets changing needs.

To facilitate the delivery of transformational regeneration opportunities within Fareham Town Centre and to create a sustainable long-term future with a mix of complementary uses, benefitting both residents and businesses of the Borough.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024



# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2532

### Record of Decision by Executive

Monday, 18 March 2024

<b>Portfolio</b>	Policy & Resources
<b>Subject:</b>	<b>Updated Complaints Policy</b>
<b>Report of:</b>	Assistant Director (Democracy) & Deputy Monitoring Officer
<b>Corporate Priority:</b>	Responsive, Inclusive and Innovative Council

**Purpose:**

To agree an updated Council Complaints Policy that will ensure complaints are handled in line with the Housing Ombudsman's Complaint Handling Code and the latest Code from the Local Government and Social Care Ombudsman (LGSCO).

The LGSCO and Housing Ombudsman ran a consultation exercise in Autumn 2023 that proposed a Joint Complaint Handling Code. The aim of their approach was to provide a 'gold standard' in complaints handling.

Following analysis of the feedback, it was announced on 08 February 2024 that both Ombudsmen would retain separate but aligned complaint codes. Housing providers would be expected to implement the Housing Ombudsman's Code from 01 April 2024 and, whilst no confirmed timeframe, the LGSCO will consider their code in Ombudsman complaints from April 2026.

This report seeks approval for an updated Complaints Policy that reflects the requirements of the two new Codes. This ensures that we are fully compliant with our obligations in the way we manage complaints received by the Council.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive agrees the updated Council's Complaints Policy, as attached at Appendix C to the report.

**Reason:**

The updated Complaints Policy ensure that we meet our responsibilities in the way we manage complaints received against the Council.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 18 March 2024