

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Council

**Date:** Thursday, 12 October 2017

**Venue:** Council Chamber - Civic Offices

**PRESENT:**

G Fazackarley  
(Mayor)

(Deputy Mayor)

**Councillors:** K A Barton, B Bayford, Mrs S M Bayford, Miss S M Bell, F Birkett, Mrs M Brady, Mrs P M Bryant, J E Butts, T M Cartwright, MBE, Mrs L E Clubley, S Cunningham, P J Davies, Mrs T L Ellis, J M Englefield, K D Evans, M J Ford, JP, Miss T G Harper, Mrs C Heneghan, Mrs C L A Hockley, L Keeble, A Mandry, Mrs K Mandry, S D Martin, Ms S Pankhurst, R H Price, JP, D L Steadman, Mrs K K Trott, N J Walker and S D T Woodward



**1. PRAYERS**

The meeting opened with prayers led by Reverend Ian Meredith of St. Mary's Church, Portchester.

**2. APOLOGIES FOR ABSENCE**

There were no apologies given for this meeting.

**3. ELECTION OF DEPUTY MAYOR**

On the Council being invited to submit nominations for the election of the Deputy Mayor of Fareham for the remainder of the municipal year 2017/18, it was proposed by Councillor S D T Woodward and seconded by Councillor Evans "that Councillor Mrs S M Bayford be elected Deputy Mayor of Fareham for the remainder of the municipal year 2017/18".

On being put to the vote, it was declared CARRIED unanimously.

RESOLVED that Councillor Mrs S M Bayford be elected Deputy Mayor for the remainder of the municipal year 2017/18.

At this point, the meeting adjourned for five minutes to allow the Deputy Mayor to be robed and to re-join the meeting taking her seat next to the Mayor.

**4. MINUTES**

At this point, the meeting reconvened.

RESOLVED that the Mayor be authorised to sign as a correct record the Minutes of the meeting of the Council held on 27 July 2017.

**5. MAYOR'S ANNOUNCEMENTS**

The Mayor announced that he has two forthcoming Tea Parties. On Thursday 2 November his guest speaker will be Ted Cook. Ted will give a talk on The Seven Years' war and on Thursday 7 December, "Flowers by Charmain" will be presenting a floral design for Christmas.

These Tea Parties will commence at 2.30pm in the Mayor's Parlour at the Civic Offices with tickets costing £4 each.

The Mayor also reminded Members that the "Last Night of the Proms" evening will be held at Ferneham Hall on Saturday 21 October commencing at 7.30pm. Tickets are still available, costing £10 each.

The Mayor announced that for his December charity events, on Saturday 2 December there will be a Christmas Concert with the Warsash Band at the Holy Rood Church in Stubbington. Tickets cost £7.50.

On Sunday 10 December there will be a Santa Fun Run in Portchester. Entry for adults is £6.50 and children, £3.25.

## 6. EXECUTIVE LEADER'S ANNOUNCEMENTS

### Executive Portfolios

The Executive Leader announced that in accordance with his delegated powers to determine areas of Executive responsibility, he had made some amendments to the Executive Portfolios and that these had been tabled for information at the meeting. (Revised Portfolio lists appended to these minutes).

### Welborne

The Executive Leader announced that he wished to give Members an update on Welborne based on questions which had previously been put to him:

**With officers now recommending the termination of the Welborne Compulsory Purchase Order as part of the Welborne Delivery Strategy, could the Executive Leader advise the Council of the following costs incurred since the launch of the plans:**

*The vast majority of the work undertaken on the Welborne Delivery Strategy has been undertaken on the procurement process rather than on any possible compulsory purchase order (CPO). It is of course possible that CPO may be required in the future for small parcels of land therefore it is important that even now it forms part of the overall delivery strategy. Property acquisition has been a part of the delivery strategy and three property purchases have been researched and actioned. Two have so far completed with a third in progress.*

#### **a. Costs of internal officers' time**

*The Council does not record internal officers' time against specific projects or initiatives. Many staff work on multiple projects or Council priorities at any one time and to introduce such a process would be both time consuming, costly and in my opinion not a valuable use of public money. For the Welborne Delivery Strategy, the Council employee costs are limited to internal legal officers and the Director's time.*

#### **b. Cost of external consultants fees**

*Appropriate and, in my view, proportionate external property and legal advice has been sought during the implementation of the Welborne Delivery Strategy.*

*The Executive Leader stated that costs had been incurred and an amount of expenditure incurred but that costs had been offset by*

*£228,570 of external funding secured from the Homes and Communities Agency.*

**What demonstrable and positive outcomes have directly and exclusively been achieved by the Welborne Delivery Strategy?**

*Our achievements in implementing our Delivery Strategy have been substantial.*

*In actively seeking our own Delivery Partner, with the possible prospect of CPO, significant pressure was placed on existing land owners/site promoters to achieve comprehensive land assembly at Welborne. Consequently as a result of our actions and through a legal process, Buckland Development Ltd acquired land at Dean Farm. They now own over 90% of the land required to comprehensively deliver our vision and ambitions for housing and economic growth.*

*In planning terms, the Council received an outline planning application for Welborne in March 2017 from Buckland Development Ltd which will be determined in due course.*

*As a direct result of having a clear Delivery Strategy to address the land assembly issues, the Council secured Garden Village status for Welborne from the Government. We were one of just 14 in the country. This led to the Council securing over a quarter of a million pounds of income from the Homes & Communities Agency's Garden Village capacity funding for 2016/17; and we have also submitted a further bid £555,000.*

*To supplement the existing Solent LEP £14.1 million Local Growth Deal and £14.9 million Department for Transport funding, the Council, with the support of the County Council, Solent LEP and local Members of Parliament, submitted an application for £10 million of New Housing Infrastructure (Marginal Viability Funding) to the Homes and Communities Agency on 28 September 2017. These resources will help fund the necessary infrastructure for the all moves improvements at Junction 10 of the M27.*

*In securing Garden Village Status, the Council is now an identified Starter Homes Partnership, one of only 30 Local Authorities nationally eligible to bid to the Government for Starter Homes Land Fund. In addition, we have submitted a bid to the Local Government Association Housing Advisors Programme for £14,000.*

**Would it be true to say, that Buckland Development would have purchased the Benge family owned land regardless of the Council's Delivery Partner Strategy?**

*No. For many years Buckland Development Ltd and other potential site promoters were unable to acquire land to achieve the comprehensive land assembly at Welborne in line with the Council's ambitions due to the significant delay in the disposal of the Dean Farm Estate by the Benge family.*

*In parallel with implementing our procurement process I firmly believe that the Council's positive position in agreeing to use its Compulsory Purchase Powers, if no voluntary land assembly was secured, was a significant contributing factor in:*

- 1) The progression of the legal process which led to the High Court requiring the Dean Farm Estate (owned by the Benge family) being forced by the court onto the open market in Spring 2017;*
- 2) The decision by Buckland Development to bid for and successfully conclude the purchase of the Dean Farm Estate.*

*As a result comprehensive land assembly is close to being achieved at Welborne, with the Executive resolving earlier in the week to consider the use of CPO to secure any remaining minority land interests if necessary.*

## **7. EXECUTIVE MEMBERS' ANNOUNCEMENTS**

### Police Crime Panel

The Executive Member for Health and Public Protection announced that he had attended meeting of this panel last Friday, where he was disappointed to learn that no further progress had been made on confirming the new police station. He was told that the Police were going ahead with Park Gate Police station as their main office, but still had not found suitable premises in central Fareham.

The Executive Member for Health and Public Protection stated that, bearing in mind a decision was supposed to have been made by the 1 August, he has urged them to speed up this process.

The Executive Member for Health and Public Protection stated the meeting had also had the confirmation meeting for Flick Drummond to become the Deputy Police Crime Commissioner where concerns were raised in relation to her ambition to become a Member of Parliament again. It was felt by some Panel members that this could cause continuity problems for the future, however, her position was confirmed.

### Access All Areas

The Executive Member for Health and Public Protection announced that, as Chairman of the Community Safety Partnership, he was pleased to report that, once again, the Council's Access All Areas had proven to be very popular with Fareham's 11-16 year olds - of which nearly 1400 registered. This successful play scheme took place at various locations around the Borough and gave youngsters an opportunity to try sailing, go-carting, scuba diving etc - and to enjoy super pool parties. Free bus passes were also available to all, and the Executive Member for Health and Public Protection congratulated the officers who put this programme together.

Daedalus 100

The Executive Member for Health and Public Protection, as Chairman of the Working Group for the Daedalus 100 event, was pleased to report that a very successful day was held. All 2,500 tickets were sold before the event and additional people were allowed in after 1.00pm. There had been over 30 static aeroplanes, helicopters and microlights on display and plenty of activities such as a funfair, market marquee, kids' activities, vintage cars and picnic area.

The Executive Member for Health and Public Protection congratulated the officers who put this programme together.

Council Tax Vanguard Update

The Executive Member for Health and Public Protection announced that he has recently met with the Council Tax Vanguard intervention team and had been impressed by the changes they have made to their processes which will greatly help our residents.

The Executive Member for Health and Public Protection stated that enquiries are now dealt with on a one stop basis, with one officer owning the customer's enquiry from start to finish and a different, more personal approach is also being taken to collect Council Tax, taking into account a customer's individual circumstances.

More direct debit dates have been offered, to allow customers to pay on a date most suitable to them and more conversations are taking place with customers, reducing the need to send many letters and emails and creating a more trusting relationship with the Council.

The Executive Member for Health and Public Protection was pleased to report that all of these changes have had no detrimental impact on Council Tax collection rates, and a very positive impact on the Council's customers.

**8. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**9. PRESENTATION OF PETITIONS**

There were no petitions presented at this meeting.

**10. DEPUTATIONS**

There were no deputations given at this meeting.

**11. REPORTS OF THE EXECUTIVE**

(1) Minutes of meeting Monday, 4 September 2017 of Executive

RESOLVED that the minutes of the Executive meeting held on Monday, 4 September 2017 be received.

- (2) Minutes of meeting Monday, 9 October 2017 of Executive

RESOLVED that the minutes of the Executive meeting held on Monday, 9 October 2017 be received.

- (3) Schedule of Individual Executive Member and Officer Delegated Decisions

RESOLVED that the Schedule of Individual Member and Officer Delegated Decisions be received.

## **12. REPORT OF THE SCRUTINY BOARD**

- (1) Minutes of meeting Friday, 28 July 2017 of Scrutiny Board

RESOLVED that the minutes of the Scrutiny Board held on Friday, 28 July 2017 be received.

- (2) Minutes of meeting Thursday, 14 September 2017 of Scrutiny Board

RESOLVED that the minutes of the Scrutiny Board held on Thursday, 14 September 2017 be received.

## **13. REPORTS OF OTHER COMMITTEES**

- (1) Minutes of meeting Wednesday, 16 August 2017 of Planning Committee

RESOLVED that the minutes of the Planning Committee held on Wednesday, 16 August 2017 be received.

- (2) Minutes of meeting Wednesday, 13 September 2017 of Planning Committee

RESOLVED that the minutes of the Planning Committee held on Wednesday, 13 September 2017 be received.

- (3) Minutes of meeting Tuesday, 19 September 2017 of Licensing and Regulatory Affairs Committee

RESOLVED that:

- (a) the minutes of the Licensing and Regulatory Affairs Committee held on Tuesday, 19 September 2017 be received; and
- (b) the recommendation contained within minute 8 would be dealt with under item 19 of the Council agenda.

- (4) Minutes of meeting Monday, 25 September 2017 of Audit and Governance Committee

RESOLVED that the minutes of the Audit and Governance Committee held on Monday, 25 September 2017 be received.

#### 14. QUESTIONS UNDER STANDING ORDER 17.2

##### **Questions by Councillor P J Davies:**

1. When housing land is leased to residents, why is there no clause requiring the land to be put back into its original state when the lease is surrendered? Why does HRA account have to pay for the removal of trees, bushes and old fences left on the land when the lease is surrendered?
2. Why is there no clause on the lease of Council garages that they should only be used to store motor vehicles, as their non -car use only increases the parking problems which exist on a number of Council estates? Why does the Council provide garages anyway? Should most of the garages (many of which are time expired) be demolished to provide land for new social housing or extra parking?
3. Why doesn't the Council monitor tenants who keep vehicles in their front gardens without a dropped kerb or pavement crossing? (As per example photograph)



4. Given the increase in the numbers of undesirable callers, should the Council provide spyholes in any new front door fitted to council houses and flats?
5. Can the Executive Member confirm that the CCTV cameras are operational in the Council flats at Arras House, Valentine Close and Menin House and that they also cover the bin areas?



**Responses by the Executive Member for Housing:**

1. This may refer to an isolated case and due to the circumstances, it is appropriate for the cost of removing the conifer trees be charged to the HRA. However, Housing Officers are now working with their colleagues in the Estates Department to review the existing conditions within lease agreements to ensure land is handed back in a satisfactory condition.
2. The garage tenancy agreement already states that the garage should be used for the storage of a motor vehicle. Furthermore, applicants are required to provide evidence of vehicle ownership prior to any allocation being made. With over 580 garages across the Borough, it would take a significant amount of officer time to not only determine the usage of each garage but to also take any action.

When opportunities arise for the renewal or regeneration, consideration will continue to be given to sites containing garages, as the Council has already done at Wynton Way.

3. There are approximately 1000 Council owned homes with front gardens so it is not possible for officers to check and monitor whether tenants are driving over kerbs or grass verges. The maintenance of pavements and verges are the responsibility of the County, however when officers are made aware of instances then follow up action is always taken to remedy the situation.
4. Spyholes are not fitted as standard in our front doors however if any tenant were to approach us with concerns, officers would consider each case on its merits.
5. CCTV systems at Arras House and Menin House have been upgraded, are fully operational and include coverage of the bin areas. The system at Valentine Close is operational but needs upgrading. Quotes are currently being obtained and it is anticipated that the new system with extended coverage will be operational within the next 3 to 4 months.

**15. MOTIONS UNDER STANDING ORDER 15**

There were no Motions received at this meeting, however an update was given in respect of a previous Motion put by Councillor R H Price, JP at the July Council meeting.

That Motion was regarding the consultation of the Fire Service for Planning applications in light of the Grenfell Tower fire disaster. At the July meeting the motion was deferred to allow the Planning Committee to consider a detailed report before making recommendations to Council.

Members were advised that Officers have been in discussions with Hampshire Fire and Rescue Service but, as yet, have not had a detailed response as they are dealing with similar requests across the County. Work will continue on this and Members were advised that a

report should be presented to the November Planning Committee before coming back to the December Council meeting.

## 16. APPOINTMENT TO OUTSIDE BODIES

### (1) Appointment to the North Whiteley Development Forum

#### North Whiteley Development Forum

Following a request received to appoint a representative (with voting rights), and a Deputy to the North Whiteley Development Forum, it was AGREED that Councillor J E Butts be appointed as the representative for 2017/18 and Councillor K D Evans be appointed as Deputy for 2017/18.

### (2) Crofton Community Association

#### Community Association

In considering the appointment of a Deputy Managing Trustee was DEFERRED, pending the results of the Stubbington By-Election.

### (3) Local Government Association Coastal Issues Special Interest Group

#### Local Government Association Coastal Issues Special Interest Group

In considering the appointment of a Deputy Representative to the Local Government Association Coastal Issues Special Interest Group, it was AGREED that Councillor A Mandry be appointed as Deputy Representative for 2017/18.

### (4) Partnership for Urban South Hampshire Overview and Scrutiny Committee

#### Partnership for Urban South Hampshire Overview and Scrutiny Committee

In considering the appointment of a Representative to the PUSH Overview and Scrutiny Committee, following a debate on the matter, an amendment was proposed by Councillor R H Price for Councillor S Cunningham to be appointed as the Council's Representative on the Partnership for Urban South Hampshire Overview and Scrutiny Committee.

Having been duly seconded by Councillors Mrs K K Trott, the motion was declared LOST, 22 members voting in favour, 5 members voting against and 1 member abstaining.

RESOLVED that Councillor A Mandry be appointed as Representative for 2017/18.

### (5) Standing Conference on Problems associated with the coastline

#### Standing Conference on Problems associated with the Coastline

In considering the appointment of a Deputy Representative to the Standing Conference on Problems associated with the Coastline, it was AGREED that Councillor A Mandry be appointed as Representative for 2017/18.

## **17. APPOINTMENTS TO COMMITTEES**

The Council received a tabled document which outlined the nominations from the Conservative Group for the appointed replacements to Committees following the resignation of a Conservative group Member.

Having been seconded by Councillor T M Cartwright, it was AGREED unanimously that the replacements to Committees be appointed, as per the tabled item (appended to these minutes).

There were no other appointments or changes to Committees made.

## **18. SCHEDULE OF COMMITTEE MEETINGS 2018/19**

The Council considered a report by the Head of Democratic Services on the Schedule of Council and Committee Meetings 2018-19.

Councillor S D T Woodward proposed an amendment to the Schedule of Council and Committee Meetings 2018-19 that the meeting scheduled for Friday 15 February 2019, be moved to Friday 22 February 2019.

Councillor S D T Woodward proposed that for the current municipal year, the meeting scheduled for Friday 16 February 2018 be moved to Friday 23 February 2018 to allow time to ensure that the County Council has met and agreed its precept before Fareham sets its own Council Tax rate.

Having duly been seconded by Councillor T M Cartwright, it was RESOLVED that:

- (a) the Schedule of Council and Committee Meetings 2018-19, as set out at Appendix A to the report and subject to the amended Council meeting date to the 23 February 2019 at 5pm, be agreed; and
- (b) the meeting of the Council scheduled for 16 February 2018, be moved to Friday 23 February 2018 at 5pm.

## **19. POLLING PLACE REVIEW**

The recommendations of the Licensing and Regulatory Affairs Committee were taken in to account in considering this item.

In presenting the report, the Executive Leader confirmed that the following corrections would be made to the report:  
at paragraph 20, the address should be Longmynd Drive; and

the proposed relocation from Sarisbury Green Social Club to St Margaret Mary Church Hall on Middle Road would be reviewed following concerns regarding the new distance electors would need to travel to the new polling place. As a result, there are other alternatives currently under consideration:

- a. Fareham Community Hospital (Brook Lane)

- b. Sylvan Court communal lounge (Jerram Place, off Coldeast Drive)
- c. Brune Park School (out-building that would allow the school to remain open)

RESOLVED that the Council agrees to amend polling place designations from May 2018, as set out in Appendix 1 to the report, subject to the corrections being made and in anticipation of a full statutory polling district and polling place review being carried out, with full consultation, by 2020.

## **20. MANAGEMENT RESTRUCTURE**

During a debate on this item, Councillor R H Price, JP proposed an amendment that the title of “Managing Director of Fareham Housing” be changed to “Director of Housing” to reflect the titles currently used within the Council.

Having been duly seconded by Councillor Mrs K K Trott and upon being put to the vote, the amendment was declared LOST, 6 members voting in favour and 23 members voting against.

RESOLVED that the Council approves:

- (a) the deletion of the current post of Director of Operations;
- (b) the creation of a new post of Managing Director of Fareham Housing, and the transfer of Paul Doran into the post with effect from 1 November 2017;
- (c) that authority be given to the Chief Executive Officer to amend the Constitution, including but not limited to the Scheme of Delegation to Officers to transfer functions currently under the responsibility of the Director of Operations amongst other senior managers, as appropriate; and
- (d) that the Chief Executive Officer be authorised to make the necessary amendments to the Pay Policy statement for 2017-18 to reflect the above approved changes.

(The meeting started at 6.00 pm  
and ended at 7.16 pm).