

EASTLEIGH BOROUGH COUNCIL

Minutes of a meeting of the Council held on Thursday, 21 July 2016 at 7:00 pm

PRESENT:

The Mayor, Councillor Scott (Chairman); Councillors Airey, Atkinson, Asman, Bain, Bicknell, Balaam, Bloom, Boulton, A Broadhurst, Mrs Broadhurst, Clarke, Craig, Cross, Grajewski, Hall, Garton, Holden-Brown, Holes, Hatfield, House, Irish, Kyrle, Lear, Mann, Mignot, Myerscough, Parkinson-MacLachlan, Pragnell, Pretty, Rushton, Mrs Sollitt, Sollitt, Tennent, Van Niekerk and Winstanley

Apologies for absence were received from Councillors Allingham, M Hughes, Norman, Rich, Roling, Smith and Thomas

1. MAYOR'S ANNOUNCEMENTS

The Mayor gave the following announcements as a mark of sympathy and support for the people of Nice following the barbaric atrocity which occurred within their community last week. On behalf of the Council the Mayor had written a letter to the Mayor of Nice to express sorrow for their suffering.

He advised that the new Prime Minister had met with the President of France today and had a similar meeting with the German Chancellor. The UK leaving the European Union was a shock for our European neighbours and the shock had now been replaced by uncertainty over our relationship with them and our position in the European community.

Eastleigh's tie with its twinned towns of Villeneuve-de-St George and Kornwestheim allowed the Borough a conduit through which we could demonstrate that friendship with allies was valued. Rather than diminish those ties the Council should look to strengthen them.

In November to mark Armistice day the Mayor would travel to Villeneuve-de-St George and the Deputy Mayor would visit Kornwestheim. There would also be reciprocal visits as was the usual custom. In addition to this the Mayor would travel to Kornwestheim at the end of September in order to celebrate the Olympic Games with Eastleigh's twin. Our Olympic torch would leave Wildern on 19 September and arrive in Kornwestheim on 29 September where there will be three days of games. The Mayor encouraged as many people to attend the sending of the Olympic torch on 19 September at Wildern.

2. MINUTES**RESOLVED –**

**That the Minutes of the meetings held on 12 and 16 May 2016 be agreed as a correct record.**

3. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

4. LEADER'S REPORT

The Leader reported that Portsmouth, Southampton and Isle of Wight Councils had today launched their consultation on a Solent Combined Authority that could, in future, be open to south Hampshire districts to join.

The Solent Combined Authority would take on responsibility for services currently managed by central government. This would allow decisions to be made locally rather than in Westminster; with a focus on driving economic growth, improving infrastructure and transport links and delivering homes in the region.

The combined authority would not replace any of the councils involved or take over any of their existing powers; each of them would be an equal member and represented on its board which could be led by a directly elected mayor with very limited direct powers.

A range of new powers and responsibilities would come to the Combined Authority:

- £900m funding for the area over 30 years (£30m p.a.) to invest in economic growth and housing; keeping all business rates generated in the area (approximately £400m) and leaving the current system of government funding for local councils - meaning the area would have better control of its own financial future and piloting the new approach;
- Power to create a spatial plan;
- Increase productivity and create more jobs and better jobs by simplifying and strengthening support for business growth, innovation, and global trade and investment;
- Control of the budget for adult education and training in the area, enabling a focus on the skills businesses want people to have, therefore people get jobs and businesses prosper;
- Development of a new programme to help the hardest to help claimants back into work and provide them with support;
- Delivering new homes in the area; Control of a dedicated transport budget, franchised bus services and key network of local authority maintained roads;

- Innovative and integrated approaches to public service reform, including health.

The consultation was open until 18 September. If the Combined Authority went ahead, it could in the future choose to invite district councils to join it. In the event of this Council deciding to do this, there would of course be a full consultation with the local community first.

In parallel with the Solent Unitary Councils consultation on devolution, he advised that Hampshire County Council would launch a consultation next week on proposals to re-organise local government in Hampshire by abolishing all Borough and District Councils and creating a super-powerful Hampshire Council led by a Cabinet of 10 councillors responsible for all services provided by the County and 11 Borough and District Councils.

This was confirmed by the County Leader today after spending £100,000 on a consultant's report to justify his position, and allocated a further £150,000 to promote the County's plans.

The Leader advised that this was not devolution: it was reverse devolution, sucking power up to the centre, rather than dispersing it.

Work was going well on site on the new Leisure Centre. On site. On time. And on budget. At the old Civic Offices site next door, planning permission had been given to Hendy Ford for a new major car dealership and servicing centre.

The Household Waste Recycling Centre funded by the Council at Chestnut Avenue was coming along well and would open later this year allowing work to start on housing at the Woodside Avenue site.

Just behind Eastleigh House, the much delayed new M&S Simply Food should not be delayed much longer, as after a long wait access arrangements have been signed off by Network Rail.

Work was also to start next month on the Sunday's Hill by-pass at Hedge End, and in that area housing was coming along well at Boorley Green, St John's Road in Hedge End, and Bridge Road in Bursledon.

The Leader advised that the Council had won the last two planning appeals, at Grange Road, Netley and Bubb Lane, West End. Appeals were outstanding at Hamble Station, west of Boorley Green and at Botley Road, West End. He confirmed that a Local Plan timetable would be put to Cabinet on 8 September 2016.

In conclusion the Leader updated Council on staff appointments as part of the Future Eastleigh Project.

Appointments to the new Management Team were now complete. Alongside Nick Tustian as Chief Executive there would be three Corporate

Directors – Sarah King for Support Services, Andrew Trayer for Services, and Natalie Wigman for Strategy. As the process draws to completion the Leader thanked Alex Parmley who would be leaving shortly after seven years. Alex had made a massive impact in his role and taken forward not just projects that had benefited Eastleigh – from Fleming Park and Green Deal projects to projects that would benefit the much wider area including the Hampshire Community Bank.

Over the coming weeks appointments would be made to the range of senior manager jobs for the new council structure. Lots of Members had been involved with interviews recently and the Leader thanked the Staff Appointment Panel members, David Airey, Tonia Craig, Judith Grajewski and Anne Winstanley, who have put in many hours of interviewing in recent weeks.

5. SUBMISSION OF PETITION - LOCAL PLAN (SUBJECT TO THE WAIVING OF STANDING ORDERS)

Members agreed unanimously to waive standing orders in order to receive the petition to be submitted.

Council received the petition regarding the Local Plan from Gin Tidridge who raised issues with the Local Plan and in particular options B and C of the Issues and Options consultation.

The Mayor thanked Gin Tidridge for the petition and duly noted it.

6. RECOMMENDATIONS (INCLUDING CALL-INS) REQUIRING DECISION

Consideration was given to the following Minutes:

(a) Cabinet – 21 July 2016

Eastleigh Borough Local Plan – Way Forward (Minute 1)

**RESOLVED –**

**That the recommendation contained in Minute 1 be agreed.**

(NOTE: Four members of the public including the Local MP a representative from Bishopstoke Parish Council and action / campaign groups in respect of the Local Plan made representations and raised concerns in respect of specific issues contained within the Options and Issues Consultation document.)

7. MOTION

Consideration was given to the following motion submitted by Councillor Hall:

“We are proud to live in a diverse and tolerant society. Racism, xenophobia and hate crimes have no place in our country. Our council condemns racism, xenophobia and hate crimes unequivocally. We will not allow hate to become acceptable.

We will work to ensure that local bodies and programmes have the support and resources they need to fight and prevent racism and xenophobia.

We reassure all people living in this area that they are valued members of our community”

## **RESOLVED –**

**That the Motion be adopted.**

### 8. CABINET STATEMENTS

Councillor Airey, Cabinet Member for Transport and Streetscene, reported that the Streetscene service had seen an increase in the number of compliments it had received from members of the public about its services. The service was very visual and its outcomes were important in terms of the reputation of the Council. He thanked the staff concerned for providing a standard of service that was appreciated by Borough residents.

The Streetscene Small Works Team continued to grow both its reputation and its workload. The service had created 4 full-time new jobs plus 2 temporary jobs and had an order book for work to the value of £183,000. Much of this work the Council used to tender to outside contractors. Following meetings with the County Council, team members had undertaken specialist training which resulted in work being awarded by the County Council under the terms of its Agency Agreement for Highways. He congratulated those staff involved.

The Department for Transport (DfT) had now published the “Invitation to Bid” to the two shortlisted bus operators, Stagecoach, the present operator and Firstgroup. Bids were due to be with the DfT by 7 September 2016. The minimum specification laid down by the DfT saw little or no change in service provision for the Eastleigh area. Meetings had been set up with both Stagecoach and Firstgroup franchising representatives for the Council to impress on the two bidders the need for service improvements in the Eastleigh area.

Councillor Broadhurst, Cabinet Member for Leisure, reported that there was concern that the Department of Culture, Media and Sport having already been relocated into the Treasury may well be subsumed in the next couple of years.

It was hoped that the Arts Council funding would be untouched in the autumn statement, honouring the promise George Osborne made last year. If so, when The Point submitted its application for renewed status as a National Portfolio Organisation of Arts Council England in December, it

was likely to request annual funding of £250,000 for the period April 2018 to March 2021.

The Point was currently part of an EU consortium applying for a major grant that would create a funding flow that was likely to be available until 2020. The Council had been reassured that despite the referendum result, The Point's membership was secure and, whatever the ultimate outcome of Brexit negotiations, the funding would be secure. However, UK organisations were being discouraged from making any new applications to the European Union.

The Point would continue to pursue European opportunities, reflected by hosting this year's European Aerial Dance Festival in August. The festival had previously been located in Brighton, but the facilities offered by The Point were viewed as far superior. Pre-sales for the event had already exceeded £10,000, and discussions were in progress to confirm next year's festival at The Point.

Today, The Point hosted a delegation from China, invited to England by Southampton Solent University, to see how our Creative Industries have become such an economic driver for the UK economy. As more emphasis was being placed on building relationships between Eastleigh's Creative Industry and local business, another collaboration with IBM Hursley at the end of next week when The Point's Youth Theatre presents Alice in Wonderland.

Finally, The Point had built a national reputation as an incubator of talent, and a letter of thanks was received which bore testament to what was meant to those individuals helped to achieve their ambition.

Park Sport was due to be very successful again this year with 4071 bookings to date and still rising (4009 in total in 2015). An increase in female participants and participants from the southern parishes, all helping the figures this year. Summer of Sport which included 100+ adult taster sessions in 22 different activities across the Borough for £2 a session, funded by CSAF funding from Sport England currently had 611 bookings to date (opened on 12th July) of which 513 bookings were taken on the first day compared to 230 on first day in 2015.

The Journey to Rio project was launched in June to primary schools in Eastleigh, 5320 pupils from 17 schools were taking part in the project to encourage their pupils to walk, run, cycle or scoot a total of 20 miles over a five week period. If a class of 30 pupils completed the challenge they would have travelled from Eastleigh to Rio, using the special ratio.

Itchen Valley Country Park had just been awarded its eighth Green Flag award so the Council congratulated the staff at Itchen Valley.

Councillor Kyrle, Cabinet Member for Environment and Sustainability, reported that the Sustainability & Climate Change Manager was continuing

to carry out service reviews of the Council's operational sites and services to both ensure compliance with Environmental Legislation and to identify measures to reduce the environmental impact of the Council's services. This work had already led to savings from the Council's water bills and changes to waste management practices.

New recycling bins were being trialled across the Council's estate, these were designed to both improve Eastleigh Borough Council's recycling rate and encourage residents to do the same. There were only four new bins, two are in Eastleigh House (one in Reception Area), one which is here in the Point reception and the other in Hedge End Depot. We hope to locate one at Itchen Valley Country Park and if they proved to be successful consideration would be given to providing them across all operational sites.

In July the Borough Council and Wildern School hosted the first Eastleigh Eco-Schools Forum to celebrate the successes, share expertise and encourage more schools to engage with sustainability.

Nine schools from the Borough were represented by teachers and pupils who enjoyed a full day of presentations and workshops from Eco-Schools, Hampshire & IOW Wildlife Trust, KoolSkools, Recycle 4 Eastleigh, Southern Water and Sustrans. It was a very successful day and the teachers went home knowing there were other people doing the same as them and there was support out there to help them on their way with projects and initiatives that they might want to try in their schools.

Since the introduction of the Electric Vehicles, Common Wheels had been a real success and public usage had risen. Public usage was important for a number of reasons; it reduced the cost of the scheme to the Council, promoted a transition to zero carbon electric vehicles, improved air quality and improved mobility of residents. Despite the 100 mile range, they can charge so quickly that one resident drove 460 miles on one booking.

Frontline staff continued to play a leading role in developing their services through participating in Service Improvement Groups. Currently two groups were active; A Christmas Working Group that looked into numerous scenarios to ensure collections were completed for residents over the 2016 festive period. The scenarios were considered and the favoured option ensured that no collections were brought forward and the amended Christmas collection timetable covered only a two week period from Monday 26 December to Saturday 7 January; In-cab technology – A Working Group that involved front line operatives reviewing the in-cab technology that was required to replace and improve aging devices. A range of systems were being trialled and evaluated to ensure investment in this area provided drivers and our service with effective, user friendly devices that would aid service delivery.

The Council's garden waste service continued to be hugely popular and now had 16,500 customers, which had seen an increase of 550 since 31

March 2016. Since moving from re-useable bags to wheeled bins, an additional 5,169 residents had joined the scheme, an increase approaching 32%.

Garden waste now contributed 11 % towards the Borough's recycling rate and Eastleigh Borough Council now collected and recycled more garden waste than any other Council in Hampshire.

Following the recent signing of a 3 year deal for Direct Services to provide a range of services at the Hilton Ageas & Ageas Bowl, the commercial waste team provided its first on-site waste collection during the Twenty-Twenty cricket international on 5 July between England and Sri Lanka. Following the event, the Ageas Bowl provided excellent feedback with heartfelt thanks. He congratulated the Direct Services team for all their hard work on this and for delivering such a good and well respected service to the residents and customers in Eastleigh, throughout the year, every year and especially to those, who had clearly made such a good impression by providing an exemplary service to our client.

He also congratulated the Fair Trade in Eastleigh Borough Campaign Group, who had just achieved accreditation from the Fair Trade Foundation for Eastleigh continuing to be a Fair Trade Borough. The team of volunteers worked incredibly hard on this issue, which was something that they all feel very passionately about.

Councillor Pretty, Cabinet Member for Business and Skills reported that Since being appointed to the Cabinet he had met with the Economic Development Team and discussed with them how they saw the future for business in Eastleigh and what could be done to encourage businesses to the Borough. He had also met with members of the Eastleigh BID team who were independent of the Borough but looked after the Town Centre area with the aim to make it safer, cleaner and more welcoming to both visitors and retailers.

The Council encourages small businesses by offering low cost office accommodation and business support through Wessex House – the Eastleigh Business Centre. Wessex House had been re-clad and extensively re-decorated in the Foyer with future work planned for other communal areas. Wessex House offered low cost accommodation for new ventures, offices from single rooms to multiple units and five meeting rooms within the building. The current occupancy was approaching 90% which demonstrated the success of the Enterprise Centre.

Eastleigh has much to offer businesses including excellent transport connections, good facilities, and a Council that was keen to work with companies to encourage them to the Borough, and a safe community with a range of housing and facilities for their employees.

Councillor Sollitt, Cabinet Member for Youth and Social Policy, reported that the last meeting of the Race Equality Forum was devoted to the



issues around hate crime, with a number of concerns raised by those who attended. It was a very in depth and helpful discussion and highlighted a wide variety of issues and concerns affecting our communities about crime, the fear of crime and the uncertainties following the referendum result in June.

The Council was pleased to be supporting the Eastleigh Mela organised by the Asian Welfare and Cultural Association, which was again supported by grant funding and staff support. The Mela was a hugely popular event for Eastleigh and was always well attended. In addition to supporting this event, the Council would be part of the health zone, providing mini health checks and the launch of the health alert cards which was a joint project with the NHS.

At the annual Volunteer's Evening, the Mayor of Eastleigh recognised the work of volunteers across the Borough. The Mayor's Youth Volunteering Gold Award winner was Emily Hinton for her voluntary youth work and the Gold award runner-up was Chloe Munday for her volunteering and fundraising for Eastleigh Young Carers. The award was supported by the Borough Council, Eastleigh lions and One Community. The Mayor also gave certificates to volunteers from Eastleigh Good Neighbours, Breathe Easy Hedge End, Eastleigh Museum, the Buddy Active Scheme, the Good Companions Social Club, Bishopstoke and Fair Oak Good Neighbours and EBS Counselling Service.

The Council was also pleased to support the Armed Forces Day in June with a flag-raising ceremony. The Council had recently updated information on its website to provide information about support and services available to serving armed forces personal, reservists and veterans.

The Council was pleased with the ongoing work of the Supporting (Troubled) Families programme in Eastleigh – the multi-agency scheme takes referrals through the Early Help Hub, and provided additional support and often funds for families.

Councillor Winstanley, Cabinet Member for Housing and Customer Services, advised that in this financial year 49 new affordable homes had been provided on Monksbrook estate in Eastleigh and Winchester Road in Fair Oak. Further completions were forecast for this financial year, mainly on local plan sites including Travis Perkins and Toynbee Road in Eastleigh, St Johns Road in Hedge End and also Stoke Park Farm in Bishopstoke.

There were currently eight households in Bed and Breakfast. These were mostly either seeking private sector rented housing or finalising arrangements for private sector rented that they had already found. This year there had been an increase in the use of Bed and Breakfast, mainly caused by landlords seeking to repossess their properties. This had

meant that the average stay in B&B exceeded the maximum stay of six weeks recommended in the Homelessness Code of Guidance for families.

Since the Localism Act 2011 the Local Authorities could discharge their homelessness 'duty' by finding people housing in the Private Rented Sector. With long waiting lists for scarce social housing, applicants were informed of this and if they were in 'priority' need would be given financial assistance in the form of rent in advance/rent deposit, an interest free loan. The Council had limited Private Rented Sector accommodation and therefore existing landlords were able to charge rents well over the local housing allowance rates. They were highly unlikely to take applicants who were reliant on housing benefit. The Housing Option Team had developed relationships with Landlords who notify them if they had vacancies most were outside the Borough. Housing Options would put forward names to the Landlord of all those applicants that met the criteria that the Landlord had specified and were affordable for the applicants. There was a great housing need in Eastleigh Borough which proved that new housing put forward in the emerging Local Plan was greatly needed.

## 9. MEMBERS' QUESTIONS

Councillor Atkinson asked the following question of Councillor House:

"Please would the Leader update this Council on the progress of the Hampshire Community Bank and its registration with the banking authorities enabling it to become an independent bank, including in his answer details of the investment, both in value and resources that this Council has made in the project?"

The Leader replied that following the rigorous due diligence process undertaken on behalf of the founding investors, the investors, including Eastleigh Borough Council, have subscribed to the shares in the company which will own Hampshire Community Bank. In effect this meant that the Council had released £125,000 of investment with the remaining £375,000 to be invested at key milestones throughout the application process.

Eastleigh Borough Council was one of eight investing organisations (councils and universities) who had collectively committed to invest £7.5 million in setting up the bank, with others likely to follow.

The subscriptions had enabled the project to progress activity to set up a bank and gain a licence. There was considerable documentation on the banking policies and processes that were required to be submitted to the Bank of England and the Prudential Regulatory Authority to meet the requirements of a banking licence. In addition, significant work was at an advanced stage to procure the necessary IT systems.

It was expected that Hampshire Community Bank would receive its "Authorisation with Restrictions" during the first quarter of 2017 from the Bank of England with restrictions being lifted and full licence to operate coming shortly afterwards.

Councillor Atkinson asked whether there was any implication on staff time. The Leader replied that the principal resource implication was on Sarah King, Alex Parmley and Andy Smith.

Councillor Grajewski asked the following questions of Councillor House: "When will the Borough Council resume its comprehensive programme of member training/briefings to better equip all members to carry out their full range of duties in a fully informed and skilled manner?"

The Leader advised that the fixed-date briefing plan would resume in the autumn but of course advice and support was available to all Councillors throughout the year and had also continued with specific events such as the very well attended briefing on the Local Plan yesterday evening. One-to-one IT training was available on request, as always.

A number of areas had been identified for the future, including updates on the Future Eastleigh project that would continue through to the end of next year, updates on new boundary arrangements when confirmed by the Boundary Commission, a workshop on commercialism and another on the future of digital service delivery, and on the role of the voluntary/third sector. Councillor Clarke had also requested a session for his Scrutiny panel one Saturday morning to look at constructive challenge and the role of scrutiny. He asked other Members to contact him with any other requests, for specific training needs.

Councillor Grajewski advised that she was pleased that there were plans in place for Member training in the future but asked why it had fizzled out.

The Leader advised that Member training had not "fizzled out"; however there had been substantial changes to the staffing in Democratic Services and it was hoped that the Member Training regime would return to normal in the autumn.

"When will the Borough of Eastleigh have a Local Plan?"

The Leader advised that a report would go to Cabinet on 8 September updating the Local Plan timetable.

Councillor Grajewski asked "Given that the Leader talks about his ambitions for Eastleigh Borough Council to be more commercial and outward facing, what does it do for the Council's reputation when, as the local planning authority, it hasn't even been able to deliver a sound Local Plan?"

The Leader advised that most Council's did not have a Local Plan some had decided to have a non-site specific partial plan, however Eastleigh had decided to have a full plan and chose a vast array of different scenarios. It matters most how the Council delivered housing. Fareham Borough Council had given permission for Welborne development and yet a single turf had not been turned in 18 years. Eastleigh had delivered.

“Does the Leader agree with me that all local residents must be consulted before any deal on devolution for combined authorities is agreed?”

The Leader agreed and advised that was certainly how any South Hampshire Devolution would be progressed, in this Borough at least, as he outlined earlier.

Councillor Grajewski asked “Hampshire County Council plans to consult Hampshire residents on a range of devolution options, starting later this month and has invited all local councils to make this a joint exercise. Will Eastleigh Borough Council be accepting this invitation to take part and if not, why not?”

The Leader advised that there had been no meaningful involvement of the Borough Council apart from a few emails with limited time for response. He felt the County Council had rebuffed any serious attempt to include the Borough Council.

“On several occasions, the Leader has expressed his opposition to the notion of an elected mayor for combined authorities. Does he still hold that view?”

The Leader replied, yes.

“Is the Leader still in favour of double devolution i.e. cascading more responsibilities from higher tiers to district and borough councils which in turn would devolve more responsibilities to parish and town councils?”

The Leader replied that he most certainly was. The policy was introduced at the very first meeting in May 1994 when the Liberal Democrats took responsibility for running the Borough. The Liberal Democrats had a fine record of transferring land powers and services to Parish Councils and were held up as a model of good practice by the Local Government Association and the National Association of Local Councils. Eastleigh Borough uniquely in Hampshire, established three new Parish Councils over the last 20 years, for Bishopstoke, Allbrook & North Boyatt and Chandler’s Ford.

Councillor Grajewski asked “Is that not contrary to the comments in the Leader’s statement to the Hampshire County Council Cabinet meeting on 6<sup>th</sup> June when he said, “Parish and town councils, at their best, can generally represent the grassroots. Their weakness is that they will never have the capacity to do much in the way of serious service delivery. Even the larger town councils have a limit to what they can do.”

The Leader replied that there was no contradiction he felt that there was a flaw in the County Council’s argument for one council for the whole of Hampshire. It was unlikely that Chandler’s Ford Parish Council would be able to do their own refuse collecting and Allbrook and North Boyatt Parish Council establish their own planning department. However he felt that service delivery should be as close to residents as was viable with Parishes successfully being responsible for Village Halls, allotments and

public toilets. Not only do District Council's fill the gap but half of Hampshire does not even have Parish Councils at present.

Councillor Hall asked the following question of Councillor House:

"Could the Leader inform the Council of the outcome of a meeting with officials from the Ageas Bowl concerning the serious delays in vehicles leaving the site following the Rod Stewart concert?"

He replied that with 26,582 spectators attending the event, this was the first large scale music event since Oasis played at the venue in 2005. The site had changed dramatically since that concert and so this event was approached using the event management plan successfully deployed at large scale international cricket matches.

The event was a commercial success, the audience was the largest on the tour, the promoter was very happy as were the artists' management.

There were clearly serious problems in delivering the event, and these were discussed in some detail at a debrief meeting by the Safety Advisory Group (SAG), the body made up of the Borough and County Council, the police, fire service, ambulance service and building control. At this meeting a number of areas where the plan could be improved, but the key conclusion was that the plan failed in certain areas in particular with stewarding and traffic management services.

The venue would use external consultants to review the new Event Management Plan and ensure that learning not only from experience and the feedback from the SAG but also taking advice from industry experts, to ensure the venue was well placed to cater for events of this nature in the future.

Areas to review would include all of the key transportation issues – rail shuttles, parking at or near the ground, park and ride, taxis, private drop off, egress, and of course stewarding.

Councillor Hall thanked the Leader and asked whether the Local Area Committee could be informed of the outcome to the report.

Councillor House confirmed that the 19 page report would be circulated to all Members of the Hedge End, West End and Botley Local Area Committee.

Councillor Lear asked the following question of Councillor House:

"Following a Freedom of Information request, the Daily Echo recently reported that Eastleigh Borough Council is borrowing £3.5 million to build a new Marks & Spencer Simply Food store. Is this not giving Marks & Spencer an unfair competitive advantage over existing retailers in the town centre, and which other local retailers have been incentivised in a similar way?"

The Leader replied no, of course not, and if Councillor Lear followed reports to Cabinet and debates in this chamber more closely she would understand that. The Council had a wholly commercial relationship as site owner with M&S, just as the Council has with other commercial developments around the Borough over many decades. M&S will pay a commercial rent, and help attract shoppers into the town that would otherwise not visit.

Councillor Lear asked if the venture was not profitable was a contingency plan in place.

The Leader replied that this was commercially confidential and there was a risk across all sites, however he advised that the Council had wanted to attract Marks and Spencer's to the town for 30 years and he was confident that it would be successful.

Councillor Bicknell asked the following question of Councillor House:

As a direct result of the EU referendum housing stocks on the ftse 100 and more significantly the ftse 250 have plummeted by at least 30% (at time of writing), St Modwen have written off £21 million of the value of their Nine Elms development, Standard Life, M&G, Prudential and Aviva have closed/stopped redemptions on their property funds, a major bank in Singapore has stopped lending against property purchase in the UK and London, a report, pre 23rd June, showed housing completions were at a 7 year low and with the free fall of the Pound, can the Leader inform the Council how these worrying market trends may affect the deliverability of the local plan and in particular the delivery of the much needed affordable housing, possibly to be in much more in demand in years to come, in the short, medium and long term?"

The Leader replied that one thing that had been learned over the last month, after the appalling Leave campaign of mistruths and half-truths, and Remain wasn't much better, was to tread carefully on looking at the consequence of Brexit.

It would be foolish to try to predict how Britain's relations with the rest of Europe would impact on housing delivery over the longer-term.

What can be said is that already the Borough had seen at least one of the major housing sites for over 1000 homes delayed, due to the withdrawal of a major housebuilder that was choosing not to invest for the time being. Another major house-builder, Barratt, had announced it planned to slow delivery. The consequences of this were several-fold. Firstly, housing delivery targets would be undermined, that would put pressure on more new sites to be allocated if the Council was unable to meet five-year land supply. Secondly, delivery of homes of all tenures, including much needed homes for social and market rent, as well as starter homes would be delayed. Thirdly, the delivery of social infrastructure that could also benefit

the existing population: new schools, roads, medical and sports facilities, accessible green space and more. So there would be no winners. Brexit, for now, means fewer homes for those in need, and opens up more of our countryside for development.

Sitting back and doing nothing was not an option. Even higher priority was being given to meeting with landowners, agents and developers to look on a site by site basis at housing delivery. Some would need new partners, be that other housebuilders, new housing associations, the Homes & Communities Agency, or the Borough Council as investment partners. The Council would do everything possible to fill the gap caused by market uncertainty, and would report back through Cabinet and Council over the coming months on this.

10. RESOLVED ITEMS - FOR NOTING AND QUESTIONS ONLY

**RESOLVED -**

**That the Minutes of the following meetings be received:**

**COUNCIL**

25 February 2016  
12 May 2016  
16 May 2016

**CABINET**

3 March 2016  
16 March 2016  
16 May 2016  
16 June 2016

**AUDIT AND RESOURCES COMMITTEE**

8 March 2016  
16 March 2016  
14 June 2016

**ADMINISTRATION COMMITTEE**

27 June 2016

**POLICY AND PERFORMANCE SCRUTINY PANEL**

26 May 2016  
9 June 2016  
7 July 2016

**CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE**

23 March 2016  
6 July 2016

**HEDGE END, WEST END AND BOTLEY, LOCAL AREA COMMITTEE**

7 March 2016  
21 March 2016  
13 June 2016

**EASTLEIGH LOCAL AREA COMMITTEE**

1 March 2016  
22 March 2016  
24 May 2016

**BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA COMMITTEE**

17 March 2016  
2 June 2016  
30 June 2016

**BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA COMMITTEE**

22 June 2016

The meeting finished at 10:28 pm.

M5664