

CABINET

NON-CONFIDENTIAL APPENDICES

Monday, 13th February, 2012
at 5.00 pm

APPENDICES ATTACHED TO THE LISTED REPORTS

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Appendix One

Council Plan Indicators: Variances for Quarter 3

Measure Description	Comments	Current Quarter Status	Year End Target	1st Qtr Actual	2nd Qtr Actual	3rd Qtr Actual
Children's Services & Learning						
Safeguarding - Children						
Increase the timeliness of Initial Child Protection work for vulnerable children	Performance has fallen below target for this indicator for a variety of reasons. The major reason for delay is that our process for managing 'transfer in' conferences is not delivering – this has been reviewed and changes made to address the shortcomings. The reminder of the 'out of time' conferences is due to a mix of factors including workload pressures and staffing capacity issues. In addition there were a number of planned 'out of time' conferences where Service Managers agreed that due to issues such as ensuring family can attend being critical for a successful outcome, the 15 day timescale would not be complied with. Remedial action has been taken to make improvements in the next quarter.	Slight Variance	85	83	80	78
Environment & Transport						
Waste and Fleet Management						
Percentage of household waste arising which have been sent by the authority for reuse recycling composting or anaerobic digestion (Former NI192)	<p>The difficult economic climate continues to reduce the amount of recyclables that are being put out by residents for collection; particularly newspapers and magazines where readership has fallen.</p> <p>The amount recycled in quarter three is comparable to 2010 for November and December, resulting from collections getting back to normal mid November. We are below our 2011 target due to industrial action, particularly the strike action between June - October, which has resulted in reducing tonnages of kerbside dry recyclables and in particular garden waste that the authority has collected.</p> <p>Third party contractors were used to collect dry recyclables to reduce the effects of the industrial action.</p>	Significant Var	29.09	29.96	24.78	24.07
WFT2 Number of collections missed per 100,000 collections of household waste per quarter.	Due to action short of strike, which has meant refuse crews have not returned for missed bins, we have not been able to record this information.	N/A	39	21		

Council Plan Indicators: Variances for Quarter 3

Measure Description	Comments	Current Quarter Status	Year End Target	1st Qtr Actual	2nd Qtr Actual	3rd Qtr Actual
Housing						
Skills, Economy and Housing Renewal						
Number of affordable homes delivered (gross) (Former NI155)	67 new affordable homes provided in Q3, this is above the target of 36 and partly reflects the delays to schemes in Q2. However, some of the Centenary Quay units will still not come in until Q4. Q3 saw the first 13 FirstBuy completions, plus 3 mortgage rescue completions. Provided all the FirstBuy units currently under offer complete by 31 March, the annual target of 350 remains achievable.	Significant Var	350	24	45	112

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Council Plan Service Improvement Actions and Projects (Commitments): Appendix 2
Slippage for Quarter 3 Appendix Two

Description	Quarter 1 Actual	Quarter 2 Actual	Quarter 3 Actual	Quarter 4 Actual	Current Quarter Comments
Children's Services & Learning					
Ensure caseloads are low enough to keep vulnerable children safe	Slightly Slipped	On Target	Slightly Slipped	N/A	Generally this has improved consistently, but recent challenges due to staff leaving as a result of Terms and Conditions changes has resulted in new pressures on teams. However, caseloads are now running at 22 per Social Worker.
Ensured that all children and young people in the local authority's care, live in the right placement, attend school regularly, make good progress at school, and leave care equipped to do well in adult life	Slightly Slipped	Slightly Slipped	Slightly Slipped	N/A	CLA still perform less well educationally, and in terms of employment than the general population, but their life experience is often a challenge. Placement stability is satisfactory
Increased the percentage of children assessed whose needs for support are assessed in a timely way	Slightly Slipped	On Target	Slightly Slipped	N/A	Improvements have been evident in the timeliness and quality of assessments and the backlog is being reduced.
More interventions to improve children's dental health/more children with healthy teeth for longer	Significantly Slipped	Significantly Slipped	Significantly Slipped	N/A	Children's surveys show decayed, missing and filled teeth (dmft) below national average. Provision of dental services across the city very good but uptake low
Leader's					
Completed the agreed number of reviews and deliver £12m as part of our efficiency programme	On Target	On Target	N/A	N/A	Recommendation that this commitment be reviewed in light of the change programme.
Demonstrate effective business-friendly regulation across all our enforcement activities'	On Target	Slightly Slipped	Slightly Slipped	N/A	Discussions are underway with other departments to identify ways of successfully achieving this.
Demonstrated that customer views and needs are central to the planning and delivery of services and drive the Council's business planning	On Target	Slightly Slipped	Slightly Slipped	N/A	Appointment to the new post was made in December 2011 and therefore this will be progressed in the 4th Quarter.
Empowered staff to have more time with customers and involve them in service design - encourage them to take personal responsibility and take the initiative to make improvements in their services	On Target	Slightly Slipped	Slightly Slipped	N/A	Delay in implementing this due to changes and capacity in the HR/OD team and the ongoing implementation of the senior management restructure. Work will be undertaken by March 2012 to approve a framework for service design which will include customer and staff involvement.
Helped the participation of locally skilled workforce fully in the Government's Green Deal	On Target	On Target	Slightly Slipped	N/A	Awaiting government guidance on Green Deal implementation, and recent changes to Feed In Tarriffs is subject of legal challenge.
More people supported to move from Job Seekers Allowance into work	On Target	Slightly Slipped	Slightly Slipped	N/A	Average JSA Claimant Count has risen to 5585 as at November 2011 due to continuing economic stagnation.
Started the development of Watermark WestQuay	On Target	Slightly Slipped	Slightly Slipped	N/A	Slipped due to the current economic conditions. Discussions are continuing to explore options with the developer.

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GENERAL FUND 2011/12 - OVERALL SUMMARY

December 2011	Working Budget £000's	Forecast Outturn £000's	Forecast Variance £000's
Portfolios (Net Controllable Spend)			
Adult Social Care & Health	66,409	67,444	1,035 A
Childrens Services & Learning	39,502	40,392	890 A
Environment & Transport	24,286	24,499	213 A
Housing	9,521	9,359	163 F
Leader's Portfolio	7,592	7,464	128 F
Leisure & Culture	7,066	7,435	368 A
Resources	44,566	44,436	130 F
Baseline for Portfolios	198,943	201,029	2,086 A
Net Draw From Risk Fund	780	0	780 F
Sub-total (Net Controllable Spend) for Portfolios	199,723	201,029	1,306 A
Non-Controllable Portfolio Costs	23,031	23,031	0
Portfolio Total	222,753	224,060	1,306 A
Levies & Contributions			
Southern Seas Fisheries Levy	49	46	3 F
Flood Defence Levy	45	43	1 F
Coroners Service	500	565	65 A
	593	654	61 A
Capital Asset Management			
Capital Financing Charges	13,327	11,766	1,561 F
Capital Asset Management Account	(24,541)	(24,541)	0
	(11,215)	(12,776)	1,561 F
Other Expenditure & Income			
Direct Revenue Financing of Capital	1,553	1,553	0
Net Housing Benefit Payments	(882)	(1,000)	118 F
Revenue Development Fund	1,190	1,090	100 F
Non-Specific Govt. Grants	(19,056)	(19,056)	0
Corporate Savings	(1,786)	0	1,786 A
Exceptional Items	0	(2,802)	2,802 F
Contribution to Capital DRF Funding	0	1,045	1,045 A
Contribution to Interest Equalisation Reserve	0	563	563 A
Council Tax Freeze Grant	(2,066)	(2,066)	0
Open Space and HRA	536	536	0
Risk Fund	1,135	931	204 F
Contingencies	0	0	0
Surplus/Deficit on Trading Areas	(125)	(242)	117 F
	(19,500)	(19,447)	53 A
NET GF SPENDING	192,631	192,490	141 F
Draw from Balances:			
To fund the Capital Programme	(1,553)	(1,553)	0
Draw from Balances (General)	1,711	1,852	141 F
Draw from Strategic Reserve (OD Reserve))	(2,104)	(2,104)	0
	(1,946)	(1,805)	141 F
BUDGET REQUIREMENT	190,685	190,685	0

ADULT SOCIAL CARE AND HEALTH PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to over spend by **£255,200** at year-end, which represents a percentage over spend against budget of **0.4%**. This forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	1,035.2 A	1.6
Remedial Portfolio Action	0.0	
Risk Fund Items	780.0 F	
Portfolio Forecast	255.2 A	0.4
Potential Carry Forward Requests	0.0	

The CORPORATE issues for the Portfolio are:

ASCH 1 – Adult Disability Care Services (forecast adverse variance £600,700)

There is a projected over spend of £425,300 on Domiciliary Care and on Residential Care of £275,900

Forecast Range not applicable.

Domiciliary Care is forecast to over spend by £425,300. However, the additional cost of client packages is actually £925,300 which represents a reduction in the over spend reported in 2010/11 of £494,800. The position has been offset by Health funding of £500,000 which has been received in 2011/12 to promote Social Care Services which aim to prolong the period before acute care needs develop.

It should be noted that due to a high number of staff vacancies in the City Care First Support team until December 2011, as a result of recruitment issues, it is unlikely that the reablement service will reduce long term domiciliary care needs by the saving target of £114,000 in the current financial year. Subject to recruitment being completed in year the savings should be delivered in 2012/13.

There is a forecast under spend on Nursing of £60,400. However, there is a safeguarding issue at a home which has resulted in a need to place clients in alternative placements rather than the beds paid for under a block contract. The forecast position reflects that any contractual costs incurred by the Council will be reimbursed by the provider. Health & Social Care Officers are currently engaging with the providers' senior management team to resolve this safeguarding issue and the financial implications. It is anticipated that a draft proposal will be made by the provider in January 2012. Any further developments will be reported in future forecast updates.

Residential Care is forecast to over spend by £275,900. This includes a reduction of six clients compared to the level of activity at outturn 2010/11. All client packages are being reviewed and the forecast position will be updated as further information is available.

The following table demonstrates the effect of these forecast changes on the equivalent number of units:

	2011/12 Net Budget £000's	2011/12 Unit Prices	2011/12 Budgeted Units	2011/12 Forecast £000's	2011/12 Forecast Units	Difference (units)	Variance to Budget £000's
Day Care	87.2	£57 Per Day	1,530	79.8	1,400	(130)	(7.4)
Direct Payments	2,518.7	£9.47 Per Hour	265,966	2,486.0	262,513	(3,453)	(32.7)
Domiciliary	4,110.5	£12.85 Per Hour	319,883	4,535.8	352,981	33,098	425.3
Nursing	2,081.7	£64.82 Per Day	32,115	2,021.3	31,183	(932)	(60.4)
Residential	5,318.7	£49.15 Per Day	108,214	5,594.6	113,827	5,613	275.9
Total	14,116.8			14,717.5			600.7

A provision of £320,000 has been made within the Risk Fund to meet the costs of 18 Dementia clients under review who are receiving services which are currently health funded. The full impact of this can be evidenced and therefore it is assumed that the full amount will be required in 2011/12. It has also been assumed that there will be a draw on the Risk Fund for £400,000 in relation to an increasing elderly population.

ASCH 2 – Learning Disability (forecast adverse variance £994,700)

Loss of Independent Living funding (£60,000) and new clients/changes in client costs (£934,700).

Forecast Range £1.1M adverse to £950,000 adverse.

There is an increase in residential activity of clients over and above that assumed when setting the 2011/12 budgets and the cost of this increased activity is just over £1.0M. This has been partially offset by net savings on Adult Placement £96,300.

It should be noted that £74,000 of outstanding savings have been assumed in setting the current forecast position.

The Independent Living Fund (ILF) closed for new applications in 2010/11. The impact to date is £60,000 which is an assumed draw on the Risk Fund. Should additional activity be identified, a further claim may be made against the remaining provision of £80,000 held in the Risk Fund for this purpose.

The OTHER KEY issues for the Portfolio are:

ASCH 3 – Provider Services – City Care (forecast favourable variance £98,600)

There are staff savings within City Care First Support (£301,400) and additional forecast unit income (£59,600) offset by additional costs in the homes (£262,400).

Forecast Range £90,000 favourable to £150,000 favourable.

There have been a significant number of staff vacancies within the City Care First Support staffing teams giving forecast savings of £301,400. Following initial difficulties in recruiting carers and undertaking extensive recruitment drives, most vacancies have been filled although a small number remain. The forecast now assumes an increase in staff numbers throughout the remainder of the financial year.

In addition, unit income is forecast to increase by £59,600. In turn this is offset by a forecast over spend of £262,400, predominantly on homes staffing arising from higher expected levels of agency usage.

ASCH 4 – Complex Care (forecast favourable variance £179,800)

The Care Management teams are expected to significantly exceed their vacancy management targets through holding posts vacant during a period of restructure for the Portfolio. This has allowed the management team greater flexibility in shaping the future structure of the service.

Forecast Range £150,000 favourable to £200,000 favourable.

It should be noted that no provision has been included in this forecast position in relation to payments for market supplements.

ASCH 5 – Adult Disability Commissioning (forecast favourable variance £159,000)

Savings of £220,000 have been achieved on Supporting People in advance of 2012/13 saving requirement, offset by a net increase in contracts £61,000.

Forecast Range £150,000 favourable to £200,000 favourable.

Following an extensive review of the current Supporting People spending programme various contracts are being ended or reduced in 2011/12 to achieve greater savings in the longer term. It is anticipated that savings in the current year of £220,000 will be achieved.

This has been offset in part by a net increase in contract costs compared to budget of £61,000, mainly due to the previously reported non achievement of expected savings on the SCA Day Care Contract.

ASCH 6 – Directors Office (forecast favourable variance £246,400)

There is a forecast under spend of £250,000 against a central budget provision as the expenditure this was intended to fund has already been forecast elsewhere within the Portfolio.

Forecast Range £240,000 favourable to £300,000 favourable.

Summary of Risk Fund Items

Service Activity	£000's
Adult Disability Care Services – Provision for Dementia Clients	320.0
Adult Disability Care Services – Provision for increase in elderly population	400.0
Learning Disability – Provision for removal of new ILF funding	60.0
Risk Fund Items	780.0

CHILDREN'S SERVICES & LEARNING PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to over spend by **£890,500** at year-end, which represents a percentage over spend against budget of **2.3%**. This forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	890.5 A	2.3
Remedial Portfolio Action	0.0	
Risk Fund Items	0.0	
Portfolio Forecast	890.5 A	2.3
Potential Carry Forward Requests	0.0	

Throughout the financial year, managers have been taking remedial action which is already reflected in the above forecast to minimise the adverse variance. This includes a recruitment freeze and a halt on all non essential expenditure as approved by Cabinet in November.

The CORPORATE issues for the Portfolio are:

CSL 1 – Commissioning & Workforce Development (forecast favourable variance £1,011,000)

Remedial action taken to help offset over spends in Safeguarding.

Forecast Range £900,000 favourable to £1.1M favourable

A favourable variance has resulted due to remedial action taken in order to help offset predicted overspends in Safeguarding. This includes:

- £300,000 from the early implementation of 2011/12 staff savings,
- £200,000 identified from reallocation of grants against core activity,
- £680,000 identified within supplies and services budgets.

In addition, £82,000 favourable variance is due to the Head of Standards post becoming vacant in Quarter 1. This is offset by an adverse forecast of £190,900 within school transport as a result of increasing demand for post 16 transport and the added costs of transporting children across the city to take up school places.

CSL 2 – Prevention & Inclusion Teams (forecast favourable variance £417,000)

Vacancies within the locality teams and a directive to hold non essential expenditure has resulted in a favourable forecast variance.

Forecast Range £350,000 favourable to £550,000 favourable

Vacant posts within the Sure Start and Children's Centres are being held unfilled. Managers have also been advised to only undertake essential expenditure from supplies and services budgets.

CSL 3 – Tier 4 Safeguarding Specialist Services (forecast adverse variance £1,312,300)

The number of children in care for whom there is a financial cost, has increased by 37 over the current financial year.

Forecast Range £1.6M adverse to £1.0M adverse

The increasing numbers of children in care has led to an over spend on fostering services of £1.4M. This includes a forecast over spend of £1.1M on Independent Fostering Agencies (IFAs) placements, (36 budgeted versus 66 actual). This also includes a forecast over spend of £249,000 on internal fostering placements, (237 budgeted versus 271 actual). A standard IFA placement costs approximately £26,000 more than the average SCC foster placement.

However, in the interim, existing IFA providers have reduced placement costs to SCC. Southampton is leading a partnership of 11 local authorities to secure more competitive IFA prices from 2012/13.

The placement costs of children under 16 who are looked after ranges from an internal placement costing an average of £16,300 per annum to an external residential placement costing up to £300,000.

The table below outlines the changes in activity levels for 2011/12:

Service Activity	Daily Rate Range £	Placement Numbers			
		Budget	Sept	Dec	Forecast End of March
Fostering up to 18	20 – 95	237	270	271	271
Independent Fostering Agencies	96 – 212	36	63	66	60
Supported Placements or Rent Residential - Our House	16 – 43	16	9	11	8
Residential - Independent Sector	100 – 660	5	3	2	3
Secure	717 – 806	6	11	13	13
Sub-total: Children in Care		301	356	363	356
Over 18's	8 – 78	11	14	13	14
Adoption Allowances	1 – 32	102	91	87	89
Special Guardianship Allowances	4 – 32	19	28	34	31
Residence Order Allowances	6 – 16	26	19	18	19
Total		459	508	515	509

CSL 4 – Safeguarding Management and Legal Services (forecast adverse variance £592,400)

The over spend has resulted from an increase in legal costs, arising from the increasing numbers of children in care.

Forecast Range £800,000 adverse to £350,000 adverse

Included within this adverse variance is an over spend of £549,500 for legal fees relating to court fees, all legal expenses and the additional costs of external solicitors for the increased numbers of court proceedings arising from the numbers of children looked after.

CSL 5 – Tier 3 Social Work Teams (forecast adverse variance £685,100)

The adverse variance reflects the additional agency social work staff above establishment and the additional cost of agency social work staff in respect of vacancy and absence cover.

Forecast Range £800,000 adverse to £400,000 adverse

There is a forecast over spend of £846,400 on the staffing related costs of the Tier 3 social work teams, including the cost of a market supplement for qualified staff. Current market conditions are such that the supply of social workers is insufficient to meet demand. This means a continuing need for temporary staff, acquired from independent agencies, with the associated market agency fees. Agency staff are also being used for absence and sickness cover.

This forecast projection includes £275,000 for agency staff employed over and above the team establishment for a fixed term. This is being offset by specific savings reported within Commissioning and Workforce Development.

The over spend on staffing is being partially offset by savings of £161,300 on specialist childminding placements and other expenditure incurred to prevent children entering care. This is a direct result of tight financial management of such discretionary expenditure.

The OTHER KEY issues for the Portfolio are.

CSL 6 – Disability (forecast favourable variance £187,100)

The forecast variance reflects a reduction in the costs of care packages for children with disabilities. This under spend has resulted from effective targeting of services at those children and their families with the most complex needs.

Forecast Range £150,000 favourable to £250,000 favourable

ENVIRONMENT & TRANSPORT PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to over spend by **£212,700** at year-end, which represents a percentage over spend against budget of **0.9%**. The forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	212.7 A	0.9
Remedial Portfolio Action	0.0	
Risk Fund Items	0.0	
Portfolio Forecast	212.7 A	0.9
Potential Carry Forward Requests	0.0	

The **CORPORATE** issues for the Portfolio are:

E&T 1 – Off Street Car Parking (forecast adverse variance £220,900)

Parking pressures have been identified relating to reduced income of £228,000 and increased rates costs of £79,600. Negotiated contracts with external bodies are forecast to generate a net surplus of £106,000.

Forecast Range £300,000 adverse to £100,000 adverse

There is an adverse forecast variance for off street car parking, due to a number of factors. The most significant factor being that income is forecast to fall short of the level anticipated during the budget setting process by £228,000. This may be attributed to the continuing economic downturn and the impact on commuters of a rise in fuel prices. In addition, the financial effect of parking officers taking strike action earlier in the year has been monitored and is reflected in the income forecast.

All marketing and commercial opportunities are being explored, as part of a three year strategy to maximise income. A reduced £5 per day parking charge at the Marlands car park was introduced on 1 January 2011 and this is forecast to increase the volume of business. In addition, the service has negotiated contracts with external bodies which are forecast to generate a net surplus of £105,000.

There are employee deductions resulting from the strike action, which are included in the forecast position. However, there is a further variation due to the rates demands for off street car parks having increased significantly and being £79,600 adverse compared to the estimate.

E&T 2 – Itchen Bridge (forecast adverse variance £252,800)

There is a forecast lower level of income from tolls, following toll collectors taking strike action earlier in the year. There is also a decrease in traffic flows, due to the downturn in the economy and disruption caused by the essential bridge repairs.

Forecast Range £300,000 adverse to £200,000 adverse

Essential repairs to the bridge started in November 2010 and continued into August 2011 and there was further disruption in October due to inspection work. The resulting night closures and the use of temporary lights during off-peak hours, have contributed to a loss of toll income. The downturn in the economy has also led to a decrease in traffic flows in the City and an overall forecast decrease in toll income. In addition, the financial effect of toll collectors taking strike action earlier this year has been monitored and reflected in the income forecast. Overall the reduction in toll income is around £204,000. The employee deductions resulting from the strike action are also incorporated in the forecast position. Proposals to save £70,000 from the automation of toll collection arrangements will not be met in this financial year.

E&T 3 – Waste Disposal (forecast favourable variance £455,400)

A reduction in the amount of waste has reduced disposal costs and, together with other cost savings and increased income, has generated a total favourable variance of over £455,000.

Forecast Range £350,000 favourable to £550,000 favourable

The general collected household and garden waste tonnage is lower than anticipated, resulting in a forecast saving of £377,000 over the course of the year. There will have been savings in Waste Disposal during this period due to less waste being collected. The strike action has also led to an increased volume of household waste being taken to HWRC sites, resulting in a forecast adverse variance of £82,000. There have been fitting out costs of £40,000 incurred for the new HWRC facility at City Depot which opened on the 7 December 2011.

There are savings of £37,000 on HWRC management costs arising from Southampton being charged a lower percentage of the overall County-wide cost. The Council is also currently processing less Dry Recyclable and Household waste through the waste disposal contract than was estimated. This is anticipated to save £25,000 on haulage charges for waste going to landfill over the course of the year. Additionally, there is £80,000 extra income from the sale of ferrous metal, which is volatile in price and hard to predict; £56,000 in unbudgeted LATS income and an additional £30,000 income from the profit share at the Energy Recovery Facility (Marchwood incinerator).

The OTHER KEY issues for the Portfolio are:

E&T 4 – Highways Contract Management (forecast favourable variance £168,800)

There are savings of £192,000 on the PFI Street Lighting contract sum over and above the originally planned profile. Some other contract costs have increased.

Forecast Range £100,000 favourable to £200,000 favourable

A level of savings on the PFI Street Lighting contract sum was planned and factored in corporately. It is now anticipated that there will be savings of £192,000 over and above the originally planned profile. The cost of street lighting energy has risen, following an increase in the unit price for electricity of just over 10% with effect from 1 October 2011. There has been a draw of £36,500 from the Risk Fund to cover this additional cost.

E&T 5 - Bereavement Services (forecast adverse variance £213,500)

There is a potential income shortfall on adult cremation fees of £95,000 and other adverse variances.

Forecast Range £250,000 adverse to £150,000 adverse

The 2011/12 cremations income estimate is based on achieving the equivalent of 2,300 undiscounted adult cremations by the end of the year. However, a reduction in numbers is reported by all neighbouring crematorium facilities and is part of a national downturn in the death rate.

Although the current year forecast is to achieve 2,260 adult cremations in total, there is an adverse forecast of £95,000 based on the proportions of full price and reduced price cremations. The fees from non-adult cremations are also forecast to be £19,000 adverse compared to the original estimate and the number of burials is lower than estimated with a forecast adverse variance of £17,000. These forecasts will be closely monitored over the coming months and reflected in the monitoring, as appropriate.

The current year's service development to raise additional income from increasing the sale of memorials is slow and it is expected that the saving will only be partially achieved by the year end. There are unbudgeted initial costs of £15,000 and a forecast adverse variance on income of £28,000. In addition, Test Valley Council (where the crematorium is located) has significantly increased the rates by £16,000.

E&T 6 – Waste Collection (forecast adverse variance £95,000)

There are forecast additional refuse collection costs resulting from the strike action.

Forecast Range £150,000 adverse to £50,000 adverse

In order to help alleviate the effect on the public of the strike action and work to rule since June, there have been additional external contractor refuse collection costs of £770,000. However, there are employee deductions of £270,000 and savings on fuel of £43,000, resulting from the strike action. There are also forecast savings on employees, due to staff turnover, of £339,000.

HOUSING GENERAL FUND PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to under spend by **£162,700** at year end, which represents a percentage variance against budget of **1.7%**. This forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	162.7 F	1.7
Remedial Portfolio Action	0.0	
Risk Fund Items	0.0	
Portfolio Forecast	162.7 F	1.7
Potential Carry Forward Requests	0.0	

There are no CORPORATE issues for the Portfolio at this stage.

There are no OTHER KEY issues for the Portfolio at this stage.

LEADER'S PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to under spend by **£127,700** at year-end, which represents a percentage under spend against budget of **1.7%**. This forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	127.7 F	1.7
Remedial Portfolio Action	0.0	
Risk Fund Items	0.0	
Portfolio Forecast	127.7 F	1.7
Potential Carry Forward Requests	0.0	

There are no CORPORATE issues for the Portfolio at this stage.

The OTHER KEY issues for the Portfolio are:

LEAD 1 – Legal and Democratic (favourable forecast variance £162,100)

Early delivery of 2012/13 savings, an anticipated increase in Land Charges income and reduced spend on Elections

Forecast Range not applicable

The favourable forecast variance is due to a combination of factors including early delivery of 2012/13 savings, an anticipated increase in Land Charges income and reduced spend on Elections resulting from the benefit of combined costs for the local election and referendum in May. This favourable position has been partly offset by a combination of reduced income and increased costs within Licensing which are subject to further review.

LEAD 2 – Regeneration & Renewal (Favourable forecast variance £56,200)

Vacant Head of Economic Development & Regeneration post

Forecast Range not applicable

The Head of Economic Development & Regeneration post will be vacant until February 2012 when it will be deleted in order to fund the Senior Manager for Skills & Economy.

LEAD 3 – Major City Development (Adverse forecast variance £112,800)

Expenditure on feasibility studies which did not result in a capital project

Forecast range not applicable

After an investigation into expenditure charged to the capital programme, a number of feasibility studies, costing a total of £118,500, did not result in a capital project. As these costs cannot be classified as capital expenditure, the costs will need to be met from revenue as part of preparing the financial statements for 2011/12.

LEISURE & CULTURE PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to over spend by **£368,300** at year-end, which represents a percentage over spend against budget of **5.2%**. This forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	368.3 A	5.2
Remedial Portfolio Action	0.0	
Risk Fund Items	0.0	
Portfolio Forecast	368.3 A	5.2
Potential Carry Forward Requests	0.0	

There are no CORPORATE issues for the Portfolio at this stage.

The OTHER KEY issues for the Portfolio are:

LC 1 – Arts and Heritage (forecast adverse variance £205,400)

Shortfalls against income targets in Arts & Heritage and the settlement of a long term dispute.

Forecast Range £250,000 adverse to £150,000 adverse

Due to the challenging economic conditions income shortfalls of £249,700 have resulted in the Art Gallery shop, Reprographics and income from developers in the Archaeology unit. However, the effect of this has been mitigated by savings on expenditure budgets including repairs and maintenance and temporary staff.

A long term legal dispute concerning the loss of Egyptian items that were loaned to Southampton City Council in the 1970's has resulted in the Council agreeing to pay £40,000 in compensation.

LC 2 – Sport and Recreation (forecast adverse variance £142,500)

Unbudgeted charges in relation to the MyTime Active and Active Nation contracts.

Forecast Range £200,000 Adverse to £100,000 Adverse.

The MyTime Active contract payment schedule for the management of the Golf Course has been revised. Under the new agreement the Council receives less income in 2011/12 but receives more over the full 12 year contract period. The cost of the Active Nation leisure venue contract has increased due to an underestimate of pension liabilities.

RESOURCES PORTFOLIO**KEY ISSUES – MONTH 9**

The Portfolio is currently forecast to under spend by **£130,000** at year-end, which represents a percentage variance against budget of **0.3%**. This forecast is constructed from the bottom up through discussions with individual budget holders and is then adjusted to take into account the wider Portfolio view and corporate items as shown below:

	£000's	%
Baseline Portfolio Forecast	130.0 F	0.3
Remedial Portfolio Action	0.0	
Risk Fund Items	0.0	
Portfolio Forecast	130.0 F	0.3
Potential Carry Forward Requests	0.0	

The CORPORATE issues for the Portfolio are:

RES 1 – Corporate Management (forecast favourable variance £250,000)**Income from Strike Deductions****Forecast Range not applicable**

The favourable forecast variance reflects the total value of strike deductions received to date. These deductions have been captured centrally and will be used to offset costs incurred by those Council services affected by strike action.

The OTHER KEY issues for the Portfolio are:

RES 2 – Property Portfolio Management (forecast adverse variance £230,000)**Reduction in income on Investment Properties****Forecast Range not applicable**

The Investment Properties account is showing an adverse forecast variance on income, primarily caused by reduced rent from shared income lettings, reflecting current market conditions. In addition rental income levels have reduced and this is combined with increased costs, due to the impact of the disposal programme. These elements will have an ongoing impact in future years.

RES 3 – Corporate Services Client (forecast adverse variance £57,000)

Reduced saving from delays in implementation of team restructure

Forecast Range not applicable

The adverse forecast variance has arisen as a result of delays in the implementation of the Client team structure, primarily due to changes being made to the Senior Management structure. The delayed savings have been partly offset by vacancies across other areas within the Portfolio. Consultation on the proposed Client team structure commenced at the end of September, with implementation planned for January 2012.

RES 4 – Property Services (forecast favourable variance £167,000)

Rate refunds for Civic Buildings

Forecast Range not applicable

The Admin Buildings account is showing a favourable forecast variance due to the receipt of one-off rate refunds during the current financial year. These have arisen as a result of the planned vacation of the Civic Centre to enable essential building works to be undertaken as part of the Accommodation Strategy.

SUMMARY OF EFFICIENCIES, ADDITIONAL INCOME AND SERVICE REDUCTIONS

Portfolio	2011/12				Implemented and Saving Achieved	RISK TO DELIVERY	
	Efficiencies	Income	Service Reductions	Total		Not Yet Fully Implemented and Achieved But Broadly on Track	Saving Not on Track to be Achieved
	£000's	£000's	£000's	£000's		%	%
Adult Social Care & Health	(1,879)	(100)	(1,187)	(3,166)	62.8%	30.5%	6.8%
Children's Services & Learning	(380)	(175)	(2,154)	(2,709)	100.0%	0.0%	0.0%
Environment & Transport	(799)	(170)	(682)	(1,651)	67.3%	28.5%	4.2%
Housing	(298)	(45)	(599)	(942)	91.0%	9.0%	0.0%
Leader's Portfolio	(518)	0	(320)	(838)	100.0%	0.0%	0.0%
Leisure & Culture	(624)	(30)	(63)	(717)	52.4%	0.0%	47.6%
Resources	(1,010)	(150)	(578)	(1,738)	89.1%	10.9%	0.0%
Total	(5,508)	(670)	(5,583)	(11,761)	80.1%	14.5%	5.3%

Portfolio	2011/12				Implemented and Saving Achieved	FINANCIAL ACHIEVEMENT		
	Efficiencies	Income	Service Reductions	Total		Not Yet Fully Implemented and Achieved But Broadly on Track	Saving Not on Track to be Achieved	Total
	£000's	£000's	£000's	£000's		£	£	£
Adult Social Care & Health	(1,879)	(100)	(1,187)	(3,166)	(1,987)	(778)	0	(2,765)
Children's Services & Learning	(380)	(175)	(2,154)	(2,709)	(2,709)	0	0	(2,709)
Environment & Transport	(799)	(170)	(682)	(1,651)	(1,111)	(347)	0	(1,458)
Housing	(298)	(45)	(599)	(942)	(857)	(69)	0	(926)
Leader's Portfolio	(518)	0	(320)	(838)	(838)	0	0	(838)
Leisure & Culture	(624)	(30)	(63)	(717)	(376)	0	(158)	(534)
Resources	(1,010)	(150)	(578)	(1,738)	(1,548)	(190)	0	(1,738)
Total	(5,508)	(670)	(5,583)	(11,761)	(9,426)	(1,384)	(158)	(10,968)
							Shortfall	793
								-7%

FINANCIAL HEALTH INDICATORS – MONTH 9

Prudential Indicators Relating to Borrowing

	<u>Maximum</u>	<u>Forecast</u>	<u>Status</u>
Maximum Level of External Debt £M	£563M	£393M	Green
As % of Authorised Limit	100%	69.8%	Green
	<u>Target</u>	<u>Actual YTD</u>	<u>Status</u>
Average % Rate New Borrowing	5.0%	3.49%	Green
Average % Rate Existing Long Term Borrowing	5.0%	3.27%	Green
Average Short Term Investment Rate	0.60%	1.38%	Green

Minimum Level of General Fund Balances

		<u>Status</u>
Proposed Minimum General Fund Balance	£5.0M	
Forecast Year End General Fund balance	£14.3M	Green
Forecast Medium Term General Fund Balance	£5.1M	Green

Income Collection

	<u>2010/11</u>	<u>Actual YTD</u>	<u>Status</u>
Outstanding Debt:			
More Than 12 Months Old	30%	33%	Amber
Less Than 12 Months But More Than 6 Months Old	8%	6%	Green
Less Than 6 Months But More Than 60 Days Old	8%	6%	Green
Less Than 60 Days Old	53%	54%	Green

Creditor Payments

		<u>Status</u>
Target Payment Days	30	
Actual Current Average Payment Days	20	Green
Target % of undisputed invoices paid within 30 days	95.0%	
Actual % of undisputed invoices paid within 30 days	85.85%	Amber

Tax Collection rate

	<u>Target Collection Rate</u>	<u>Month 9 Collection Rate Last Year</u>	<u>This Year</u>	<u>Status</u>
Council Tax	96.20%	82.63%	82.70%	Green
National Non Domestic Rates	99.20%	88.35%	89.16%	Green

QUARTERLY TREASURY MANAGEMENT REPORT – MONTH 9

1. Background

Treasury Management (TM) is a complex subject but in summary the core elements of the strategy for 2011/12 are:

- To make use of short term variable rate debt to take advantage of the continuing current market conditions of low interest rates.
- To constantly review longer term forecasts and to lock in to longer term rates through a variety of instruments as appropriate during the year, in order to provide a balanced portfolio against interest rate risk.
- To secure the best short term rates for borrowing and investments consistent with maintaining flexibility and liquidity within the portfolio.
- To invest surplus funds prudently, the Council's priorities being:
 - Security of invested capital
 - Liquidity of invested capital
 - An optimum yield which is commensurate with security and liquidity.
- To approve borrowing limits that provide for debt restructuring opportunities and to pursue debt restructuring where appropriate and within the Council's risk boundaries.

In essence TM can always be seen in the context of the classic 'risk and reward' scenario and following this strategy will contribute to the Council's wider TM objective which is to minimise net borrowing cost short term without exposing the Council to undue risk either now or in the longer in the term.

The main activities undertaken during 2011/12 to date are summarised below:

- Investment returns during 2011/12 will continue to remain low as a result of low interest rates, with interest received estimated to be £1.5M in the current year. However, the average rate achieved to date (1.40%) exceeds the performance indicator of the average 7 day LIBID rate (0.66%) mainly due to the rolling programme of yearly deals which was restarted in October 2010 following advice from our Treasury Advisors and was subsequently suspended at the beginning August 2011 as a result of tensions and negativity in the markets. We have continued to make investments between one and six months up until October 2011 when all investments with banks were suspended following the Systematic Review of UK Banking Institutes by Rating Agencies and the subsequent down rating of a number of counterparties. All new investments are now placed in instant access accounts.
- In order to continue to balance the impact of ongoing lower interest rates on investment income we have continued to use short term debt which is currently available at lower rates than long term debt due to the depressed market. As a result the average rate for repayment of debt, (the Consolidated Loans & Investment Account Rate – CLIA), at 3.12% is lower than that budgeted for but slightly higher than last year which is in line with reported strategy. The predictions based on all of the economic data are that this will continue for an extended period. However, it should be noted that the forecast for longer term debt is a steady

increase in the longer term and so new long term borrowing is likely to be taken out above this rate, leading to an anticipated increase in the CLIA (reaching 3.48% by 2013/14).

2. Economic Background

The quarter was dominated by the escalation of the sovereign debt crisis in the Eurozone which, despite several summits by heads of state, avoided tough decisions and workable plans desperately required to address their fundamental fiscal, economic and financial problems of overburdened sovereign balance sheets.

- **Growth:** The lack of growth in the major economies was problematic for central bankers, not helped by the Eurozone sovereign debt crisis. Growth in the UK registered just 0.5% for the twelve months to September as domestic demand was depressed by low wage growth, high inflation and the fiscal policy measures taken by the coalition government to address the deficit and high level of debt.
- **Inflation:** Inflation remained stubbornly high. Annual CPI for November was 4.8%; CPI had remained above MPC's 3% upper limit for 23 consecutive months and required the Bank of England's Governor to write his eighth open letter to the Chancellor. In fact the rise in the September CPI to 5.2% was as expected in response to the rise in energy prices pre-signalled by the energy companies. However, with CPI running at broadly double the level of the yield on 10 year gilts it also gives an indication of the outlook for inflation in the medium term, i.e. lower.
- **Employment / Consumer Confidence:** Labour market data continued to disappoint. The ILO unemployment rate remained unchanged in October at 8.3%, but the number unemployed rose to 2.63 million, the highest level since August 1994. Youth unemployment (16-24 year olds) climbed above the psychological 1 million mark. The small chink in an otherwise gloomy outlook was that service sector employment showed growth. There was little sign of wage pressures as average weekly earnings increased just 2%. Real wages, (i.e. after inflation), have been negative for over three years resulting in lower disposable income, further damaging already fragile consumer confidence.
- **Monetary Policy:** Central bankers' policies were once again driven by the feeble growth outlook rather than the upward trend in inflation. The slowdown in the global economy, a deterioration in the economic outlook, the severe strains in the bank funding markets and a continued lack of supply of credit were the reasons given by the Monetary Policy Committee's decision at its meeting in October to increase asset purchases (QE) by £75 billion whilst maintaining the Bank Rate at 0.5%.

The European Central Bank (ECB) also opted for unconventional monetary policy by substantially increasing its refinancing operations. The ECB reintroduced year-long loans for banks and its main refinancing programme would be made available until at least July 2012, both of which are intended to provide much-needed liquidity for its banking sector.

With politics trumping economics and fundamental reform, the impasse in the Eurozone threatened to derail peripheral nations and it was not surprising that the rating agencies' warnings became more strident. Moody's said that it would review the ratings of all European Union sovereigns in the first quarter of 2012 after December's summit failed to produce decisive policy measures. Fitch placed the ratings of several sovereigns including Italy, Spain, Belgium and Ireland on rating watch negative based on its view that a comprehensive solution to the crisis is technically and politically beyond reach.

- **Gilt yields and money market rates:** The very poor outlook for global growth has pushed back expectations for a rise in the UK bank rate to 2014/2015. Gilts once again benefited from their safe haven status and yields, which had already fallen to lows in the previous quarter, fell further. 5-year gilt yields fell to 1.13%, 10-year yields to 2.1% and 20-year yields to 2.85%.

Public Works Loan Board (PWLB) borrowing rates fell commensurately (the Board maintained the +0.90% margin above the equivalent gilt yield for new borrowing).

There was very little change to LIBOR and LIBID rates as at 31 December 2011, the differential 0.1% to 0.2% for maturities up to 12 months, although the differential widened with respect to overnight rates.

3. Outlook for Quarter 4

The economic interest rate outlook provided by the Council's treasury advisor, Arlingclose Ltd, as at December 2011 is detailed below. Given the precarious outlook for global growth and fears of a double-dip recession it is believed the Bank of England would only raise rates after there was firm evidence that the economy had survived the fiscal consolidation. Therefore, the outlook is for official interest rates to remain low for an extended period. As a result of this revised forecast the Council will reappraise its strategy and, if needs be, realign it with evolving market conditions and expectations for future interest rates.

	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	Jun-13	Sep-13	Dec-13	Mar-14	Jun-14	Sep-14	Dec-14	Mar-15
Official Bank Rate													
Upside risk					0.25	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Central case	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Downside risk													

4. Debt Management

Activity within the debt portfolio up to Quarter 3 is summarised below:

	Balance on 01/04/2011 £000's	Debt maturing or Repaid £000's	New Borrowing £000's	Balance as at 31/12/2011 £000's	Increase/ (Decrease) in Borrowing for Year £000's
Short Term Borrowing	35,324	180,420	(200,240)	15,504	(19,820)
Long Term Borrowing	189,358	(11,868)	55,000	232,490	43,132
Total Borrowing	224,682	168,552	(145,240)	247,994	23,312

Please note that HRA Subsidy Reform will result in an increase in the Council's debt of approximately £75.5m by 31/3/2012. More details are in Section 6 of this report.

Public Works Loan Board (PWLB) Borrowing: The PWLB remained an attractive source of borrowing for the Council as it offers flexibility and control. The large downward move in gilt yields during the quarter has resulted in PWLB rates falling very nearly to the pre-CSR levels of October 2010. However affordability and the "cost of carry" remained an important influence on the Council's borrowing strategy alongside the consideration that for any borrowing undertaken ahead of need, the proceeds would have to be invested into a distressed financial market (credit risk) at rates of interest significantly lower than the cost of borrowing.

Alternative Sources: Whilst there are several claims that a competitive, comparable equivalent to PWLB is readily available, the Council will continue to adopt a cautious and considered approach to funding from the capital markets. The Council's treasury

advisor, Arlingclose, is actively consulting with investors, investment banks, lawyers and credit rating agencies to establish the attraction of different sources of borrowing, including bond schemes, loan products and their related risk/reward trade off.

As at the 31 March 2011 the Council used £64M of internal resources in lieu of borrowing which has been the most cost effective means of funding past capital expenditure to date. This has lowered overall treasury risk by reducing both external debt and temporary investments. However, this position will not be sustainable over the medium term and the Council will need to borrow to cover this amount as balances fall. The strategy set for 2011/12 expected to borrow £75M (excluding HRA debt buyout) for capital purposes by 2013/14 of which £45M related to externalising internal debt to cover the expected fall in balances and also to lock back into longer term debt prior to interest rises. However due to the continued and increased uncertainty in the markets and the expectations of interest rates staying lower for longer it may be appropriate to maintain the council use of internal resources for part or all of this amount; providing that balances can support it.

The Council was due to borrow £85M this year, of which new loans amounting to £55M have been raised to the end of December using PWLB 10 year EIP, on the advice of our advisors to take advantage of the 10 year yield curve which is significantly below the 25 – 50 year rate. No further borrowing is expected to be taken during the remainder of the current financial year due to the interest rates staying lower for longer and the risks associated with holding increased investment balances, the externalisation of internal borrowing has been deferred to 2012/13.

The Council has £35M variable rate loans which were borrowed prior to 20 October 2010, (the date of change to the lending arrangements of the PWLB post CSR), and are maintained on their initial terms and are not subject to the additional increased margin, they are currently averaging 0.70% and are helping to keep overall borrowing costs down.

Variable rate borrowing is expected to remain attractive for some time as the Bank of England maintains the base rate at historically low levels and the Council is currently expected to borrow an addition £30M at variable rates at an estimated 1.9% during 2012 . Whilst in the current climate of low interest rates this remains a sound strategy, at some point when the market starts to move, the Council will need to act quickly to lock into fixed long term rates which may be at similar levels to the debt it restructured. Furthermore, the volatility in the financial markets means that interest costs and investment income will continue to fluctuate for some time.

In order to mitigate these risks the Council approved the creation of an Interest Equalisation Reserve in 2009. At that point a major debt restructuring exercise was undertaken in order to take advantage of market conditions and produce net revenue savings. The Interest Equalisation Reserve was created to help to manage volatility in the future and ensure that there was minimal impact on annual budget decisions or council tax in any single year. The 2012 strategy recommends that the Reserve be maintained at an appropriate level and savings arising from lower than anticipated interest rates be added to the equalisation reserve to further protect the Council from future increase in debt charges where it is prudent to do so.

5. Investment Activity

The Guidance on Local Government Investments in England gives priority to security and liquidity and the Council's aim is to achieve a yield commensurate with these principles. The table below summarises activity during the year:

	Balance on 01/04/2011	Investments Repaid	New Investments	Balance as at 31/12/2011	Increase/ (Decrease) in Investment for Year
	£000's	£000's	£000's	£000's	£000's
Short Term Investments	29,300	(78,200)	106,300	57,400	28,100
Money Market Funds	40,575	(283,570)	275,655	32,660	(7,915)
EIB Bonds	6,000	0	0	6,000	0
Long Term Investments	36	0	0	36	0
Total Investments	75,911	(361,770)	381,955	96,096	20,185

Security of capital has remained the Council's main investment objective. This has been maintained by following the Council's counterparty policy as set out in its TM Strategy Statement for 2011/12. This has restricted new investments to the following institutions:

- Other Local Authorities;
- AAA-rated Stable Net Asset Value Money Market Funds;
- Deposits with UK Banks and Building Societies
- Debt Management Office.

Counterparty credit quality is assessed and monitored with reference to: Credit Ratings. The council's minimum long-term counterparty rating is A+ (or equivalent) across rating agencies Fitch, S&P and Moody's); credit default swaps; GDP of the country in which the institution operates; the country's net debt as a percentage of GDP; sovereign support mechanisms /potential support from a well-resourced parent institution; share price.

A break down of investments as at 31 December 2011 by credit rating at the end of the quarter and maturity profile can be seen in following table. Please note that as a result of the down rating of a number of UK banks in October there are £47M of investments which are below our minimum credit rating threshold. Our Advisors do not have any current concerns regarding these investments and do not advise clients to break existing term.

Current Rating	Initial Rating	Less than 1 Month	1 - 3 Months	3 - 6 Months	6 - 9 Months	9 - 12 Months	Over 12 Months	Total
		£000's	£000's	£000's	£000's	£000's	£000's	£000's
BBB	A+	1,000	1,000					2,000
A-	A-							0
A	A+		10,000	0	1,000			11,000
A	AA-		22,350	10,050	2,000			34,400
A+	A+	9,000						9,000
AA-	AA-							0
AA+	AA+							0
AAA	AAA	32,660	1,000				6,036	39,696
		42,660	34,350	10,050	3,000	0	6,036	96,096

Counterparty Update: The ratings of most of the UK banks, Nationwide Building Society and non-UK banks were either downgraded or placed on review for possible downgrade. For the UK banks, the downgrades largely reflected the reassessment by the agencies of the extent of future systemic support that would be forthcoming from the sovereign. For Eurozone banks, the worsening sovereign debt crisis and poor growth outlook led to pressure on sovereign ratings and consequently on bank ratings.

The downgrades resulted in the long-term rating of several UK institutions (Barclays, NatWest/RBS, Bank of Scotland/Lloyds TSB Bank, Clydesdale Bank and Nationwide BS) falling below the Council's minimum criteria of 'A+'. Even though there are no solvency issues with these institutions, they have been temporarily suspended as counterparties for new investments until a revision to the minimum credit criteria has been considered and approved by Full Council.

The 2011 revised CIPFA Code now recommends that Councils have regard to the ratings of all assigned ratings and to make their decisions based on all ratings (rather than on the basis of the lowest rating as was recommended in the 2009 revisions of the Code). This will not substantially affect the credit rating element (which is one of many considerations) of the creditworthiness criteria through which the Council derives its lending list.

The escalating tension in European financial markets led to co-ordinated central bank action on 30 November 2011 to inject markets with liquidity. It was seen by the markets as a fleeting measure to restore confidence but it did not address the systemic sovereign weakness that was driving the Eurozone crisis. As a precaution, Arlingclose advised the suspension of all European Banks for new term deposits and call accounts but not to break any existing term deposits with them.

The ratings of several European sovereigns were placed on rating review for possible downgrade and on the 14 January Standard & Poors (S&P) announced downgrades to several sovereign ratings, most notably France, Italy, Spain and Austria (the downgrade to the last has more to do with the country's exposure to Hungary where a constitutional crisis remains unresolved). The long-term rating of the European Financial Stability Fund was also affected. There was relief, though, that the sovereign downgrades for France and Austria were restricted to one notch and comfort for AAA-bond holders that the European Investment Bank had its triple-A status affirmed by S&P. It is most likely that these down ratings will have an impact on the banking institutions within the affected nations.

Maturities for new investments with the residual banks on the Council's list (HSBC, Standard Chartered, JP Morgan Chase Bank, Canadian and Australian banks) were limited to three months, and Santander UK plc has been limited to overnight deposits and the use of the bank's liquidity account.

The Council is currently in the process of revising credit rating criteria for 2012/13 as part of its TM Strategy which will be presented to Council for approval on 15 February 2012.

Credit Risk: The only indicators with prescriptive values remain to be credit ratings. Other indicators of creditworthiness are considered in relative rather than absolute terms. As a performance measure, our advisors Arlingclose collate quarterly investment information across their client base, (approximately 93 Local Government clients) and present in a graphical format how we compare with regards to counterparty credit quality and maturity of investments. Counterparty credit quality as measured by credit ratings is summarised below. The table shows that the Council has met the criteria of both the credit risk score and credit ratings across value and time weighted averages.

Date	Value Weighted Average - Credit Risk Score	Value Weighted Average - Credit Rating	Time Weighted Average - Credit Risk Score	Time Weighted Average - Credit Rating
CRITERIA	< 5.00	A+	< 5.00	A+
31/03/2011	2.98	AA	1.42	AAA
30/06/2011	3.18	AA	1.28	AAA
30/09/2011	2.53	AA	1.25	AAA
31/12/2011	3.79	AA-	1.75	AA+

Scoring:

- Value weighted average reflects the credit quality of investments according to the size of the deposit
- Time weighted average reflects the credit quality of investments according to the maturity of the deposit
- AAA = highest credit quality = 1
- D = lowest credit quality = 15

Maturity Limits: The Council responded to the growing stress by scaling back maturities for new investments on the advice of the Council's treasury advisors. Limits for UK banks, Nationwide BS and Australian, Canadian and US banks have now been temporarily reduced to six months (Santander UK plc to is restricted to three months). Limits for European banks have been temporarily reduced to one month. French institutions have been suspended for new investments in response to concerns over funding and their sovereign exposure to peripheral European nations. On 28 September Clydesdale Bank was suspended from the lending list following the bank's downgrade to A2 by Moody's, which falls below the Council's minimum criteria of A+ or equivalent. On advice from Arlingclose, the Council's existing term deposit with the bank will be held until maturity.

The implications of the downgrades could result in a review of the Council's minimum credit criteria, as set out in its TM Strategy Statement, but will be discussed in more detail with our Advisors and any agreed changes will be reflected in the 2012/13 strategy which goes to Council for approval in February 2012.

Until early September, where cash-flow permitted the Council followed a cautious investment strategy of a rolling programme of six month / one year deposits with named counterparties for a proportion of its investments, but this has now ceased.

Authority Banking Arrangements: Along with many other authorities the Council uses the Co-op as its banker, which at the current time does not meet the minimum credit criteria of A+ (or equivalent) long term. However, there are not many banks actively in the tendering process for local authority banking, which would meet our criteria and it is a costly and complicated process. With this in mind, despite the credit rating being below the Authority's minimum criteria, it will continue to be used for short term liquidity requirements (overnight and weekend investments) and business continuity arrangements.

Budgeted Income and Outturn: The Council does not expect any losses from non-performance by any of its counterparties in relation to its investments. The Council's investment income for the year is currently estimated to be £1.5M. The UK Bank Rate has been maintained at 0.5% since March 2009 and short-term money market rates have remained at very low levels. New deposits for periods up to one year have been made at a weighted average rate of 1.40%, this is mainly as a result of a rolling programme of yearly deals which we reintroduced last October to support our core balances, to date we have £14M invested at an average rate of 1.79%. Following uncertainty in the markets this programme was suspended at the beginning of August.

6. Reform of the Council Housing Subsidy System

Since the last report in September 2011, the Localism Bill received Royal Assent, and as a consequence draft self-financing determinations were issued by Department for Communities & Local Government (CLG). The Council housing self-financing reforms involve the removal of the housing subsidy system by transferring a one-off allocation of national housing debt in return for the retention in the future of all rental income that is currently pooled under the subsidy regime. The proposed settlement date is 28 March 2012 and will result in the Council increasing its debt by an estimated £75.5M to fund the settlement figure in return for the cessation of the annual subsidy payment to central government that currently amounts to £6.5M per annum.

The Council has the option of borrowing externally from the PWLB or the market and, in conjunction with treasury advisors, considered a mix of financial instruments to spread Treasury risks. In a departure from current Treasury practice this portfolio will be entirely ring-fenced to the Housing Revenue Account (HRA) and hence eliminate any potential liability on the General Fund through complex statutory recharging methodologies.

On the 20 September 2011, HM Treasury announced the PWLB rates offered to local authorities would be temporarily reduced to allow councils to borrow at lower levels for their one-off HRA reform settlement payment. This will enable the Council to borrow at around 0.13% above the equivalent gilt yield (current borrowing rates are 1% above the gilt yield) to fund the HRA transaction. These lower rates will be available on 26 March 2012 only. Although various sources of borrowing will be considered, it is likely that due to the temporary reduction, all HRA reform financing will be sourced from the PWLB, utilising fixed rate loans with varying maturities. The current forecast interest rate for this borrowing is 4% and this has been built into the HRA business plan.

7. Compliance with Prudential Indicators

All indicators in Quarter 3 complied with the Prudential Indicators approved. Details of the performance against key indicators are shown below:

7.1. Capital Financing Requirement

The Capital Financing Requirement (CFR) measures the Council's underlying need to borrow for a capital purpose. In order to ensure that over the medium term net borrowing will only be for a capital purpose, the Council ensures that net external borrowing does not, except in the short term, exceed the CFR in the preceding year, plus the estimates of any additional capital financing requirement for the current and next two financial years. It differs from actual borrowing due to decisions taken to use internal balances and cash rather than borrow. The following table shows the actual position as at 31 March 2011 and the estimated position for the current and next two years based on the capital programme submitted to council:

Capital Financing Requirement	2010/11 Actual £M	2011/12 Estimate £M	2011/12 Forecast £M	2012/13 Estimate £M	2013/14 Estimate £M
Balance B/F	310	360	360	369	370
Capital expenditure financed from borrowing	59	11	19	11	8
Revenue provision for debt Redemption.	(6)	(8)	(7)	(7)	(7)
Movement in Other Long Term Liabilities	(3)	(2)	(3)	(3)	(3)
Cumulative Maximum External Borrowing	360	361	369	370	368

7.2. Balances and Reserves

Estimates of the Council's level of overall Balances and Reserves for 2010/11 to 2012/13 are as follows:

	2010/11 Actual £M	2011/12 Estimate £M	2012/13 Estimate £M	2013/14 Estimate £M
Balances and Reserves	56	50	33	33

7.3. Authorised Limit and Operational Boundary for External Debt

- The Local Government Act 2003 requires the Council to set an Affordable Borrowing Limit, irrespective of their indebted status. This is a statutory limit which should not be breached.
- The Council's Affordable Borrowing Limit was set at £486M for 2011/12.
- The Operational Boundary is based on the same estimates as the Authorised Limit but reflects the most likely, prudent but not worst case scenario without the additional headroom included within the Authorised Limit.
- The Operational Boundary for 2011/12 was set at £471M.
- The Chief Financial Officer (CFO) confirms that there were no breaches to the Authorised Limit and the Operational Boundary. During the period to the end of December 2011 borrowing at its peak was £309M with the figure being £248M at 31 December 2011.

The above limits are set to allow maximum flexibility within TM, for example, a full debt restructure, actual borrowing is significantly below this as detailed below:

	Balance on 01/04/2011 £M	Balance as at 31/12/2011 £M	2011/12 Estimate £M	2012/13 Estimate £M	2013/14 Estimate £M
Borrowing	224,677	247,994	225,978	257,473	254,968
Other Long Term Liabilities	71,722	71,361	71,657	73,886	78,153
Total Borrowing	296,399	319,355	297,635	331,359	333,121

7.4. Upper Limits for Fixed Interest Rate Exposure and Variable Interest Rate Exposure

- These indicators allow the Council to manage the extent to which it is exposed to changes in interest rates.

- The upper limit for variable rate exposure allows for the use of variable rate debt to offset exposure to changes in short-term rates on our portfolio of investments.

	Limits for 2011/12
Upper Limit for Fixed Rate Exposure	100%
Compliance with Limits:	Yes
Upper Limit for Variable Rate Exposure	50%
Compliance with Limits:	Yes

7.5. Total principal sums invested for periods longer than 364 days

This indicator allows the Council to manage the risk inherent in longer term investments. Investments to the value of £9M were made for a period longer than 364 days during the first half of the financial year. A total of £14M is currently held in longer term investments, of which £5M is due back by the end of the financial year. Due to the current uncertainty in the market no more investments will be made unless the markets settle down and our advisors recommend it.

Upper Limit for total principal sums invested over 364 days	2010/11 Actual	2011/12 Approved	2012/13 Estimate	2013/14 Estimate	2014/15
	£M	£M	£M	£M	£M
	50	50	50	50	50

7.6. Maturity Structure of Fixed Rate Borrowing

This indicator is to limit large concentrations of fixed rate debt needing to be replaced at times of uncertainty over interest rates.

	Lower Limit	Upper Limit	Actual Fixed Debt as at 31/12/2011	Average Fixed Rate as at 31/12/2011	Fixed Rate as at 31/12/2011	Compliance with set Limits?
	%	%	£000's	%	%	
Under 12 months	0	45	15,504	1.03	7.69	Yes
12 months and within 24 months	0	45	5,000	4.08	2.48	Yes
24 months and within 5 years	0	50	9,000	2.78	4.47	Yes
5 years and within 10 years	0	75	106,981	3.23	53.10	Yes
10 years and within 20 years	0	75	0	0.00	0.00	Yes
20 years and within 30 years	0	75	10,000	4.68	4.96	Yes
30 years and within 40 years	0	75	30,000	4.62	14.89	Yes
40 years and within 50 years	0	75	25,000	3.89	12.41	Yes
50 years and above	0	100	0	0.00	0.00	Yes
			201,484	3.45%	100.00	

7.7. Ratio of Financing Costs to Net Revenue Stream

This is an indicator of affordability and highlights the revenue implications of existing and proposed capital expenditure by identifying the proportion of the revenue budget required to meet borrowing costs. The definition of financing costs is set out at paragraph 87 of the Prudential Code. The upper limit for this ratio is currently set at 10% to allow for known borrowing decision in the next two years and to allow for additional borrowing affecting major schemes. The table below shows the likely position based on the capital programme approved in September.

Ratio of Financing Costs to Net Revenue Stream	2010/11 Actual	2011/12 Approved	2011/12 Estimate	2012/13 Approved	2013/14 Approved
	%	%	%	%	%
General Fund	4.89	7.09	6.22	8.43	9.09
HRA	4.46	5.75	5.58	7.50	8.69
Total	6.01	7.49	7.30	8.25	8.47

8. Summary

In compliance with the requirements of the CIPFA Code of Practice this report provides members with a summary report of the TM activity up to the 31 December 2011. As indicated in this report none of the Prudential Indicators have been breached and a prudent approach has been taking in relation to investment activity with priority being given to security and liquidity over yield.

In October 2011 the rating agencies completed and published their reassessment of banking institutes in the UK and down rated a number of the counterparties on the council's lending list. The downgrades do not represent deterioration in the financial strength of the UK government or the banking system and both Moody's & Fitch believe the government is likely to continue to provide support to systemically important institutions. The review means that the government is now more likely to allow smaller institutions to fail if they get into financial difficulty.

As a consequence we now have £47M placed with institutions that fall below our current minimum investment criteria. Our Advisors do not have any current concerns regarding these investments and do not advise clients to break existing term deposits and it has been recommended that there is a revision to thresholds, counterparties and investment instruments as part of Treasury Management Strategies for 2012/13 as we currently only have two banks on our counter parties list that are actively in the market to take local authority deposits.

HOUSING REVENUE ACCOUNT

KEY ISSUES – MONTH 9

The Housing Revenue Account (HRA) is currently forecast to under spend by **£4,400** at year-end.

There are no CORPORATE issues for the HRA at this stage.

There are no OTHER KEY issues for the HRA at this stage.

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BUDGETARY CONTROL REPORT FOR DECEMBER 2011 (MONTH 9)

Portfolio Description	Prior Years Actual	Current Year Budget	Current Year Actual Spend	Current Year Forecast Spend	Current Year Forecast Variance Over/(Under)	Future Years Budget	Overall Budget	Overall Forecast Spend	Overall Forecast Variance Over/(Under)
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Adult Social Care & Health Capital	2,812	2,652	608	2,652	0	1,596	7,060	7,060	0
Children's Services & Learning Capital	58,851	38,765	22,245	39,416	651	19,486	117,102	117,089	(13)
Environment & Transport Capital	26,241	20,550	12,088	20,580	30	12,961	59,752	59,784	32
Housing A - Housing General Fund Capital	3,226	2,406	1,568	2,406	0	6,319	11,951	11,951	0
Housing B - Local Services & Community Safety Capital	1,215	1,377	1,011	1,297	(80)	603	3,195	3,165	(30)
Leader's Portfolio Capital	12,205	2,356	895	2,116	(240)	3,298	17,859	17,773	(86)
Leisure & Culture Capital	11,650	14,458	10,648	14,493	35	20,861	47,013	47,197	184
Resources Capital	11,525	11,777	6,032	11,777	0	9,075	32,377	32,377	0
GRAND TOTAL	127,725	94,341	55,096	94,737	396	74,199	296,309	296,396	87

ADULT SOCIAL CARE & HEALTH PORTFOLIO

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£2,652,000**. This can be compared with the budgeted figure for 2011/12 of **£2,652,000**, which represents a **nil** variance against budget.

The forecast total scheme spend is **£7,060,000**. This can be compared with the budgeted scheme spend of **£7,060,000**, which represents a **nil** variance against budget.

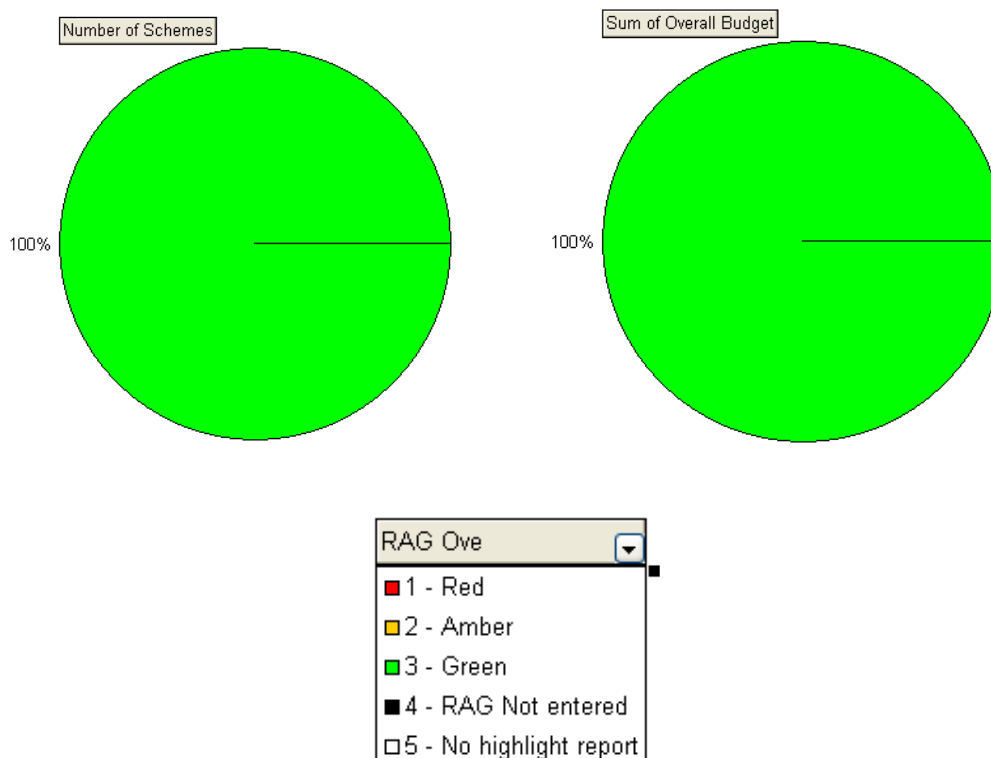
There are no CORPORATE financial issues for the Portfolio relating to significant over or under spends at this stage.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently nine active schemes within the Adult Social Care & Health Capital Programme. There are no schemes with an overall Red RAG status and there are no gold projects with an overall Amber RAG status.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes.



There are no CORPORATE project issues for the Portfolio at this stage.

CHILDREN'S SERVICES & LEARNING PORTFOLIO

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£39,416,000**. This can be compared with the budgeted figure for 2011/12 of **£38,765,000**, resulting in a **£651,000** over spend, which represents a percentage variance against budget of **1.7%**.

The forecast total scheme spend is **£117,089,000**. This can be compared with the budgeted scheme spend of **£117,102,000**, resulting in a **£13,000** under spend, which represents a percentage variance against budget of less than **0.1%**.

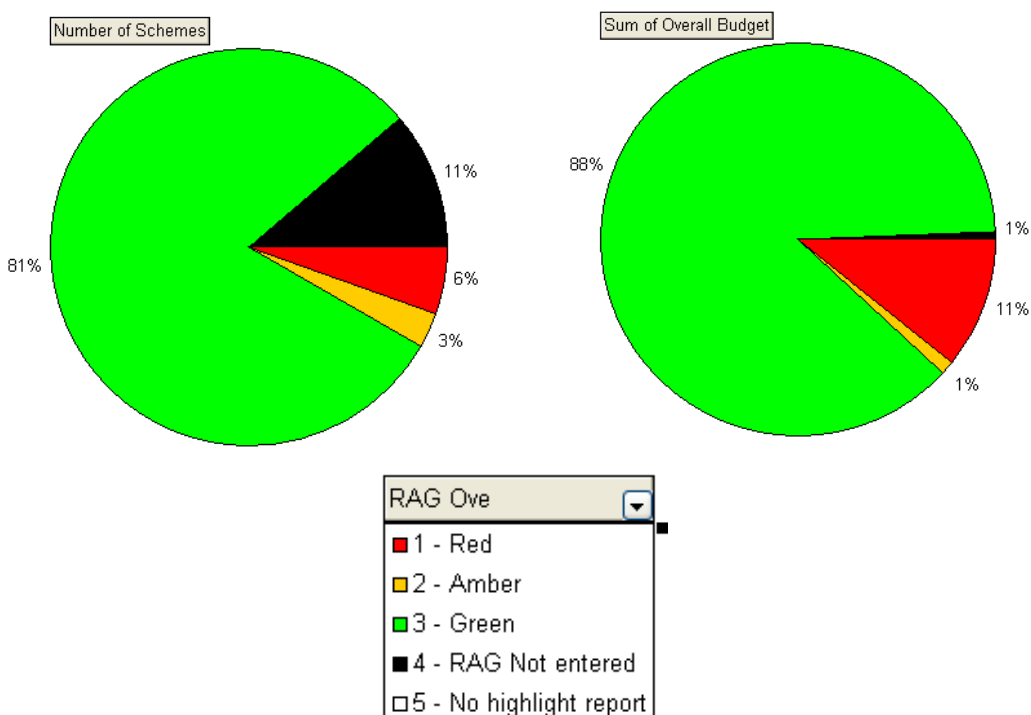
There are no CORPORATE financial issues for the Portfolio relating to significant over or under spends at this stage.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently 37 active schemes within the CSL Capital Programme. There are two schemes with an overall Red RAG status and no gold projects with an overall Amber RAG status which together represent 10.9% of the active programme by value.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes



The CORPORATE project issues for the Portfolio are:

CSL 1 – Bitterne Park 6th Form Scheme Ref E9058

Gold Scheme – £5,600,000 Scheme Budget

Overall RAG Status RED

Schedule RAG Status RED

Budget RAG Status RED

Drainage issues

The project is 12.5 weeks behind schedule due to issues with insurance, ground works and services. Liquidated Damages of £61,784 in respect of this delay have been deducted from payments to the contractor. Their latest Extension of Time claim has been rejected, however, they have given notice that they intend to submit a further claim for an Extension of Time. Nevertheless Sectional Completion of Section 1 of the project was achieved on 23 December 2011 and 6th form students are now using that part of the building.

A Memorandum of Understanding has been agreed between the City Council and Bitterne Park School which gives responsibility for any over spends on this project to the school. The school are fully informed of the position and understand their potential liability for any overspend occurring on the project.

CSL 2 – Increased places at Freemantle Academy (Scheme Ref E9096

Silver Scheme – £951,000 Scheme Budget

Overall RAG Status RED

Schedule RAG Status GREEN

Budget RAG Status RED

Delays at the start of this project resulted in handover later than planned, nevertheless the school was able to occupy the classroom it needed for the start of the new school year in September 2011. Although this project remains at Budget RAG Status Red for the time being, officers are currently in negotiations to bring this project in on budget and it is most likely that this will be achieved.

ENVIRONMENT & TRANSPORT PORTFOLIO

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£20,580,000**. This can be compared with the budgeted figure for 2011/12 of **£20,550,000**, resulting in a **£30,000** over spend, which represents a percentage variance against budget of **0.1%**.

The forecast total scheme spend is **£59,784,000**. This can be compared with the budgeted scheme spend of **£59,752,000**, resulting in a **£32,000** over spend, which represents a percentage variance against budget of **0.1%**.

The CORPORATE financial issues for the Portfolio relating to significant over or under spends are:

E&T 1 – Unclassified Roads - St Michael's Street, Castle Way to High Street

Silver Scheme – £61,000 Scheme Budget

Overall RAG Status GREEN

Schedule RAG Status GREEN

Budget RAG Status GREEN

Forecast adverse £108,000 current year and scheme variance

There has been a change to the scope of the works required.

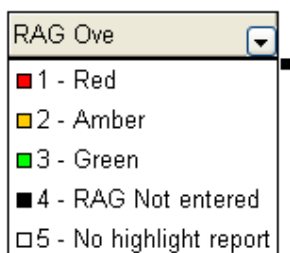
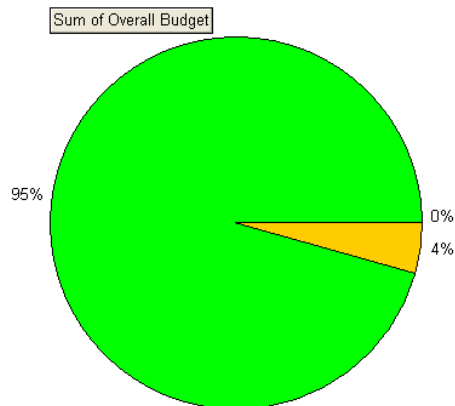
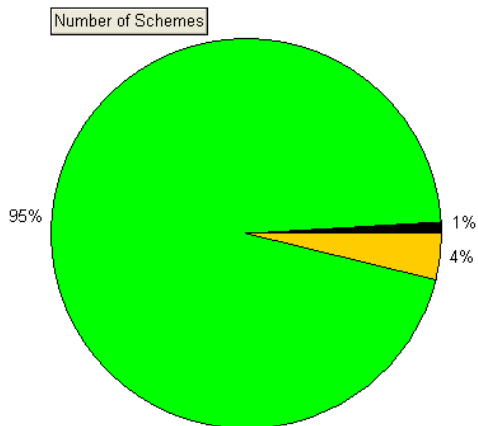
Additional footway and kerbing work has been requested by the client to be undertaken as part of this scheme. A revised target cost been agreed with the Highways Partner with an additional cost of £108,000. It is anticipated that this increase can be met from within the Highways Capital Programme.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently 110 active schemes within the E&T Capital Programme. There are no schemes with an overall Red RAG status and no gold projects with an overall Amber RAG status.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes.



There are no CORPORATE project issues for the Portfolio at this stage.

HOUSING PORTFOLIO A – HOUSING GENERAL FUND

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£2,406,000**. This can be compared with the budgeted figure for 2011/12 of **£2,406,000**, which represents a **nil** variance against budget.

The forecast total scheme spend is **£11,951,000**. This can be compared with the budgeted scheme spend of **£11,951,000**, which represents a **nil** variance against budget.

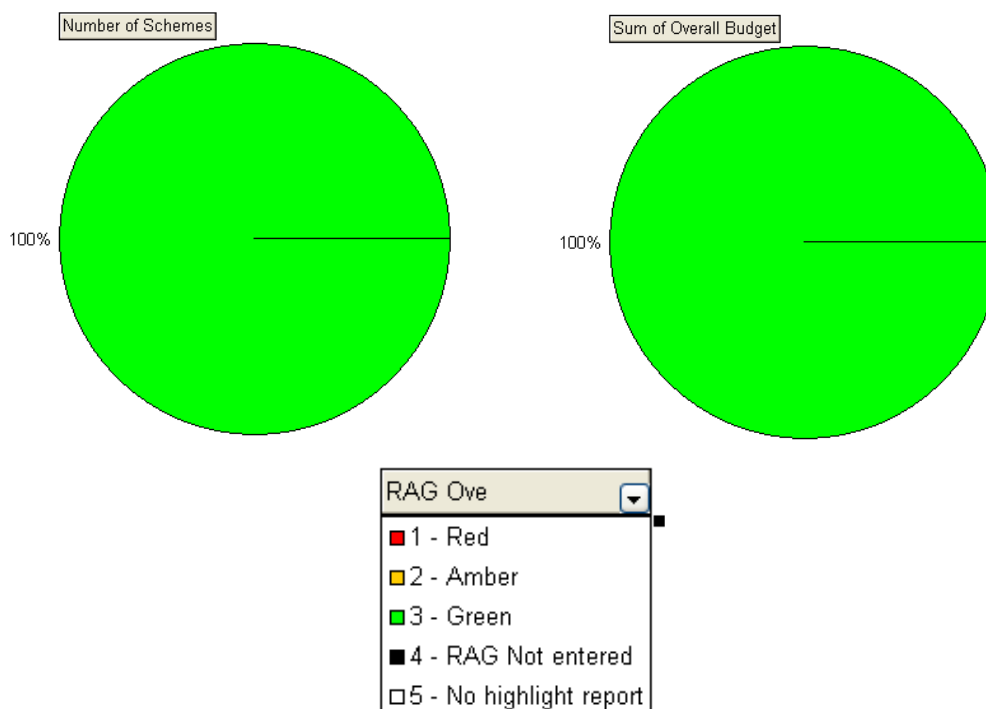
There are no CORPORATE financial issues for the Portfolio relating to significant over or under spends at this stage.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently eight active schemes within the General Fund Housing Capital Programme. There are no schemes with an overall Red RAG status and no gold projects with an overall Amber RAG status.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes.



There are no CORPORATE project issues for the Portfolio at this stage.

HOUSING PORTFOLIO B – LOCAL SERVICES & COMMUNITY SAFETY

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£1,297,000**. This can be compared with the budgeted figure for 2011/12 of **£1,377,000**, resulting in a **£80,000** under spend, which represents a percentage variance against budget of **5.8%**.

The forecast total scheme spend is **£3,165,000**. This can be compared with the budgeted scheme spend of **£3,195,000**, resulting in a **£30,000** under spend, which represents a percentage variance against budget of **0.9%**.

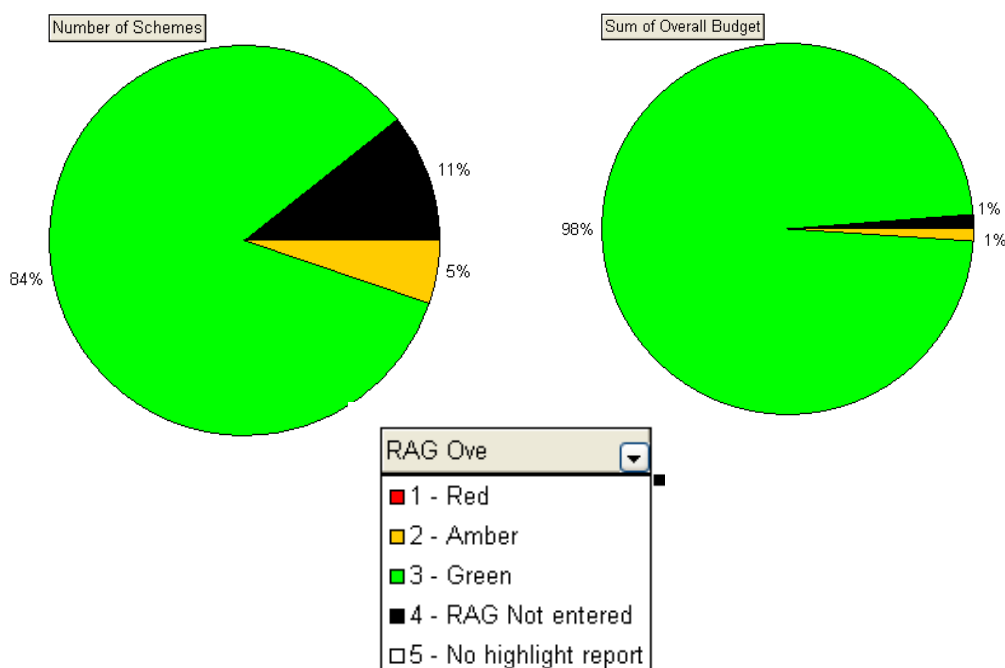
There are no CORPORATE financial issues for the Portfolio relating to significant over or under spends at this stage.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently 19 active schemes within the Housing Portfolio (Local Services and Community Safety) Capital Programme. There are no schemes with an overall Red RAG status and no gold projects with an overall Amber RAG status.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes.



There are no CORPORATE project issues for the Portfolio at this stage.

LEADER'S PORTFOLIO

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£2,116,000**. This can be compared with the budgeted figure for 2011/12 of **£2,356,000**, resulting in a **£240,000** under spend, which represents a percentage variance against budget of **10.2%**.

The forecast total scheme spend is **£17,773,000**. This can be compared with the budgeted scheme spend of **£17,859,000**, resulting in a **£86,000** under spend, which represents a percentage variance against budget of **0.5%**.

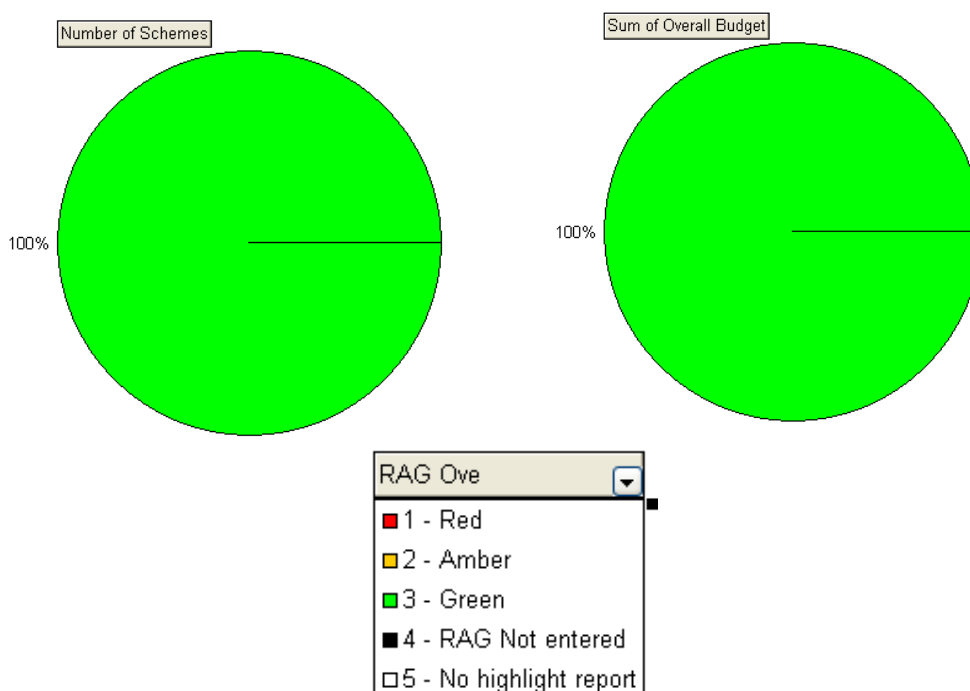
There are no CORPORATE financial issues for the Portfolio relating to significant over or under spends at this stage.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently 18 active schemes within the Leaders Capital Programme. There are no schemes with an overall Red RAG status and no gold projects with an overall Amber RAG status.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes.



There are no CORPORATE project issues for the Portfolio at this stage.

LEISURE & CULTURE PORTFOLIO

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£14,493,000**. This can be compared with the budgeted figure for 2011/12 of **£14,458,000**, resulting in a **£35,000** over spend, which represents a percentage variance against budget of **0.2%**.

The forecast total scheme spend is **£47,197,000**. This can be compared with the budgeted scheme spend of **£47,013,000**, resulting in a **£184,000** over spend, which represents a percentage variance against budget of **0.4%**.

The CORPORATE financial issues for the Portfolio relating to significant over or under spends are:

LC 1 – Sea City Museums

Gold Scheme – £16,659,000 Scheme Budget

Overall RAG Status GREEN

Schedule RAG Status GREEN

Budget RAG Status AMBER

Forecast adverse £185,000 scheme variance

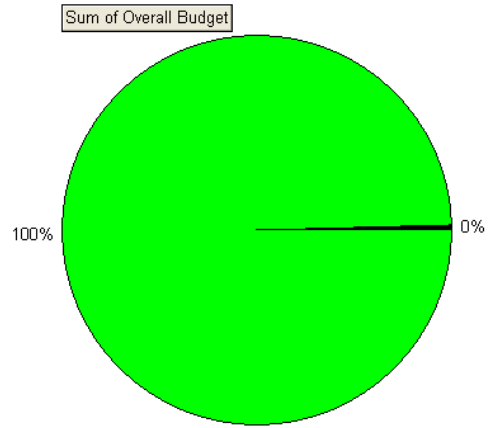
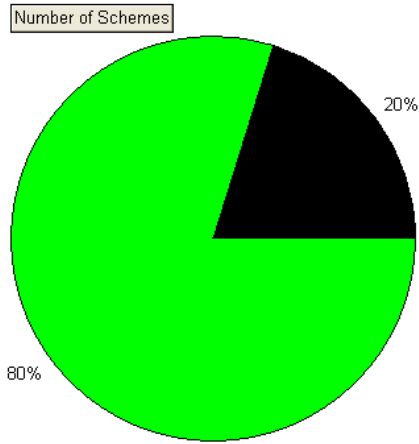
Officers are working with consultants to bring the project in on budget despite financial pressures. There is a current estimated revised forecast figure for the final expenditure for the project however this is only provisional. Regular updates will continue to be provided to the project board.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently six active schemes within the Leisure and Culture Capital Programme. There are no schemes with an overall Red RAG status and no gold projects with an overall Amber RAG status.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes:



RAG Ove

1 - Red
2 - Amber
3 - Green
4 - RAG Not entered
5 - No highlight report

There are no CORPORATE project issues for the Portfolio at this stage.

RESOURCES PORTFOLIO

KEY ISSUES – MONTH 9

FINANCIAL SUMMARY

The forecast spend for the year is **£11,777,000**. This can be compared with the budgeted figure for 2011/12 of **£11,777,000**, which represents a **nil** variance against budget.

The forecast total scheme spend is **£32,377,000**. This can be compared with the budgeted scheme spend of **£32,377,000**, which represents a **nil** variance against budget.

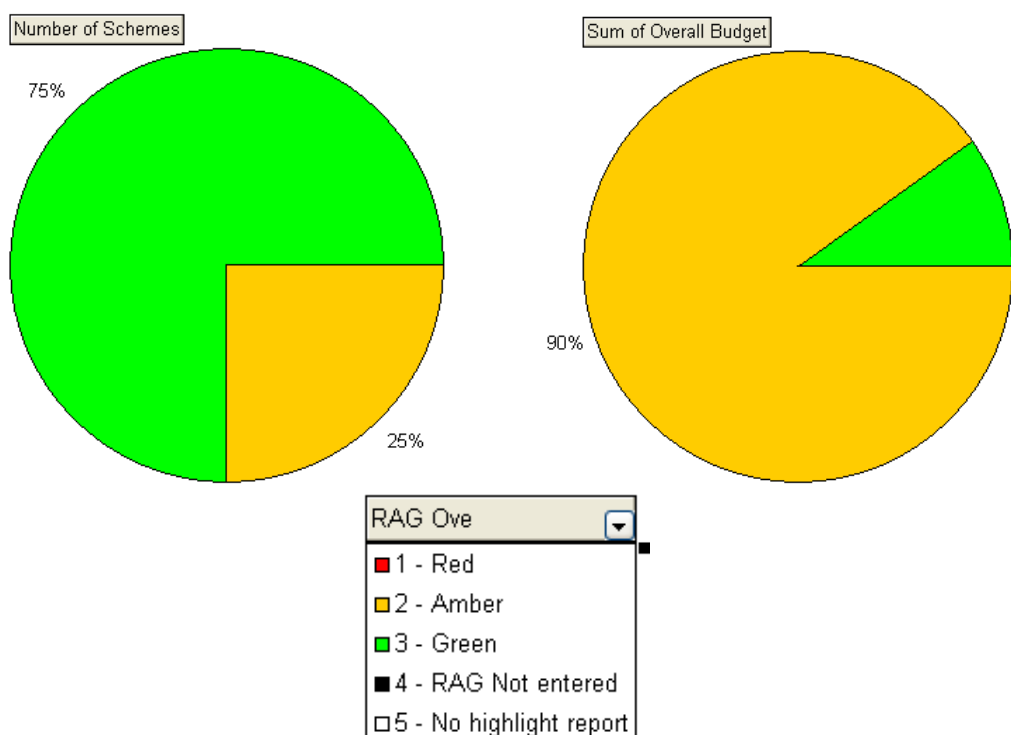
There are no CORPORATE financial issues for the Portfolio relating to significant over or under spends at this stage.

There are no major items of SLIPPAGE for the Portfolio at this stage.

PROJECT SUMMARY

There are currently six active schemes within the Resources Capital Programme. There are no schemes with an overall Red RAG status and one gold project with an overall Amber RAG status which together represent 75.9% of the active programme by value.

The following charts show the percentage split of the overall RAG status based on the number of schemes and value of schemes:



The CORPORATE project issues for the Portfolio are:

RES 1 – Accommodation Action Strategy Programme (ASAP)

Gold Scheme – £24,500,000 Scheme Budget

Overall RAG Status AMBER

Schedule RAG Status AMBER

Budget RAG Status AMBER

Additional works causing delay

The potential for future late discovery of asbestos and unrecorded services, coupled with the dependency upon West Wing accommodation for the successful decant of buildings requires that the "Overall" and "Schedule" RAG status shall be maintained at Amber. In addition, work is currently underway to agree provisional costs associated with the completion of phase 1. These costs are subject to detailed review and until these can be verified the budget status has been set at amber.

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Code of Practice for Appointment of Authority Governors in Southampton

Authority governor appointments in Southampton are made on a non-political basis and with the interests of the school being the key factor.

- ❖ Authority governors are not delegates of the Local Authority (LA). This means that they cannot be directed by the LA to act in a certain way but should be aware of and represent the views of the LA.
- ❖ Authority governors are expected to help the school improve and support the school's ethos and mission. Authority governors are expected to provide a school with the skills and experience that it needs.
- ❖ The LA recognises that individual governors are bound by the corporate responsibilities of the governing body.
- ❖ The LA will take a proactive role in identifying existing and potential Authority governors' vacancies prior to the end of their term of office and will endeavour to make appointments as soon as possible. LA governors approaching the end of their term of office will be informed of this and invited to express a willingness to be considered for re-appointment. Re-appointment is not an automatic process.
- ❖ Applications will be considered by the LA Governors' Appointment Panel.
 - The panel comprises five persons, one Member to be nominated by each of the three lead political parties, plus one headteacher and one governor representative.
 - The Panel will make recommendations for appointment to the Executive Director for Children's Services or his representative.
 - The Panel is convened by the Governance and Leadership Adviser.
 - The Panel meets approximately once per term or more if required.

Those applying for nominations as LA governors will be required to take part in a staged process leading to applications being taken to Panel.

Stage 1 Informal conversation with Governance and Leadership Adviser (GLA) informing applicant of the role. In some situations this conversation may be held directly with the school, (such as an existing parent governor wishing to transfer to Authority category of governor).

Stage 2 Application form completed and returned to LA.

Stage 3 A school with Authority vacancies is identified by the LA and a visit arranged for prospective governor – preferably to meet Headteacher and Chair of Governors or alternative governor.

Stage 4 Following the school visit the LA (**GLA**) discusses with all parties the suitability or otherwise of the applicant for nomination to that particular school. If the applicant confirms that he/she is still willing to be appointed then the nomination is taken to the LA Governors' Appointment Panel.

Stage 5 The nomination is considered by the Panel for recommendation or otherwise to the Executive Director.

Stage 6 Appointment confirmed.

Authority Governor Appointments in Academies

Southampton City Council / LA is keen to support the inclusion of Authority Governors within Governing Bodies of Academies. If an Academy chooses to include an Authority Governor within its constitution and as recorded in the Articles of Association, the LA will appoint nominees in the same way as for maintained schools.

DRAFT

Southampton City Council Procedures for Removal of Authority Governors

Authority governors hold no greater or lesser responsibility or power than any other governor type. They are bound by the same disqualification regulations as set out in the **Guide to the Law for School Governors**.

Supporting information

Whilst the legislation and statutory guidance specifies circumstances in which an individual is disqualified from holding office or continuing in office as a governor, they do not specify the circumstances which could lead to the removal of an LA appointed governor. The School Governance (Constitution) (England) Regulations 2003 state the following:

Removal of LEA and foundation governors

23.—(1) *Any LEA governor or foundation governor may be removed from office by the person who appointed him, who must give written notice thereof to the clerk to the governing body and to the governor so removed*

The decision to appoint and remove Authority governors rests with the Executive Director of Children's Services.

If there appears to be "*good reason*" to remove the Authority governor initially the Governance & Leadership Adviser (**GLA**) or an alternative officer will normally discuss the issues informally with the governor concerned, with the aim of resolving the issues and providing advice and support.

"*Good reason*" may include but not be limited to, any of the following:

- irretrievable breakdown in the relationship between the governor and the governing body
- conduct or bias that is inconsistent with the school's ethos or religious character and has or is likely to bring the school, the governing body or their office of governor, or the LA into disrepute
- serious failure to co-operate with the LA, governors, or governing body as a whole

If the issues cannot be satisfactorily settled as above, and it appears there is "*good reason*" to remove the Authority governor the process to remove the governor shall be:

- The Director of Children's Services will inform the governor in question and the chair of the governing body, in writing, of the full reasons why the removal is proposed, inviting them to make representations regarding the proposal;
- The Director of Children's Services will decide whether or not to remove the governor, and will then notify the governor, and the chair and the clerk of the governing body of his decision, with written reasons, and in the event of a decision for removal indicating the governor's right of appeal within 14 days receipt of the decision;

Appendix 2

- The LA Governors' Appointment Panel will consider any appeals against the decision of the Director of Children's Services to remove the governor;
- The appeal shall be dealt with by written representations;
- Within 7 days of this meeting the governor, the chair and the clerk to the governing body, will be notified in writing of the decision.
- The decision of the Governors' Panel shall be final and binding on all parties.

Southampton City Council expects all governors, including LA governors to act in accordance with the Nolan Principles of Public Life as detailed below:

The Seven Principles of Public Life

Selflessness

Holders of public office should take decisions solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.

Integrity

Holders of public office should not place themselves under any financial or other obligation to outside individuals or organisations that might influence them in the performance of their official duties.

Objectivity

In carrying out public business, including making public appointments, awarding contracts, or recommending individuals for rewards and benefits, holders of public office should make choices on merit.

Accountability

Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.

Openness

Holders of public office should be as open as possible about all the decisions and actions that they take. They should give reasons for their decisions and restrict information only when the wider public interest clearly demands.

Honesty

Holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.

Appendix 2

Leadership

Holders of public office should promote and support these principles by leadership and example.

These principles apply to all aspects of public life. The Committee has set them out here for the benefit of all who serve the public in any way.

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Agenda Item 12

Providers on the Frameworks

Lot 1 – Children & Young People Aged 0-4, 5-10 and 11+	
Tier 1	SWIIS
	TACT
	familyplacement.com
	Sunbeam
	Blue Sky
	Children's Family Trust (North East office)
	Foster Care Link
	Capstone Vision
	Fostering Solutions
	FCA
Tier 2	NFA
	Nexus
	Care
	Families for Children
	Fairways
	Futures for Children
	Hillcrest
Tier 3	Banya
	Action for Children
	Outlook
	First Fostering
	Capstone SW
	Barnardo's
	Five Rivers (Isle of Wight office)
	Fosterplus
	By the Bridge
	ISP
Lot 2 – Parent and Child Placements	
Tier 1	Sunbeam
	Capstone Vision
	Nexus
	familyplacement.com
	Fairways

	CARE
	Blue Sky
	Banya
Tier 2	Futures for Children
	First Fostering
	Fostering Solutions
	Children's Family Trust (North East office)
	SWIIS
	TACT
	Barnardo's
	Hillcrest
	Fosterplus
	Families for Children
	NFA
	Five Rivers (Isle of Wight office)
	FCA
	By the Bridge
	Capstone SW
	Outlook
	ISP
Lot 3 – Disabled Children & Young People	
Tier 1	SWIIS
	Sunbeam
	First Fostering
	Fostering Solutions
	familyplacement.com
	Fairways
	Nexus
	By the Bridge
Tier 2	Five Rivers (Isle of Wight office)
	FCA
	NFA
	Futures for Children
	Banya

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Schedule of Recommended Grants for 2012/13

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Arts				
Art Asia Trust Ltd	£46,103	£46,103	Towards staff salaries, to rent and to overhead costs	Legal Power B
City Eye	£27,634	£27,634	A contribution to the running costs of City Eye including staffing, rent and other premises related costs, the provision of facilities, services and activities to the people of Southampton	Legal Power B
Southampton Nuffield Theatre Trust (part DSG)	£191,519	£191,519	Towards a programme of theatre performance and participation activities and educational activities for Southampton children and young people.	Legal Powers B & F
The Media Workshop	£30,117	£30,117	Towards core running costs, including staff costs and other overheads	Legal Power B
Turner Sims	£7,124	£7,124	Towards their annual programme of promoted concerts encompassing classical music, jazz, world music and folk, their outreach work with the local community and their work with Southampton Music Services	Legal Power B
Arts sub-total	£302,497	£302,497		
Disabled Access / Living				
Queen Elizabeth II Silver Jubilee Activities Centre (DSG)	£3,044	£3,044	A contribution towards salary costs for the staffing element of 150 activity sessions for Southampton based groups, families and individuals.	Legal Powers A & E

Appendix 1

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Southampton Action for Access	£3,000	£0	The organisation did not apply for a renewed grant as they currently hold 2 to 3 years running costs in reserve. This is due to the Equalities Act of 2010 which has led to fewer access audit requests and thereby reduced their running costs.	Legal Power L City of Southampton Strategy Objective 1
Southampton Centre for Independent Living	£9,095	£9,095	A contribution to rent and rates	Legal Power L City of Southampton Strategy Objective 1
Southampton Voluntary Services Shopmobility	£46,000	£35,000	Towards the salaries of the Shopmobility Co-ordinator (37 hours per week), Assistant Co-ordinator (19.5 hours per week) and Shopmobility Office Assistant (15 hours per week) which make up the bulk of the running costs of the project. Note: This is the second year of a phased reduction of grant over 3 years proposed in December 2010.	Legal Power L City of Southampton Strategy Objectives 1 & 4
Disabled Access / Living sub-total	£61,139	£47,139		
Education				
Workers Educational Association (Southern Region)	£6,122	£6,122	To provide engagement and learning programmes aimed at work with excluded communities across Southampton.	Legal Power L Community Strategy Key Challenge 3
Education sub-total	£6,122	£6,122		
Employment / training (see also Two Year Funding, below)				
The Prince's Trust (formerly Fairbridge Solent)	£35,234	£35,234	To cover salary costs of two frontline staff members - Outreach and Development Worker and Development Tutor. Note: due to a merger in 2011 Fairbridge Solent is now part of The Prince's Trust	Legal Powers E & L, City of Southampton Strategy Objectives 1 & 2
Employment / training sub-total	£35,234	£35,234		

Appendix 1

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Environment				
Southampton Scrapstore	£4,098	£4,098	Part funding the part time post of the coordinator.	Legal Power L City of Southampton Strategy Objective 1
The Association of Friends of Down to Earth	£13,333	£13,333	Towards one third of the salaries and running costs for the Down to Earth Farm	Legal Power L
Environment sub-total	£17,431	£17,431		
Generic Advice				
Southampton Advice and Representation Centre	£179,530	£179,530	Towards the provision of a city-wide specialist advice and representation service in the fields of Welfare Benefits and Employment Law (inc. salaries and rent)	Legal Power D City of Southampton Strategy Objective 1
Southampton Citizens Advice Bureau	£309,309	£309,309	Towards salaries, rent, overheads and general running costs. Includes £10,000 towards provision of the court desk (contribution towards salaries).	Legal Powers D & I City of Southampton Strategy Objective 1
Generic Advice sub-total	£488,839	£488,839		
Health/Welfare etc				
Communicare	£12,000	£12,000	Towards overall running costs - mainly the salaries of 4 part-time staff operating from the Shirley Office: the Manager, the Development Worker and 2 recently appointed assistants	Legal Powers J & L
Relate Solent	£17,141	£17,141	To support the Bursary Scheme for clients in Southampton	Legal Power L City of Southampton Strategy Objective 1

Appendix 1

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Southampton Rape Crisis (part DSG)	£82,666	£82,666	Towards running costs of the service, including salaries, and running costs of the Star Project.	Legal Powers J & L City of Southampton Strategy Objective 1
Health/Welfare etc sub-total	£111,807	£111,807		
Heritage				
Hampshire & Wight Trust for Maritime Archaeology	£1,857	£1,857	Develop and expand the schools programme, public activity days & events, and talks to community groups. Develop temporary and permanent heritage displays, train volunteers. Provide expert advice to interested parties and facilitate external funding searches.	Legal Power L City of Southampton Strategy Objective 1
Solent Sky	£24,250	£50,000	Towards staff salaries Note: due to a delay in the start of their project £25,750 had also been carried forward from 2010/11. Solent Sky's total grant in 2011/12 was therefore £50,000 and they are recommended to receive this amount again in 2012/13.	Legal Power B
Heritage sub-total	£26,107	£51,857		
Housing				
SCRATCH (part HRA)	£39,612	£39,612	The funding requested would ensure a reduction in the cost of the Dorcas Project Basic Furniture Package for residents of Southampton. The cost in 2011/12 will continue at £140 which will be reduced to £75 for deliveries within Southampton (whoever the referral agent is), subject to grant funding. HRA funding could secure a further reduction for referrals from Local Housing Offices	Legal Powers I & L City of Southampton Strategy Objective 1

Appendix 1

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Southampton Women's Aid (part HRA)	£41,350	£41,350	Funding for 1.5 full-time equivalent worker time for the continuation of telephone, group and one-to-one outreach services for Southampton women who are experiencing domestic violence/abuse (D.A.) and want to live in their own homes, free from fear and harm. Includes £17,778 towards continued provision of outreach service to help women and children to stay safely in their homes.	Legal Power I City of Southampton Strategy Objective 1
Housing sub-total	£80,962	£80,962		
Other				
Solent Sea Rescue Organisation	£10,576	£10,576	Insurance for units, radio licences and a small grant to cover part of the units running costs.	Legal Power E
Other sub-total	£10,576	£10,576		
Play / Early years				
Community Playlink	£38,696	£38,696	Maintaining organisations core infrastructure, support to parent and toddler groups and toy and sports library service	Legal Powers A & E
Southampton Children's Play Association	£93,477	£93,477	Salaries, office running costs and city wide summer holiday play schemes for children 5-14 years	Legal Powers A & E
Weston Adventure Playground	£77,217	£77,217	Staff and premises running costs for adventure playground for children 5-14 years.	Legal Powers A & E
Play / Early years sub-total	£209,390	£209,390		
Sport				

Appendix 1

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Hampshire School Sports Federation (DSG)	£961	£961	The programmes delivered by the 3 organisations that fall under the association, SCC-PCC-HCC	Legal Powers A & E
Southampton Amateur Gymnastics Club (DSG)	£12,708	£12,708	The main running costs of the club along with a funding towards a development officer	Legal Power E
Southampton Diving Academy	£6,000	£6,000	Hire fees for the Quays	Legal Powers A & E
Southampton Schools Sports Association (DSG)	£5,669	£5,669	Running costs of the organisation	Legal Powers A & E
Southampton Trampoline Club	£3,225	£3,225	Towards Sports Hall hire, maintenance of equipment and education/training courses for coaches	Legal Powers A & E
Sport sub-total	£28,563	£28,563		
Voluntary Sector Support				
Southampton Voluntary Services	£187,462	£187,462	To cover parts of the core costs associated with running a Council of Voluntary Service (CVS) in line with nationally recognised good practice, for the Voluntary Sector Support Team (VSST), to help sustain the Voluntary Action Centre as a resource base for the voluntary sector and the central administrative functions which also enable SVS to offer services directly to the public.	Legal Powers D & L
TWICS	£35,829	£35,829	A contribution towards the employment costs of the manager, training co-ordinator, outreach worker, admin officer and finance officer	Legal Powers F & L City of Southampton Strategy Objectives 1 & 2
Voluntary Sector Support sub-total	£223,291	£223,291		

Appendix 1

Organisation	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Young People				
Be Your Best Foundation (DSG)	£5,000	£5,000	Support towards the delivery of the Rock Challenge programme across Hampshire and the Isle of Wight, including approximately 625 young people from Southampton.	Legal Powers B, E & F
City Reach Youth Project	£31,000	£31,000	Staff and running costs for 3 centres.	Legal Powers A & E
No Limits (part DSG)	£51,323	£51,323	To support running costs for services to 11-25 years through the 3 No Limits drop-in centres and the infrastructure costs for associated community delivery. Includes £17,340 towards maintaining homelessness prevention services (contribution towards salaries).	Legal Power I City of Southampton Strategy Objectives 1, 2 & 5 Community Strategy Key Challenge 3
Young People sub-total	£87,323	£87,323		
New Projects Fund				
Saints Foundation	£43,466	£0	Received a grant in 2011/12 on the understanding that it would be the final year of their New Projects Fund grant. Therefore Saints Foundation is not eligible for a renewed grant in 2012/13.	Legal Powers E & L City of Southampton Strategy Objectives 1 & 2
New Projects Fund sub-total	£43,466	£0		

Appendix 1

Two Year Funding				
Wheatsheaf	£74,548	£74,548	Core costs, in particular salaries of CEO, Finance Manager, and premises costs	Legal Powers E & L City of Southampton Strategy Objectives 1 & 2
Groundwork Solent	£50,000	£50,000	Contribution to core costs and salaries.	Legal Powers E & H
Two Year Funding sub-total	£124,548	£124,548		

Reserves				
Reserve Name	2011/12 Grant	Proposed 2012/13 Grant	Towards	Legal Powers
Community Chest	£50,000	£50,000	To be awarded in 2 rounds under delegated authority by the Manager of the Communities Team following consultation with the Cabinet Member for Housing.	Legal Powers to be determined on allocation
Unallocated budget	£0	£31,721	To be awarded under delegated authority by the Manager of the Communities Team following consultation with the Cabinet Member for Housing for crisis funding or exceptional projects.	Legal Powers to be determined on allocation
Reserves sub-total	£50,000	£81,721		

Running Costs Fund sub-totals	2011/12 Grant	Proposed 2012/13 Grant
Arts	£302,497	£302,497
Disabled Access / Living	£61,139	£47,139
Education	£6,122	£6,122
Employment / training	£35,234	£35,234
Environment	£17,431	£17,431
Generic Advice	£488,839	£488,839
Health/Welfare etc	£111,807	£111,807
Heritage	£26,107	£51,857
Housing	£80,962	£80,962
Other	£10,576	£10,576
Play / Early years	£209,390	£209,390
Sport	£28,563	£28,563
Voluntary Sector Support	£223,291	£223,291
Young People	£87,323	£87,323
New Projects Fund	£43,466	£0
Two Year Funding	£124,548	£124,548
Reserves	£50,000	£81,721
Total	£1,907,295	£1,907,300

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List of Legal Powers

- A. **Section 19, Local Government (Miscellaneous Provisions) Act 1976**
“Recreational Facilities”
- B. **Section 145, Local Government Act 1972**
“Provision of Entertainments”
- C. **Section 144, Local Government Act 1972**
“Power to encourage visitors and provide conference and other facilities”
- D. **Section 142, Local Government Act 1972**
“Provision of information, etc, relating to matters affecting local government”
- E. **Section 508 (2), Education Act 1996**
“Functions in respect of facilities for recreation and social and physical training.
- F. **Sections 13, 14, and 15, Education Act 1996**
“Grants facilitating the council’s general functions in respect of Primary, Secondary and Further Education and Sections 111, Local Government Act 1972”
- G. **Section 33, Local Government and Housing Act 1989**
“Promotion of economic development”
- H. **Section 89, National Parks and Access to the Countryside Act 1949**
“Planting of trees and derelict land”
- I. **Sections 179 and 180, Housing Act 1996**
“Duty of local housing authority to provide advisory services and assistance to voluntary organisations in respect of homelessness.”
- J. **Grants facilitating the Council’s Social Services Functions as listed in Schedule 1 to the Local Authorities Social Services Act 1970; and Section 111 of the Local Government Act 1972**
- K. **Section 14, Public Libraries and Museum Act 1964**
“Contributions to expenses of museums and galleries”
- L. **Section 2, Local Government act 2000 – ‘Power to do anything likely to promote the economic, social and environmental well being of the area’**

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Community Chest grant allocation 2011/12

A budget of £50,000 was allocated for 2011/12, which increased to £53,974 through the return of unspent grant from two organisations who had been allocated Community Chest grants in 2010/11. In total 82 applications were made and 54 grants were awarded. The success rate was 65% and the average grant was just under £1,000.

Organisation	Granted	Towards
2nd Southampton, South Brownies	£630	towards hall hire for weekly meetings
Active Nation	£1,202	Towards 4 x 6 week exercise courses for pregnant women
Aeronautica at Southampton	£250	A contribution towards volunteer expenses.
Age Concern Southampton	£1,250	Towards the delivery of a Nordic Walking Programme for older people in Southampton.
Apna Group	£1,000	Towards tai-chi classes.
Apples and Snakes	£2,150	Towards the costs of a performance project involving the community (inc. subsidised tickets for young people, event and production staff).
BTCV	£1,065	A contribution towards conservation volunteering sessions.
Busybees Toddler Group	£479	Towards toys and equipment
Channel Isles & District Tenants and Residents Association (CIDTRA)	£1,108	Towards the costs of a family fun day (inc. insurance, venue hire, football coaching, printing, St John Ambulance)
CLEAR (City Life Education & Action for Refugees)	£1,000	Towards the running costs of ESOL classes (inc teaching materials, printing costs and volunteer expenses)
Cruse Bereavement Care	£2,760	Towards a course for new bereavement volunteers.
Freemantle Triangle Residents Association	£550	Towards running costs of the group for 2 years (inc. hall hire for monthly mtgs, stationery, refreshments, events costs)
Friends of Southampton Youth Orchestras	£850	Towards the purchase/hire of music and improving storage shelves.
KFA Dance South Academy	£1,712	Towards dance classes for women and girls (inc. hall hire and coaching)
Lets Play Together Parent and Toddler Group	£471	A contribution towards insurance, room hire, Scrapstore membership and toys/equipment.
Life Church Southampton	£1,000	A contribution towards equipment for the community training project (£500) and youth club (£500)
Lords Hill and Lords Wood Historical Society	£500	Towards visual aids and recording equipment, general running costs (stationery, etc) and four guest speakers.
Merryoak Computer Club	£3,000	Towards running costs for the club (inc. room hire, insurance, PAT testing, broadband, equipment servicing)
Milan Group	£800	Towards exercise classes

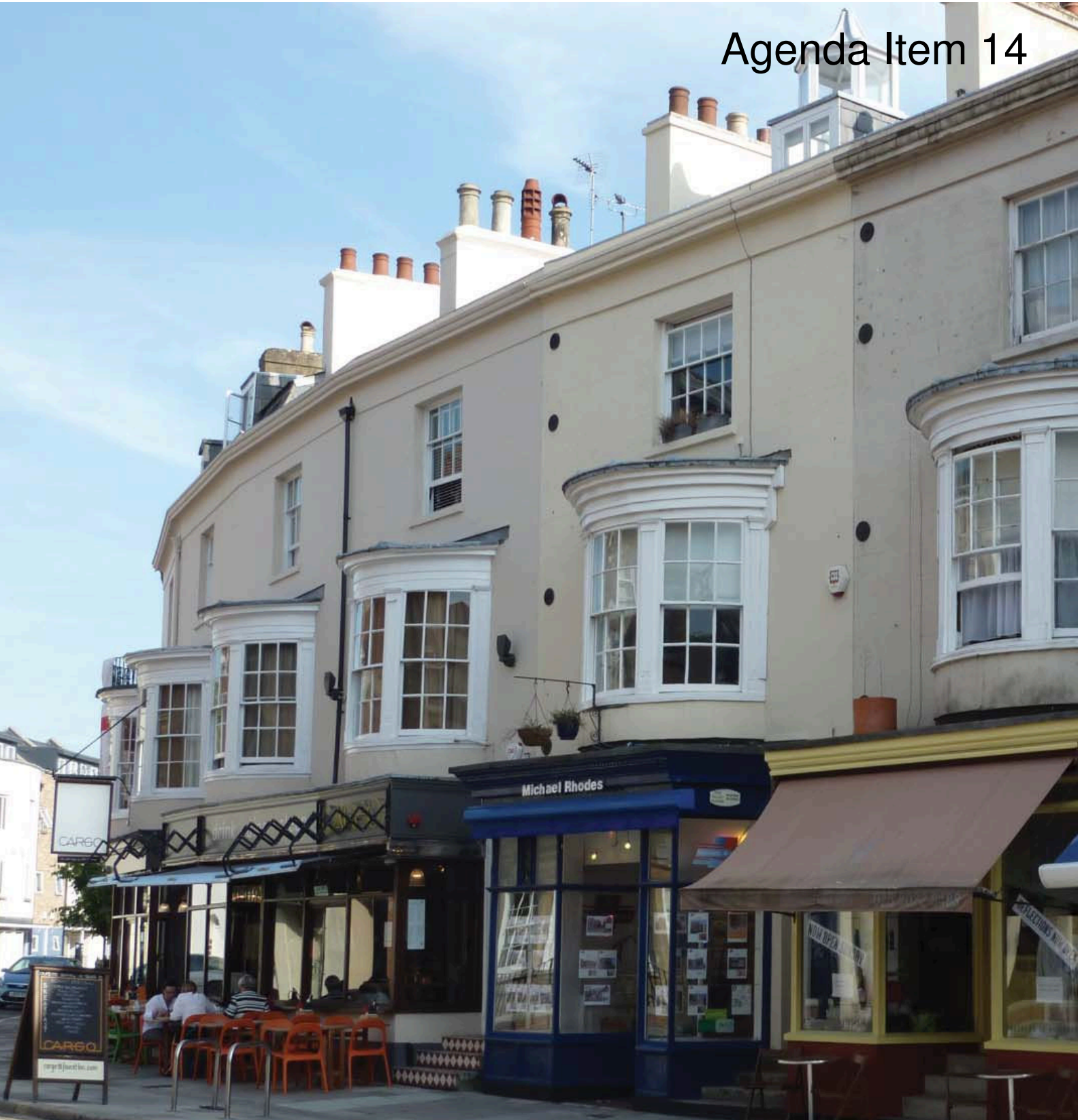
Appendix 3

Organisation	Granted	Towards
Millbrook Christian Centre (NRG Youth Project)	£500	A contribution towards games equipment for Youth Club (Xbox and games, Wii games)
Millbrook Towers and District Community Association	£975	Towards hall hire, publicity, Scrapstore membership and paper/ink.
National Childbirth Trust Southampton Branch (NCT)	£2,500	Towards the costs of a breastfeeding peer support project (inc course fees, books, venue and crèche)
Outer Avenue Residents Association (OARA)	£550	Towards the costs of 3 projects - making the area greener (installing 2 large planters), cleaning up the streets (litter picking equipment) and building relationships with landlords and a sense of community (information packs and flyers)
Parklife Community Interest Company	£550	Towards volunteer uniforms, marketing costs and additional crockery/kitchen equipment for training purposes.
Polish Catholic Mission (Polish Parish Shop)	£400	Towards weekly exercise classes.
Portswood Central Residents Association	£500	Towards general running costs.
Positive Action	£2,400	Towards complementary therapies to improve health and wellbeing (acupuncture and aromatherapy massage).
Ridgemount Area Residents' Association (RARA)	£500	Towards running costs (inc. stationery, venue hire, website, transportation)
SHAPe	£1,500	Towards the costs of a 'trade show' for cultural and creative businesses
Shearwater Care Group	£921	Towards venue hire for group meetings (twice a month) and committee meetings (5 per year)
Shirley Quilters	£481	Towards folding tables.
Shirley Towers Association of Residents (STAR)	£260	Towards bouncy castles and refreshments for a resident's activity day
Shirley Warren Action Community Lunch Club	£750	Towards replacement of a built in cooker and purchase of new kitchen equipment.
Sholing Valleys Study Centre	£2,000	A contribution towards running costs for the centre (insurance, rates, electricity, telephone, water)
SoCo Music Project	£3,800	Towards the cost of two youth art practitioners to run summer activities at the Creative Hub.
Southampton Amateur Rowing Club	£1,500	Towards the purchase of a new Merlin GRP coastal four (boat)
Southampton Bangladeshi Society	£950	Towards hall hire for events and rehearsals, materials for costumes/props and technical equipment (microphones etc).
Southampton East Ladies Support Group	£400	Towards insurance, cover of volunteer expenses, monthly craft sessions, CRB checks and admin costs

Appendix 3

Organisation	Granted	Towards
Southampton Kurdish Community Association	£1,000	Towards English language and ICT classes.
Southampton Muslim Women's Network	£750	A contribution towards a book club, network meetings and Scrapstore membership (for arts and crafts materials) for a youth club.
Southampton Puja and Cultural Association	£650	Towards the costs of the cultural programme of their autumn festival (inc hall hire, sound/light equip, artists fees)
Southampton Women's Forum	£200	A contribution towards IT equipment.
The Dregg's Café	£500	A contribution towards games based equipment for the cafe (Nintendo Wii, Playstation 3, table tennis table, video games)
The Royal Southampton Horticultural Society	£420	The cost of accessible transport to and from monthly meetings for members who are unable to otherwise attend.
Thornhill Reducing Isolation Project (TRIP)	£380	The cost of accessible transport to and from coffee mornings for members who are unable to use public transport
Thrinjun Group	£1,100	Towards activities for women (inc. water exercise, pilates, dancing/singing, language classes)
Unified Somali Parents Community Group	£1,000	Towards numeracy classes.
Unit 11 Studios	£730	Towards materials and project costs for a Bollywood Dance community project (July 2011) and printing and mounting for an Ejector Seat art project (June 2012)
United Savings & Loans (Hampshire Credit Union)	£730	Towards printing brochures and posters, mobile broadband and staff costs.
Weston Church Pre-School	£500	A contribution towards equipment for outdoor play area (bikes, chairs, baskets, playpen)
Woolston Community Association (Woolston Millennium Garden)	£500	A contribution towards a replacement notice board and site for dedication plaques.
Woolston Community Festivals	£500	A contribution towards the road closure for the Woolston Christmas Festival.
Youth Options	£1,800	Towards one 6 week maths, English and employability programme for NEETS

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OXFORD STREET
Conservation Areas Appraisal
Assessing Special Interest

November 2011



TURLEYASSOCIATES

"Conservation area appraisals, like conservation plans, depend upon an understanding of the area which draws upon techniques of conservation-based research and analysis. Conservation area appraisals could also, like conservation plans, include a more specific assessment of significance and some analysis of how that significance is vulnerable as the basis for defining policies for preserving or enhancing their character."

(Clark, K. Informed Conservation, section 6.10, English Heritage, 2001)

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Introduction

Southampton's rich and varied historic places and landscapes help to sustain communities, provide livelihoods and pleasure for many, either as residents, workers or visitors. Understanding their special qualities and what these add to our lives, is central to how we connect with our history and culture, making sure that the best of the past is kept to enrich our lives today and into the years to come. What we see today is part of a continuum of a centuries-long process of stewardship and evolution of adding, adapting and replacing.

The Oxford Street Conservation Area represents one of these special places. Designated in 1972 the conservation area extends in total to 8.6 hectares or 21 acres. With buildings dating largely from the Georgian and Victorian periods it contains a wealth of surviving buildings and structures of great interest and value to the city, closely associated with the development of the railway and docks in the mid-nineteenth and early-twentieth century. As such, Oxford Street has a special place in the heritage of Southampton.

The Council have commissioned a detailed Conservation Area Appraisal to assess the character and appearance of the conservation area, defining its significance, clarifying its historical and architectural development, assessing condition, integrity and vulnerability and drawing the right boundaries.

This appraisal builds upon national policy, as set out in Planning Policy Statement 5 – Planning for the Historic Environment, local planning policy and follows guidance from English Heritage the Government's statutory adviser on all aspects of the historic environment.

Purpose of this appraisal

This appraisal will:

- provide an up to date record and analysis of the various features which give the Oxford Street Conservation Area its special architectural and historic interest;
- serve as a sound basis for development management and for developing initiatives to improve the area, its buildings and spaces;
- beyond its use as a planning tool, this appraisal has a wider application as an educational and informative document for the local community and for architects, planners and developers involved in development activity in the area;
- identify elements which detract from the special character of the area, and which offer potential for beneficial change;
- consider the need for additional controls, particularly article 4 directions, to prevent further erosion of the area's special interest;
- review the boundaries of the conservation area;

- involve the community in the production of this appraisal;
- summarise the threats and opportunities;
- recommend management proposals;
- and be a background resource to the production of the City Centre Masterplan and City Centre Action Plan.

It is worth noting that no appraisal can ever be completely comprehensive and that the absence of any particular building, feature or space should not be taken to mean that it is of no interest or value or does not contribute to the significance of the conservation area.



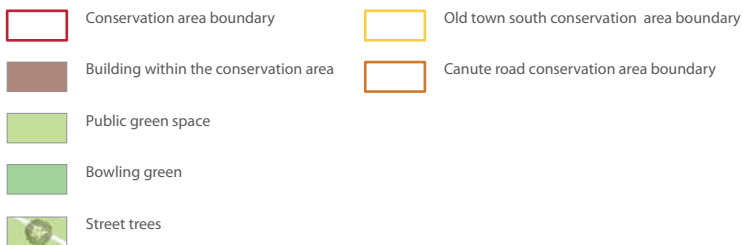
Fine distinctive semi-circular bow windows, Oxford Street



View looking eastwards along Oxford Street



Figure 1: Existing Oxford Street Conservation Area



The planning policy context

National and local guidance

The recognition of historic areas in planning law dates from the 1967 Civic Amenities Act, under which local planning authorities were granted powers to designate Conservation Areas. These powers were reaffirmed by **The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990**, which required local authorities to identify areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and then to pay 'special attention to the desirability of preserving or enhancing the character or appearance of those areas.' A regular review is a part of the ongoing appraisal of each conservation area. The prime consideration in identifying conservation areas is the special quality and interest of the area, rather than that of individual buildings.

Listed Buildings are protected under Section 66 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local planning authorities to have special regard to the desirability of preserving buildings of special architectural or historic interest and their settings.

Planning Policy Statement 5, Planning for the Historic Environment (2010) – the key government guidance on all development affecting historic buildings, conservation areas and sites of archaeological interest. Policy HE2 requires local planning authorities to have evidence about the historic environment and heritage assets in their area and use that evidence to assess the condition of heritage assets. Policy HE.3.1 requires a proactive strategy for the conservation of the historic environment and policy HE3.4 requires local authorities to consider how best to conserve individual, groups or types of heritage assets that are most at risk. Policy HE7 relates to all heritage assets, policy HE8 to non designated heritage assets, policy HE9 to designated heritage assets and policy HE10 to their setting.

Core Strategy (2010) - policy CS 14 Historic Environment of the Local Development Framework seeks to safeguard from inappropriate and unsympathetic development and, where appropriate, enhance important historical assets and their settings and the character of areas of acknowledged importance including listed buildings, conservation areas, sites of archaeological importance and their setting.

Local Plan Review (2006) – contains saved policies and proposals relating to the city centre and conservation areas in general. Policy HE1 deals with new development in conservation areas, HE2 with demolition in conservation areas. HE3 considers listed buildings and HE6 archaeological remains. RE18 sets out the policy relating to shop fronts.

City Characterisation Project (2009) – a characterisation study of the city centre which acts as background evidence to the local development framework. The study provides a baseline analysis for enabling the progressive enhancement of the city centre and its conservation areas by defining those areas where the heritage of the city is of significant value and vulnerable to change.

In addition, a number of Supplementary Planning Documents provide further details, guidance and principles for which development is expected to follow. These Supplementary Plans are material considerations when processing planning applications and development proposals in the city. They include the Old Town Development Strategy, adopted in 2004, which covers part of the land within the current Oxford Street Conservation Area to the west of Orchard Place, City Centre Urban Design Guide (CCUDS), Development Design Guide, Residential Design Guide and Street Scape Manual.

At the time of writing the Council is also in the process of drawing up a City Centre Masterplan. The Masterplan, alongside the City Centre Action Plan, will guide development within the city up to 2026.

Government reform of the planning system will inevitably have an impact on the way in which our heritage is dealt with. Our approach to understanding and managing historic areas needs to be kept under review and adapted as the wider planning context evolves.



View along Oxford Street from where it is stopped off at its junction with Terminus Terrace



Activity on the street, Oxford Street

Conservation areas

In Southampton there are 20 conservation areas and over 450 listed buildings. The conservation areas take many different forms, varying greatly in their nature and character.

Designation of the Oxford Street Conservation Area does not prevent change from taking place. Rather it helps to manage change in a way that enhances the area, and ensures that new development does not harm, overwhelm or destroy the special qualities found within it, by giving additional controls over the demolition of buildings, minor developments and the loss of trees.

The complete or substantial demolition of a building in a conservation area requires a particular type of permission known as Conservation Area Consent. Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character, appearance and significance of the area. An approved scheme for redevelopment will be required before consent to demolish will be granted. Where demolition is being considered early consultation with the Council and Conservation Officers should be sought.

Summary of special interest

The Oxford Street Conservation Area contains a wealth of surviving buildings, structures and green spaces of great interest and value to the city. Closely associated with the development of the railway and docks in the mid-nineteenth and early-twentieth century, the special interest which justifies designation of the Oxford Street Conservation Area derives from the following values:

- its position to the east of the medieval walled town of the town, where the streets of the conservation area were laid out between 1802 and 1842 over the former agricultural fields of the town;
- associations with the development of The Queen's College, Oxford, in the fourteenth century, who were major landowners in the conservation area and to which the street names Oxford Street, John Street, Queen's Terrace and Queen's Park owe their origins;
- Queen's Park, an important Victorian Park in the centre of the city, which is closely, although not directly related to the waterfront and views of shipping;
- relatively fine-grained arrangement of streets and small plots, with only modest larger footprint buildings along Oxford Street, and many plots amalgamated in post-war reconstruction around the edges to Queen's Park;
- the broad array of building types from early-to-mid nineteenth century terraced town houses, many of which have been subsequently converted and retrofitted with shop fronts, to grand Victorian hotels and offices, modest 1950s and 1960s post-war redevelopment office blocks and modern apartment buildings which, on the whole, have contributed little to the significance of the area;
- a large number of listed buildings, just over 50 in total, dating from the early-to-mid-nineteenth century;
- the Grade II* former Terminus Station building, which at one time provided the focus of this area and forms one of the earliest surviving pieces of railway architecture in the country;
- the Grade II listed South Western House is an important building, which reflects the popularity of Southampton's ocean liner trade and the making of the port as 'The Gateway to the World' in the 1930s;
- associations with the White Star Line and RMS Titanic, including the Titanic Trail which takes in the former Sailors' Home, The Grapes public house, former Terminus Station, South Western House and Dock Gate 4;
- the presence of the oldest surviving bowling green in the country, dated at least 1299 and Grade II Bowling Green House;
- the London Hotel, at the corner of Oxford Street and Terminus Terrace with good art nouveau ceramic detailing;
- a mixed-use cosmopolitan area containing commercial uses such as boutique bars, restaurants, pubs, professional services, offices with a strong residential character to the north and west. There are still shipping firms, restaurants, pubs and hotels in the area which have traditionally catered for the maritime trade. In the evenings, the area is a popular venue for eating and drinking;
- the most notable architectural feature of many of the buildings in this area are their fine bow windows, a distinctive Southampton feature. The middle section of the terrace on the northern side of Oxford Street, Nos 10-24, contains the most interesting group of first floor semi-circular bow windows, while several other buildings in the terrace have wrought iron balconies. Bow windows and balconies are also evident on Bernard Street (Nos 113-121 and 123-133) and Queen's Terrace (Nos 23-33);
- the Southampton Seafarers' Centre, formerly The Missions to Seaman Building and The Chapel of St Andrew to the rear at Queen's Terrace, which provides accommodation for sailors and holds the annual Port of Southampton New Year Service. The Southampton branch of the World Ship Society was also formed there in 1950;
- local details, including characteristic historic shop fronts, cast iron railings, lighting columns and tram rosette;
- Grade II monument to General Gordon;
- glimpsed views of shipping, dockside buildings and structures, such as the travelling cranes seen through the canopies of the trees to the park;
- and today, the area forms a key link between the core of the city and Ocean village marina and the waterfront to the east, and as a gateway to the city via Dock Gate 4.

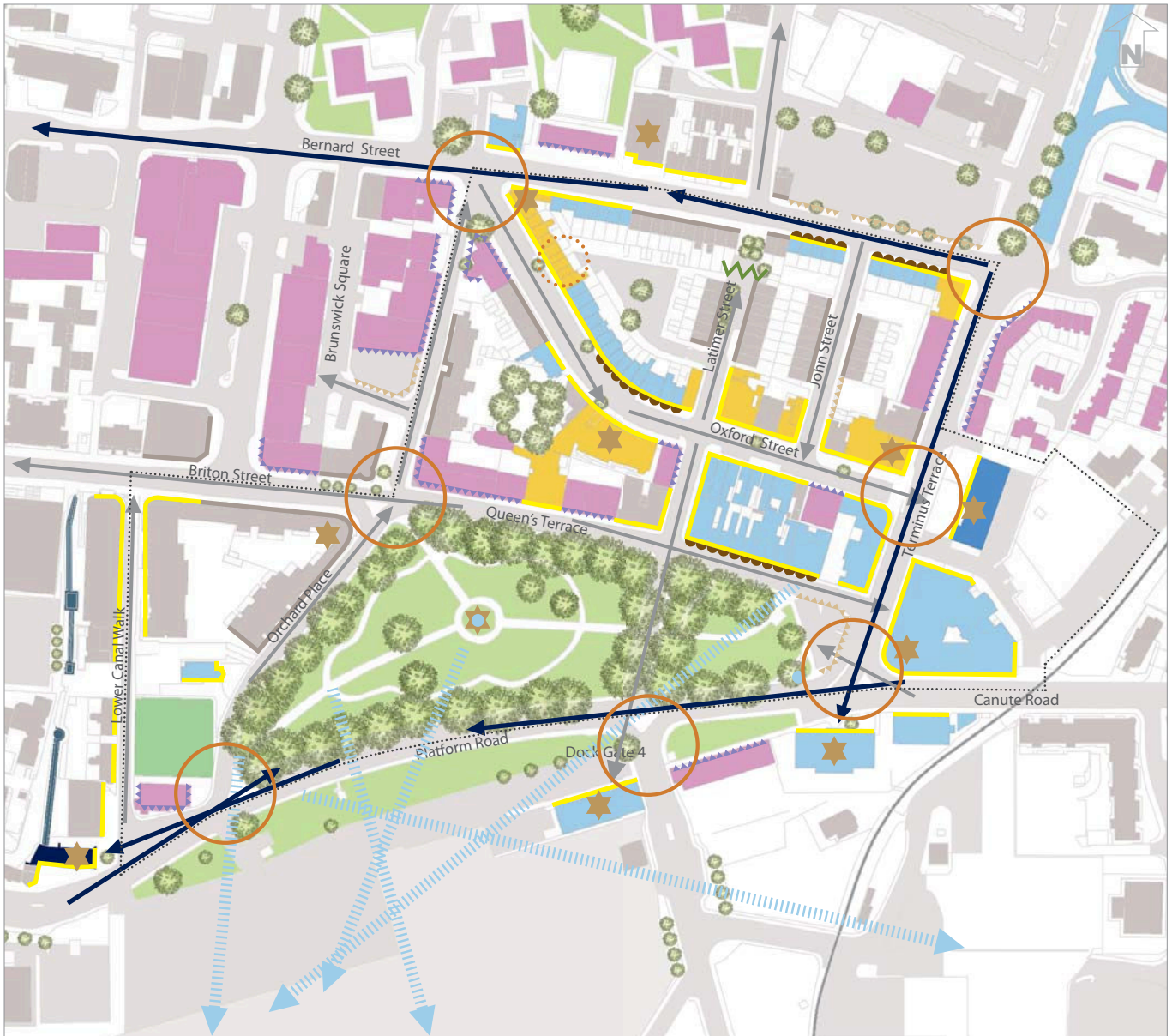


Figure 2: Summary spatial character and analysis



Location and setting

Location and context

The Oxford Street Conservation area is located outside the eastern limit of the medieval walled town. It exhibits a distinctive positive character containing a comparatively large number of listed buildings dating from the early to mid-nineteenth century.

The area today is a complex mixed-use area containing residential, public houses, bars, clubs, restaurants, offices, leisure uses and large formal Victorian park. Its diversity is one of its strongest assets playing a meaningful role in the structure and life of the city, linking the High Street and Old Town with Ocean Village and waterfront to the east. The conservation area is defined by strong boundaries and points of entry or gateways. It is connected in all directions being bounded by Bernard Street on its north side, Lower Canal Walk and Orchard Place on its east side, Queen's Park and Platform Road to the south and Terminus Terrace to the east. Areas of post-war redevelopment arc from west to north to part of the east though these have not made the most of the opportunities to add to the significance of the area. It is relatively easy to walk across the area, though the traffic-dominated roads around Queen's Park limit pedestrian movement.



Mixed uses on Oxford Street

- Oxford street conservation area
- Old town north conservation area
- Old town south Conservation area
- Old town west Conservation area
- Canute road conservation area



Figure 3: Modern day conservation area context

General character and plan form

The City Characterisation Study (2009) recognised that the Oxford Street Conservation Area is large and diverse in character, breaking the area down into two distinct character areas; Oxford Street and Environs (CA19) and Queen's Park (CA18).

The Oxford Street and Environs character area is bounded by Bernard Street on its north side, Orchard Place on its western side, Queen's Terrace and Park to the south and Terminus Terrace to the east. It should be noted that the properties along Queen's Terrace are considered to be more closely associated with the character and setting of Queen's Park.

Building types in this part of the conservation area include three to three-and-a-half storey town houses, flats above shops/public houses and restaurants. There are also modern flats along the eastern side of Orchard Place.

The eastern end of Oxford Street has the tallest buildings, up to four storeys semi-commercial in scale, with extensive attic storey space. Ridges are mainly parallel with the street. There is a more domestic scale to the north of Oxford Street that includes the terraced living areas of Latimer Street, John Street and Bernard Street.

The Queen's Park Character Area includes all the buildings fronting the park; Queen's Terrace on its north side, Orchard Place and Lower Canal Walk on its western side, Platform Road to the south and Terminus Terrace and Canute Road to the west.

The scale of Queen's Park is determined by the heights of the buildings enclosing it. Queen's Terrace consists of three to five storey buildings. Today, the highest building within the area is the Oceana Boulevard development. On the site of the former concrete and glass Customs House (built in 1965), the massive twenty first century apartment complex steps up from five to thirteen storeys. This landmark building can be seen from the Itchen Bridge and many places in the southern parts of the city.

To the south of Queen's Park buildings relating to the historic and modern docks area line Platform Road. This is the area from which the great transatlantic liners of the early-twentieth century sailed. In wide front, shallow plan of a medium grain, the semi-continuous frontages created are interrupted by gates for road, rail and pedestrian passage. The distinguished 100 Canute Road, which was formerly the Union Castle House and original Custom House, is set at two storeys. At three-and-a-half storeys, the Palladian grandeur of the Post Office Building, former Cunard Offices (1899) and now Admiralty House, terminates the view south along Latimer Street completing development along this side of Queen's Park.



Figure 4: Figure ground and character areas of the existing area

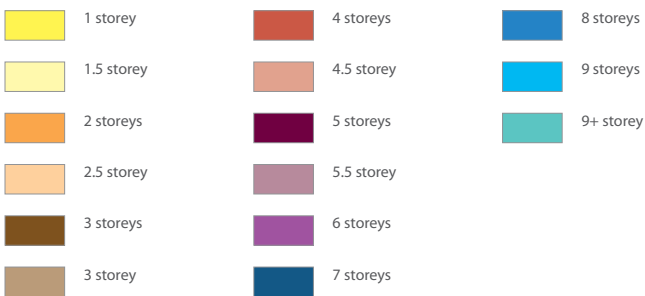
As shown on the 1846 Royal Engineers Map on page 17, The Platform which consists of Vokes Memorial Gardens to the immediate west of Admiralty House is largely laid to lawn with some bedding plants and small trees. The raised nature of the Platform and high hedge limits views out across the Docks.

Landscape setting

The conservation area is set within an urban context and is flat and clearly delineated. Queen's Park is one of several urban parks with and around the central area of the city which give it its special landscape value. The long established Bowling Green and Bowling Green House are located in a prominent position adjacent to the south western corner of Queen's Park, the town wall and God's House. Of particular interest is the considerable height and number of mature trees on the northern and western fringes of the park, and the trees lining Latimer Street as it runs north-south through the park towards Dock Gate No.4.



Figure 5: Building heights



Archaeology and historical development

Archaeological and historical background

The conservation area is located on land that contains significant amounts of archaeological remains, as defined by Policy HE6 of the Adopted Local Plan. The area is low-lying and slopes gently upwards to the north-west. Until the building of sea defences, it was all liable to flooding, varying in intensity and frequency from the regularly intertidal to the normally dry. By the latter part of the Middle Ages, the main elements had been converted to use as a salt marsh, protected by a large earth bank, a meadow (Englefield described it in 1805 as a 'marshy meadow'), and fields and orchards. Figure 6 below, which was engraved in 1723, by which time the pattern had scarcely changed, looks west from across the salt marsh to the walled town and its outer fringe of orchards and fields. The substantial sea defences to the marsh appear on the left of the picture. It is obvious why they were usually called the bulwarks. When the new Custom House (shown on the bottom edge of Figures 20 & 22) was being built, the foundations had to be 'fourteen feet deep, the ground being all made' (Hampshire Independent (HI) 9/1/1847); this made ground probably being the remains of the bulwark.

The salt marsh was an important part of the town's common land, where animals were pastured, clay was dug, and much of the townspeople's rubbish was discarded. It may be that the hummocks shown in the foreground and middle ground of Figure 7 reflect this long process of digging and dumping.

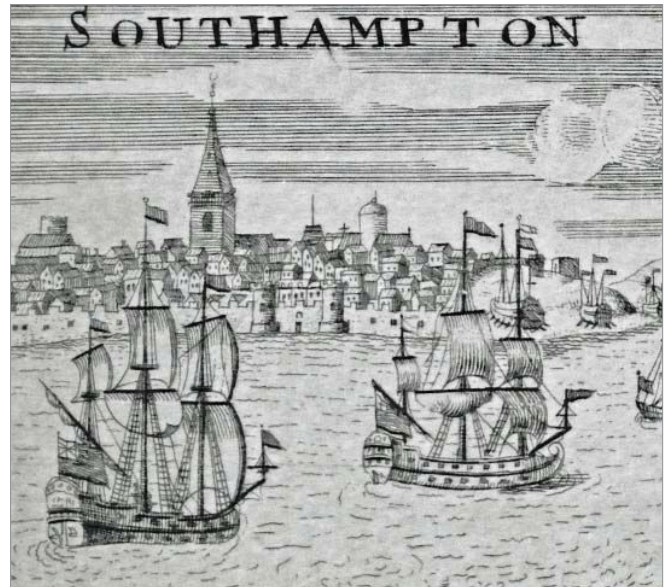


Figure 7: 1724 Southampton from the south

Though it is too small to contain much detail, a small woodcut showing Southampton from the south in 1724 (above) confirms (but exaggerates) the general unevenness of the salt marsh and the rise of the land towards the town. The woodcut gives evidence of the beaching of ships on the foreshore, in the vicinity of today's Queen's Park. This may have been happening on a small projection of possibly intertidal ground shown on Speed's map of 1611 (Figure 8 overleaf).

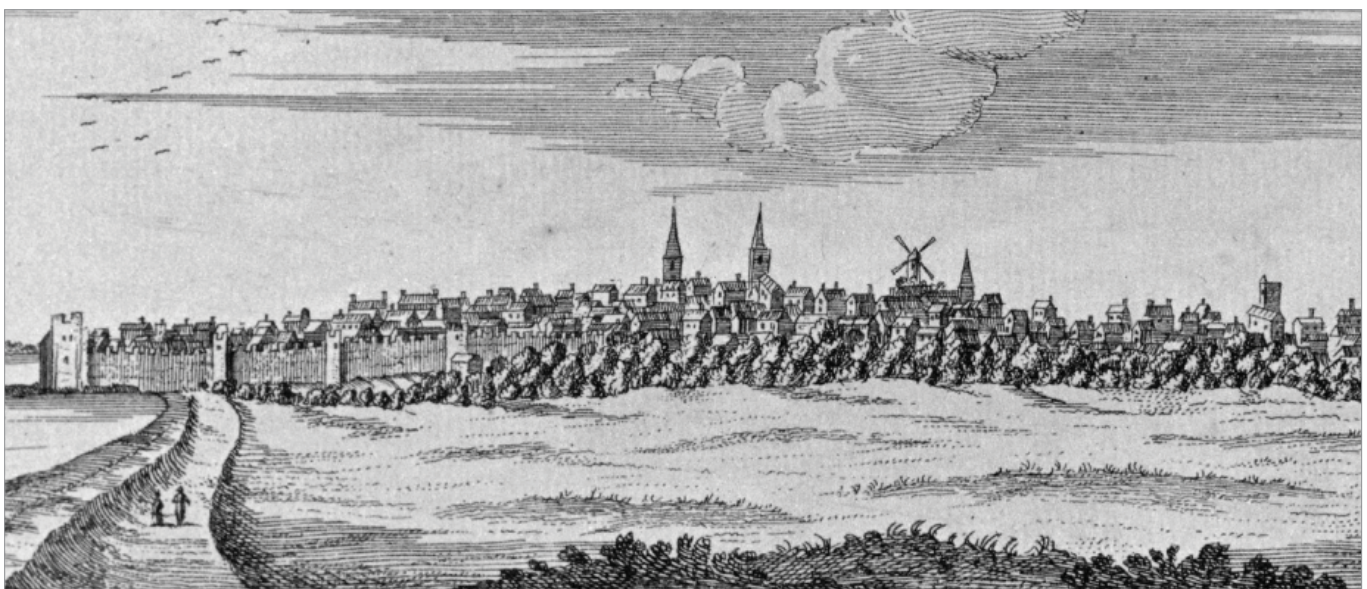


Figure 6: 1723 Salt marsh and walled town

The medieval divisions of the area have shaped the later townscape and survive as principal features of the conservation area. The western boundary of the salt marsh roughly coincides with Terminus Terrace. The meadow to the west of it is now Queen's Park, the northern boundary to which is now marked by Queen's Terrace. The rest of the area was cultivated, with Orchard Lane (then as now) providing a north-south division. The archaeological evidence indicates that the lane was in existence before c. 1300. Latimer Street probably also originated as a lane in the Middle Ages: as noted below, it was in existence by the early seventeenth century at the latest.

There have been several archaeological investigations within the western part of the conservation area that provide a more detailed picture, the most significant of which are marked on Figure 9. On the east side of Orchard Lane, excavations revealed field-ditches and pits, mostly high-medieval, and evidently set out square to the lane (Clelland 2006, 1578). On the south side of Briton Street and west of Orchard Lane, large-scale excavations revealed a more complex series of occupation beginning in the Mesolithic and including Bronze Age features (Smith 2010, passim). Occupation from the Late Saxon period onwards was demonstrated, with the land-use being primarily agricultural and largely comprising field-ditches, a trackway, and a property boundary. Other evidence included the remains of smithing in the high-medieval period, a late-medieval horse mill and a probably post-medieval limekiln. Land-use changed so that the southern part was probably laid to pasture and the rest was an orchard through the post-medieval period. Among its uses, most of the site can be equated to the Friary Garden, which was in existence by 1436 at the latest (Smith 2010, 126).

A third site is marked by a rectangle on Figure 9, in the west of the area and including a length of Terminus Terrace (the dimensions of the site are only approximate). The earliest of such discoveries was reportedly made early in the nineteenth century, when a ditch was dug along the edge of the marsh (Hampshire Advertiser (HA) 1/8/1846) - if this is not in fact a folk memory of the attempted enclosure of the marsh early in the sixteenth century. Then, on a number of occasions during the laying-out of the terminus station, the uncovering of human interments is securely documented. Shortly after, other burials were found around Terminus Terrace. Most importantly, when a sewer trench was being dug in the terrace, opposite the station:

“the workmen ... came upon five coffins in a very broken condition, containing sundry of the larger bones, and, upon further digging, the skulls of the skeletons. The result of further digging in the line of the proposed sewer has been the disinterment of perhaps twenty - the workmen say forty or fifty - coffins, but all in a very broken state: we should say the number was under twenty. The sewer is of a moderate width, and the western side line happens to pass through the middle of the coffins, leaving the skulls in the soil. ... The coffins are of oak, but very roughly made, and ... were laid in an uniform trench running north and south, but only 18in. and 2ft. deep (HA 27/7/1846).”

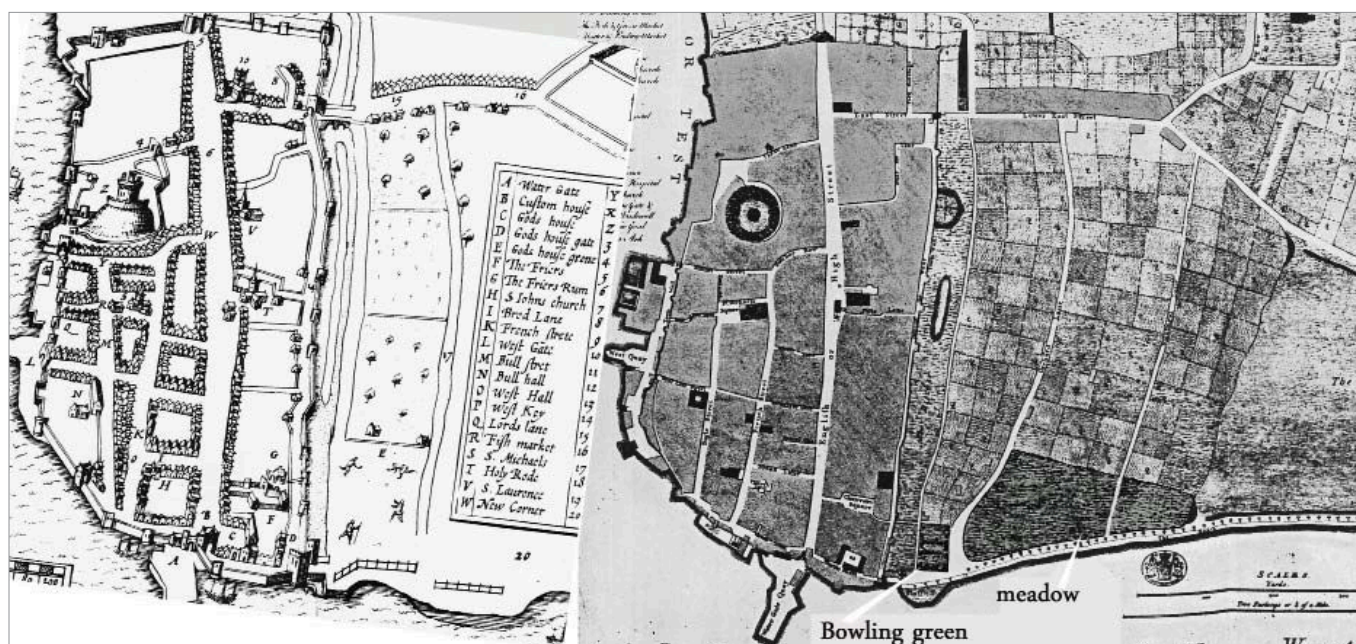


Figure 8: 1611 John Speed's Map of Southampton (left) , Mazell's 1711 Map (right)

These details indicate a regularly laid-out cemetery, but their further interpretation is almost impossible. Among a wide number of suggested possibilities, perhaps the likeliest is that these were the remains of French prisoners confined in the town, who had died of a pestilence and were quietly buried, but the date of their death and burial has been variously given (according to old men's memory and reportedly some documentation) as the 1720s, the 1730s and 1783. If these were prisoners-of-war, the first two dates are an impossibility, the third is improbable, but a date in the early 1740s, during the War of the Austrian Succession, would be a possibility.

Ownership of the different pieces of land, apart from the salt marsh, varied in the course of the Middle Ages, with the religious houses accumulating increasingly larger pieces. Following the Dissolution, in the late 1530s, the lands held by God's House Hospital passed to the Queen's College, Oxford, which also seems to have gathered in the friary's extramural fields. It is probably about this time that the bowling green was laid out. The club makes a claim to a considerably greater antiquity, but this is not supported by documentation and anyway is unlikely given Henry VIII's outlawing of the game. However, as Speed's map makes clear, 'Gods house grene' was being used for playing bowls by 1611. (It is likely that the area shown on that map has been enlarged and distorted to make room for the four figures; compare Mazell's 1771 map, Figure 8 on page 14).

It will be noted that the Mazell map shows Threefield Lane continuing fully to the south and cutting through the meadow. The same arrangement is shown on the so-called Elizabethan map of Southampton - created probably in the second quarter of the seventeenth century (these details are very difficult to reproduce; the original map has to be studied). The origins of Latimer Street can be traced back, therefore, to the early 17th century at the latest.

One difference between the two maps in Figure 8 is the formalisation of the riverside route, and its lining with trees (eventually it was a double row). This originated with the decision in 1769 to provide £50 'for repairing and beautifying the public walk from the Platform to the Cross House'. Until the 1840s, the walk continued to delight visitors to Southampton. Not only does the southern boundary to the conservation area originate in a period when Southampton was a spa town but it clearly influenced the decision to line the edges of Queen's Park with trees. A small emblem of the spa period therefore survives in the conservation area.



Figure 9: Archaeological investigations in the area

Despite its gross errors, the woodcut published in 1844 (Figure 10) illustrates the scale of the changes that occurred in early-Victorian Southampton and shows several of the causes of that change. Much of the detailed appearance of the conservation area resulted from four large-scale changes in the nineteenth century: the creation of a new crossing point on the River Itchen in 1836, the opening of a railway link with London in 1839/40, the creation of Southampton Docks, the first part of which was officially opened in 1843, and the vast increase in Southampton's population, so that numbers almost quadrupled between 1801 and 1841 (7,600; 27,100) and continued to increase through the rest of the century. In its fabric, therefore, the conservation area is a part of Southampton's early growth into a modern city. Given that earlier examples have now largely disappeared (the Cranbury/Denzil core is another survivor), these are among the most coherent pieces of early-Victorian greenfield development still standing in Southampton. Unlike the Cranbury / Denzil core, however, this part of the town gains a purpose and character from its nearness to the waterside (Figure 11). These virtues are detailed in the following paragraphs.

The new crossing of the Itchen was intended to offer a more convenient and cheaper route to the east and involved the construction of new roads. After considerable negotiation with private landowners, Bernard Street was extended eastwards as Itchen Bridge Road and opened only months before the floating bridge. Now sensibly renamed as Bernard Street, it forms the northern boundary of the conservation area.

The purpose of the bridge was largely undercut by the arrival of the railway, beginning with the rail link to London. Southampton had long been an outpost for London, but now the two places became distant neighbours. The link was fully in place in 1840, with Southampton being served by the terminus station, in the east of the conservation area. Just beyond the terminus, docks were being constructed, and were harbouring ships in 1842, a year before their official opening. The effect of these two changes was to shift one focus of the town south-eastwards into what is now the conservation area and to increase its potential value in the development of the town. This is reflected in the large number of hotels and licensed houses that were built there, most of which continue in much their original use.

Another pressure for change was the increasing numbers of people moving into Southampton. In the decade following 1831, for instance, accommodation had to be found for an extra 8,400 people; and another 7,000 in the decade after that - and the fields just to the west of the terminus were attractive to developers. The man whose name is most closely associated with the nineteenth century development is George Laishley, whose money principally came from his drapery business in the High Street.

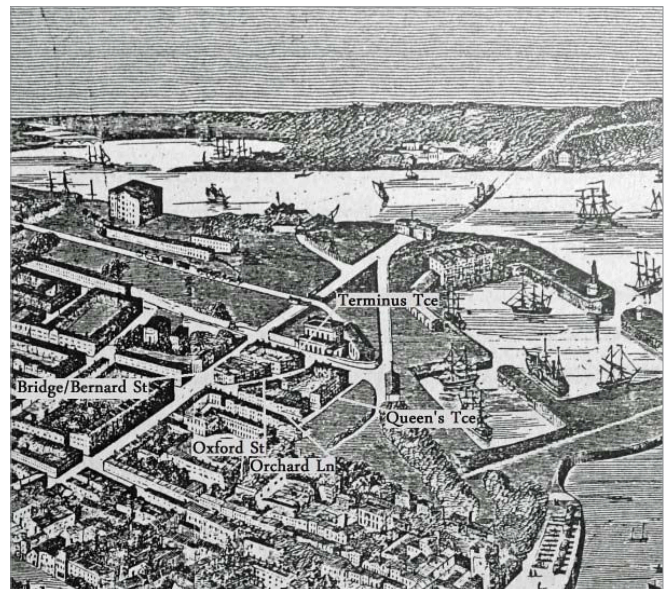


Figure 10: 1844 Southampton



Figure 11: Character with the waterside

He was involved in many housing developments in and around Southampton, during the 1840s: large sections of Shirley Common, parts of Chapel, various sites within the old town, and about half of this conservation area.



Figure 12: 1846 Royal Engineers map

In some respects, this conservation area is the nearest Southampton possesses to the developments elsewhere in England sponsored by Quakers and other Nonconformists. Lashley was a Wesleyan Methodist and a Radical politician, deeply concerned with the bettering of the townspeople's environment. His greatest moment was possibly in 1849 when as Mayor his energy and clear-sightedness probably managed to save the town from the worst effects of that year's cholera epidemic.

Early in 1841, Mr Lashley has, we understand, purchased the whole of the college-land between Bernard Street and the Railway Terminus, on which he is about to erect a number of houses of a superior kind, both as to design and convenience (HI 20/2/1841). (The Queen's College remained the ground landlord.) In referring to Bernard Street rather than Orchard Lane, the news item indicates a roughly triangular piece of land, and it certainly appears as if most of the land just above the western half of the meadow continued to be separately owned (Figure 12 above).

Where Laishley's ownership can be discovered from indentures, a similar pattern emerges (Figure 13). The shape of the land-holding helps to explain the curious shape taken by Oxford Street, though another reason for this would be the aim of directly linking the terminus with Bridge Street while preserving as much as possible of a rectilinear pattern.

It will be appreciated that most of the properties fronting Oxford Street and what is now Bernard Street originated as land parcelled up by Laishley for leasing, and that he is responsible for much of the public appearance of the conservation area. Laishley's early indentures follow a simple pattern: a plot of land is leased to an individual on the understanding that, within a specified time, he shall erect a building conforming to an agreed elevation. As a Methodist, Laishley was careful to insist that "no Messuage or Building which may be erected ... shall be used as an Alehouse or Beershop nor for the sale thereon or therefrom of Beer Porter Cider or Spirituous Liquors or either of them either wholesale or retail" and "at least one Temperance Hotel was built on the his land; at the north-east junction of Oxford Street and John Street (Figure 14). Yet several of the plots of land that he leased very quickly had licensed houses on them. For example, the hotel that Solomon had built along the north-east side of Oxford Street and around into Terminus Terrace could sleep 3,000 guests in a year; it contained six sitting rooms, two coffee rooms, 25 bedrooms, and well as stabling and room for carriages. It was soon allowed a licence as an alehouse, and was allowed a full licence in 1846 (HI 29/8/1846)."

Laishley's way of proceeding in these matters is illustrated by the Oriental Hotel in Queen's Terrace. This originated as two lots that he leased to Joseph Hill JR on 20/3/1845, with the requirement that Hill erect suitable buildings, and with the usual proscription against the sale of alcohol. Just over a year later, the lots were built over and a new lease was issued. Another year later, Hill transferred the properties to Sampson Payne, who would run them as a hotel. On 15/6/1847, Payne surrendered the old lease to Laishley and was granted a new one that removed the proscription against alcohol: the site changed from empty lot to licensed hotel in two years and three months. It is not clear whether changes like this were always in Laishley's mind or whether commercial necessity forced him to revise his attitudes.

Curiously, there are no indentures that link him with the land on which another Temperance Hotel was built, on the west side of Terminus Terrace (Figure 15). However, this may be due to missing documents: a report states that: "it is the intention of Mr G Laishley immediately to erect an hotel of large extent opposite the terminus. We have been favoured with a sight of the design, which is of the Corinthian order of architecture. The coffee room will be about 45 feet long by twenty-five feet wide, and the other internal arrangements are on a proportionate scale (HI 17/4/1841)."

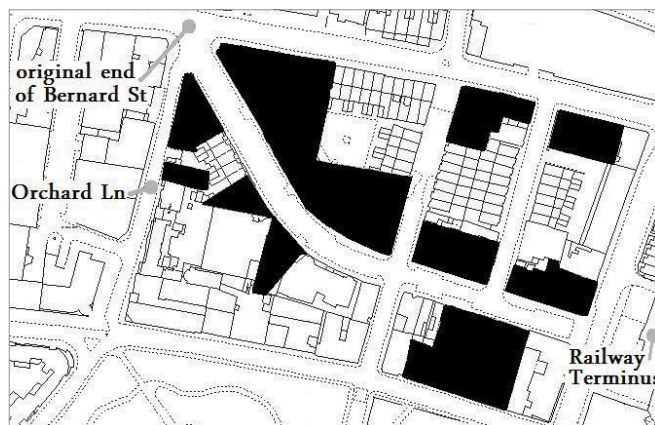


Figure 13: George Laishley's land holdings



Figure 14: Solomon's London Railway Hotel



Figure 15: Flower's Temperance Hotel, Terminus Terrace

It may be that the simple columnar adornments of the terrace that included the Temperance Hotel were first intended, or were misrepresented, as Corinthian.

Laishley's other influence on the conservation area was the laying-out of its streets, principally Oxford Street, which he first required the Council's permission to build, but also including John Street (originally St John's Street), the eastern half of Queen's Terrace, and Latimer Street, upgraded from an existing lane. The names were chosen to underline the links with the Queen's College, Oxford. Latimer Street derives its name from Bishop Latimer of Oxford, a Protestant martyr to Mary I.

The houses that were built away from the main street-frontages tended to be far simpler. No examples now survive within the conservation area, but a terrace of 'ordinary' houses built on land that Laishley leased survive on the short stub of Winchester Terrace, just to the north of the conservation area, off Threefield Lane. People in the smaller houses often derived their income in a variety of ways from Southampton's passenger trade. This usually does not appear in the records, but an example is provided by 1 John Street, which was rented by the Andrews family in 1849. Richard was a steward on the Isle of Wight steamer, and Caroline let lodgings in the house, assisted by a servant, 'the girl'. Basic accommodation without meals was what they offered, and they advertised the service on cards, given out by Richard to the passengers on the steamer where he worked (HA 15/9/1849).

Figure 16 below on this page shows how the area continued to develop through the second half of the 19th century, largely with the infilling of the rectangular blocks. A major addition to the area was the terminus hotel, built in 1868 as the Imperial Hotel to accommodate the increasing flow of passengers through Southampton. Renamed the South-Western Hotel in 1870, it was extended and altered at several points in the nineteenth and twentieth centuries, the most recent being its conversion to South-Western House and the addition of another storey.

Another major change was the conversion of the meadow to a park. It was formally opened on 23/5/1885 though the conveyance was not agreed until 9/12/1885, when the Queen's College leased the meadow to the Corporation for 999 years, at a rental of £12 a year, which even then was recognised as a low price. In many ways, this formalised the use as a recreational space. During the winter, the meadow was often sufficiently frozen to allow skating (the most famous skater being Frank, Jane Austen's brother). Football or rugby was being played there after the foundation of the Trojans in 1874 (or both: in those days, there still was no completely clear difference between soccer and ruggie), with the South-Western Hotel as the Trojans' HQ. In 1880, one of the players in a game against Romsey was fatally injured and the Mayor promptly banned all football and rugby. It may be that the landscaping of the park was intended to erase the ruffianism.

The monument to 'Chinese' Gordon, unveiled in October 1885 commemorates his death earlier that year at Khartoum. Though the new park probably provided a convenient location for the monument, it may be that this was another attempt to embody the honest life (as it was then interpreted) exalted over the un-Christian hordes (whether the soldiers of the Mahdi or the players of rugby). The reason for a monument in Southampton to Gordon is that, insofar as he had a home in Britain, it was his sister's house in Southampton.

Overleaf, Figure 17, which can be dated by the clothing of the women in the foreground to the late 1880s or possibly the early 1890s, demonstrates the rehabilitation and domestication of the area. Gordon's memorial is just visible in the background. Until the newly planted trees grew, the occupants of Queen's Terrace enjoyed much the same view as they had always had, across a green space, with glimpses of the water beyond. Nonetheless, the planting of young trees was evidently intended to screen the park eventually, and convert it into an enclosed garden, and we must interpret the planting of the trees as a late-Victorian confidence in the future.

Three important alterations in the first decade of the twentieth century were: the rebuilding of the licensed houses at the east end of Oxford Street in 1907, the conversion of Radley's Hotel to Royal Mail offices in the same year, and the building of a new Sailors' Home in 1909.



Figure 16: 1897 Ordnance Survey map

Figure 18, which dates to shortly before the Second World War, shows these changes. There is a new clustering of public houses at the corner of Oxford Street, John Street and Terminus Terrace (the present buildings largely date to 1907).

Radley's Hotel, named from its first proprietor, George Radley, who held the licence from 1845 to 1855, is the subject of Figure 19 but can also be glimpsed in Figure 15 (on the right side of the engraving) and Figure 14 (in the distance, beyond the Temperance Hotel). The hotel ceased trading in 1907 and was taken over by the Royal Mail Steamship Company, though with that company's demise in the 1920s office space was opened up for agents of many of the major shipping lines then calling at Southampton, along with other likely people. In the 1937/38 street directory, the following occupants are listed:

Royal Mail Lines Ltd (offices); Thomas Meadows & Co Ltd, ship brokers and shipping agents (agents also for Norddeutscher Lloyd Bremen, the New Zealand Shipping Co Ltd, the Bergenske & Nordensfeldshe Royal Mail Line Ltd, and the Federal Steam Navigation Co Ltd); Wadham Locke, yacht broker; CW Hunt & Co Ltd, general merchants; Alfredo Mingoia MD, physician and surgeon; LIM Bigby, Swedish vice-consul; Henniker & Hogge Ltd, shipping agents and marine-insurance brokers; Colonel JE Dawe, Austrian, Cuban, German, Guatemalan and Paraguayan consul (also honorary agent for the Shipwrecked Mariners' Society); Malcolm D Alexander, manufacturers' representative; TA Tunncliffe, secretary of the Isle of Wight Pilotage District; Captain Sir Benjamin Chave KBE, agent for the Meteorological Office (Air Ministry) and secretary of the Southampton Master Mariners' Club; WJ Lymaney, superintendent, and STG Spencer, surveyor of the Water Guard Dept of Customs & Excise; FG Pearson, surveyor HM Customs & Excise (No 3 district); GD Cox, surveyor HM Customs & Excise (No 4 district); HT Dyer, surveyor HM Customs & Excise (No 5 district); and the Midland Bank Ltd (James Forrester, manager).

From 1906 and almost until the last minute, there was a reasonably good chance that Southampton's new Sailors' Home would be built on the west side of Orchard Lane, about where the Sailors' Society and HM Customs and Excise eventually had their offices. This was a larger site, likely to be cheaper than the one available in Oxford Street and it did not face north, away from the sun. In the end, though, it proved too complicated to lay hold of the land and on 28/8/1907 the Queen's College sold the Oxford Street site for £1,500.

Though wartime damage did account for some buildings the greatest change in the area occurred in the 1970s and 1980s, when extensive demolition was followed eventually by redevelopment. As Figure 20 indicates, however, the finest and most substantial buildings largely escaped demolition. Mostly taken down were the smaller houses, and the redevelopment of those parts of the site may happily be interpreted as rejuvenation.



Figure 17: Late Nineteenth century Queen's Park



Figure 18: 1933 Ordnance Survey map



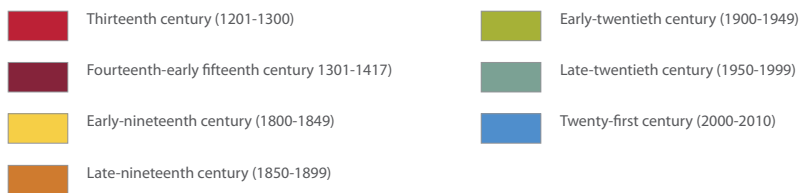
Figure 19: Radley's Hotel



Figure 20: Extensive demolition in the Conservation Area 1970s-1980s



Figure 21: General building ages





Early-to-late nineteenth century town houses, some converted to shops, Oxford Street



Twenty-first century infill housing, 62-65 Oxford Street



Late-twentieth century housing, Latimer Street



Scheduled monument and Grade I Listed God's House Gate and Tower, Town Quay

Spatial and character analysis

Key views and vistas

The area's flat topography and urban character limit views within and of the conservation area. The views that are available can be divided into two types; strategic views and local views, both of which are identified in the following text and on the spatial analysis and character maps.

Strategic views relating to the area include:

- the rooflines of both South Western House and the newly built Oceana Boulevard at opposite ends of Queen's Park can be seen on looking west from the Itchen Bridge and to the south, from Southampton Water;
- along Bernard Street to St Michael's spire in the Old Town;
- south along Terminus Terrace to the cupola of the original Customs and Excise House, Union Castle House, Grade II Listed;
- from The Platform on the south edge of the area, views of the Docks and the travelling cranes which forms a dynamic piece of industrial infrastructure on the skyline;
- and along Dock Gate 4 on entering the city from the water.

Local views include:

- good views funnelled along Oxford Street, particularly to the west and the sweeping curve of the street, and in the opposite direction to the east which is beautifully terminated by the fine Italianate Terminus Station, Grade II Listed;
- the view south along Latimer Street and across Queen's Park which is terminated by Admiralty House, formerly the Post Office Building and originally the Cunard Offices building, Grade II Listed;

- north along Latimer Street from the junction with Oxford Street is largely blocked by the street trees at the northern end of the street;
- views into the car park area to the west of Latimer Street and of the rear of properties fronting Oxford Street and Bernard Street;
- views west through Queen's Park are dominated by the newly built Oceana Boulevard residential development;
- and filtered views into Queen's Park from the east and Town Quay.

It is recognised that views on the plan opposite work in both directions and will continue to evolve. The views out across the Docks to the south and south west of the area are deemed to be particularly sensitive, though partially obscured by the high hedges of Vokes Memorial Park and further undermined by the unattractive galvanised security palisade fencing to the public car park. These views have historically related to the waterfront and have remained open and free from development. There are several key entry points or gateways into the area, which along with the definition of boundaries, reinforce the sense of distinctiveness.

From the city core and west:

- Bernard Street, Briton Street, Town Quay;

From the north:

- Central Bridge/Terminus Terrace, Threefield Lane;

From the east:

- Canute Road; and

From the south, and abroad:








- Dock Gate 4.



Entry point to the conservation area from Bernard Street



Figure 22: Key views and vistas

-  Entry point or gateway
-  Pedestrian link onto Oxford Street
-  Landmark building or feature
-  Strategic view
-  Local view
-  Filtered view across the Park
-  Blocked views by trees on Latimer Street

Activity and former uses

The Oxford Street Conservation Area is a mixed-use commercial and shopping area with a strong residential character to the north and west. Oxford Street is the main spine with existing uses including several public houses, a proliferation of bars, restaurants and cafes, and hairdressers and estate agents. The shopping element is concentrated at the eastern end of the street. The western end of the street is generally residential in character, though The Booth Centre (Salvation Army Hostel), formerly The Sailor's Home dominates in visual terms. There are still shipping firms, restaurants, public houses and hotels in the area which have traditionally been associated with the passenger and shipping trades. Of particular note are The Grapes, White Star Tavern and London Hotel public houses. The area is one of the city's most fashionable drinking and eating locations, which is reinforced by the number of tables and chairs out on the street during the daytime and into the evenings.

The north eastern part of the conservation area retains a predominantly residential use. The western side of the junction of Latimer Street with Bernard Street, which was redeveloped in the 1980s for housing, was the former site of the Deanery School Annexe building.

Queen's Park is surrounded by a mix of uses. The western end of Queen's Terrace is largely devoted to offices but includes the Southampton Seafarer's Centre, chapel and restaurant. At the time of writing, many of the offices along this frontage to Queen's Park are vacant or partially let which is not encouraging. In contrast to this, the eastern end of Queen's Terrace contains a broader mix of uses ranging at ground floor level from a restaurant to a dentist, sandwich shop, offices and several houses.

The area east of Terminus Terrace contains the site of the former Southampton Terminus Station, now in use as a casino with offices at first floor. To the immediate south, the South Western House has been converted into a restaurant and apartment building. In its heyday it was the South Western Hotel. During its lifetime the building has also been used for offices and television and radio broadcasting studios (BBC).

Two of the most important historic features in the area, the Bowling green and Bowling Green house are located in the south west of the conservation area. To the north of these, the character of Orchard Place is dominated by the residential development of Oceana Boulevard and beyond Briton Street, by a small car park and row of unsightly low-rise industrial units and workshops to the west.



Mixed uses along Oxford Street



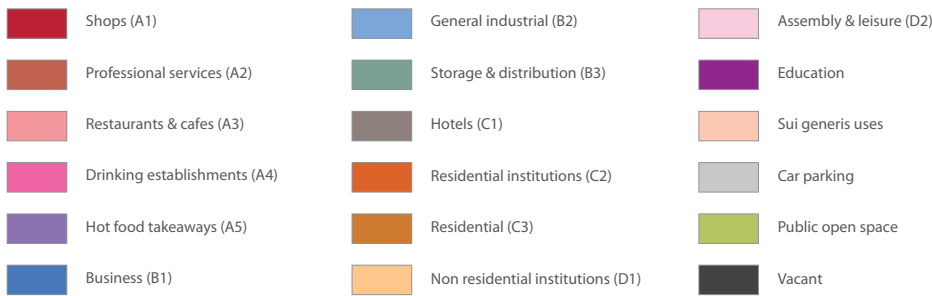
Colourful shop fronts, canopies and places to sit out line the street, Oxford Street



Vacant building in a prominent corner, Oxford Street



Figure 23: Building uses (ground floor)



Qualities of buildings and their contribution

Building forms vary within the conservation area, although there are dominant types:

- early-to-mid-nineteenth century terraced town houses, some of which have been subsequently converted and retrofitted with shop fronts;
- grand Victorian hotels and offices enclosing Queen's Park;
- modest 1950s and 1960s office blocks defining the western end of Queen's Terrace (e.g. Alexandra House, Queen's Gate), and the southern edge to Queen's Park (Portcullis House);
- and modern apartment blocks, of a mixed scale, with balconies and communal roof terraces (e.g. Oceana Boulevard).

There is a richness and variety of architectural features along the length of Oxford Street with, at the western end, early-nineteenth century stuccoed town houses, simple and well-proportioned. One of the finest terraces in the conservation area can be found in Oxford Street of which fifteen properties, Nos 10-24 are stuccoed listed buildings. Mainly built between 1840 and 1870 the distinctive semi-circular bow window is featured on these buildings. Other notable features of this group include round headed door cases, cornice and blocking courses, cast iron balconies and string courses over the ground floor.

At the north eastern corner of the conservation area is No 1 Oxford Street, now an Indian restaurant. It is an attractive Edwardian Ham Stone building formerly a bank, forming part of the entrance at the western end of the main street.

The eastern part of Oxford Street is dominated by The Booth Centre, the façade of the former Sailor's Home. Along this side of Oxford Street Nos 62-65 represent a modern infill development. In keeping with the scale of this part of Oxford Street, the buildings are three and-a-half storeys, combining a mix of brick with a series of bowed render panels through first to second floors. While these provide a degree of vertical emphasis to the row they are unconvincing however, as a modern interpretation of the historic building and street design. In particular, the use of blue ceramic bricks at the ground floor serves to draw unnecessary attention to the row. Similarly, the simple bar railings above low brick boundary walls fail to replicate satisfactorily the design and distinction between private and public realm evident on the opposite side of the street.

The group of buildings between Latimer Street and Terminus Terrace, comprising a series of individual buildings of differing appearance, presents a varied and interesting frontage. There are additional listed buildings east of Latimer Street on the southern side of Oxford Street.

No 44 is early-nineteenth century painted brick with a cantilevered bow window to the first floor. Nos 45 to 47 Oxford Street are also

early-nineteenth century buildings, painted brick with later nineteenth century shop fronts included for their group value. The Grapes public house on Oxford Street is in yellow brick, with sash windows and a late nineteenth century ground floor frontage and entrance. The London Hotel has a glazed green tile façade characteristic of the period. In contrast to these, Kutie's Brasserie, 37 to 39 Oxford Street represents a particularly poor insertion into the historic street frontage. The horizontal emphasis, unsympathetic sign and lack of attention to detail is at odds with the vertical emphasis, elegance and richness of built form evident either side of the building. Royal Mail House at the eastern end of Oxford Street and Terminus Terrace is a mid-nineteenth century building of three storeys with sash windows and attics, in red brick and stuccoed ground floor. The building has a hipped slate roof with six dormers and distinctive bands between floors.



Early-to-mid-nineteenth century town houses converted into shops, Oxford Street



Nineteenth century terraced town houses, Bernard Street

Three groups of listed buildings along the Bernard Street frontage make it of particular interest and a positive feature of the conservation area. At the western end, 1-10 Latimer Gate is a mid-nineteenth century terrace of three storeys, with basements and attics. The buildings are stuccoed with slate roofs, pedimented dormers and steps to the street with attractive cast iron spear railings. Alternate houses between Nos 113 to 121 have angular bay windows and cast iron balconies. Similarly, the bow windows of the group consisting of Nos 123-133 at the eastern end of the street are a particularly fine feature. Many of these properties have small arched door cases with radiating fanlights and moulded hoods. It is this level of repetition together with the bow windows at first floor which create a strong rhythm and sense of uniformity along the street.

The Terminus Terrace frontage in this part of the area is much less important visually, although The Court Jester public house (shown on the 1870 map as Day's Hotel) is of some merit. Originally built as two separate buildings, a terraced house and hotel and later amalgamated into one, the pub is a combination of red brick and stucco with colourful planters placed on the footway.

The terraced housing blocks between Oxford Street and Bernard Street, on Latimer Street and John Street, while drawing references from some of the historic terraces in the area, such as arched first floor windows and shallow balconies are far from convincing. The rows of ground floor integral garages contribute little to the public realm. Their appearance does not make a positive contribution to the character of the conservation area but they do not intrude.



The grand and impressive French-Renaissance style South Western House



Eastern end of Queen's Terrace



Modern apartment blocks, Orchard Place



Late-twentieth century office block on a prominent corner by Queen's Park



Figure 24: Building condition and townscape qualities



All of the buildings to the west of Latimer Street and facing south over Queen's Park are Grade II Listed. The Queen's Terrace frontage comprises a stuccoed terrace of 1830-1840 that begins in three storeys and ends in four storeys, the two scales overlapping in an engaging way in the two-bay former Oriental Hotel, mid-frontage, now converted to flats. Nos 25,25a,26,27, and 27a are three storeys stuccoed with rusticated ground floors. The first floor windows are curved bays with three lights and pilasters between supporting moulded cornices. Timber panelled doors are recessed with an arched fanlight. No 28 Queen's Terrace has a modern shop front to ground floor and No 29, later nineteenth century bar front (originally listed as The Oriental Hotel and then Old Oriental night club).

Queen's Terrace, to the west of Latimer Street tells a different story. The frontage is largely devoted to offices built in the late-twentieth century. Mainly brick, with large extents of glazing, the buildings make some reference to the historic plots on which they stand. This is largely lost, however, in the poor treatment of the public realm at ground level, where the use of mirrored windows and metal roller shutters creates an inactive and unfriendly setting opposite the park.

The eastern end of Queen's Park is effectively enclosed by buildings of great importance associated with the development of the railway and passenger liner business. They include Terminus House, Terminus Terrace, and South Western House. Only the façade and shell of the central building are original of Terminus House. It is a grand three storey stuccoed Italianate design with well detailed cornice and quoin pattern and small cupola. The projecting ground level colonnade features rusticated round arches and balustrade.

The South Western House is impressive for its scale alone but is also finely detailed, particularly to its roof form which forms an important part of the skyline when seen in distant views from Queen's Park. The details are French Renaissance. It is basically of red brick, overlaid with stone and stucco embellishments, the ground level being entirely rusticated. A key feature is at the eastern end of the building, over the entrance, where a rounded pediment contains a portrait of Queen Victoria within a rosette, winged figures and small emblematic pieces suggesting railways and the sea. The building contains a replica principal staircase from RMS Titanic.

The dock side buildings of Pilgrim House, Union Castle House and Admiralty House, line Platform Road to the south of Queen's Park. The Bowling green is enclosed on all sides by a high brick wall.

Bowling Green House is a fine nineteenth century villa in yellow Beaulieu brick, extensively restored and used for office purposes, Grade II Listed. The roof to the building is covered with green slating and features a central cupola on eight tuscan columns, surmounted by a steep weather vane. The pavilion building to the south of the Bowling green on Orchard Place provides a particularly poor and weak statement on a prominent location and entry point into the conservation area.

On the north western corner of the conservation area is what used to be The Globe public house. The building has recently been converted to apartments. The building is stuccoed with large bow windows which provide an excellent foil to the view on leaving Oxford Street to the west.

The strong street-block system across the area does allow variation in style and character as long as buildings are in keeping with the predominant characteristics of their context.

There are no buildings at risk within the area.

Street elevations

Street elevations for all of Oxford Street and Bernard Street have been prepared in order to better demonstrate the character, appearance and special relationship between buildings, open spaces and architectural detailing within the overall townscape context. It is worth noting however, that due to the way the street elevations are put together, and in particular with the curve of Oxford Street some distortion is inevitable.



1 Oxford Street

2 Oxford Street

3-4 Oxford Street

5 Oxford Street

6 Oxford Street

8 Oxford Street



17 Oxford Street
Grade II Listed

18 Oxford Street
Grade II Listed

19 Oxford Street
Grade II Listed

20-22 Oxford Street
Grade II Listed

23 Oxford Street
Grade II Listed

24 Oxford Street
Grade II Listed

25 Oxford Street



28 Oxford Street

29-30 Oxford Street

31-32 Oxford Street

John Street



9 Oxford Street 10 Oxford Street
Grade II Listed 11 Oxford Street
Grade II Listed 12 Oxford Street
Grade II Listed 13 Oxford Street
Grade II Listed 14 Oxford Street
Grade II Listed 15 Oxford Street
Grade II Listed



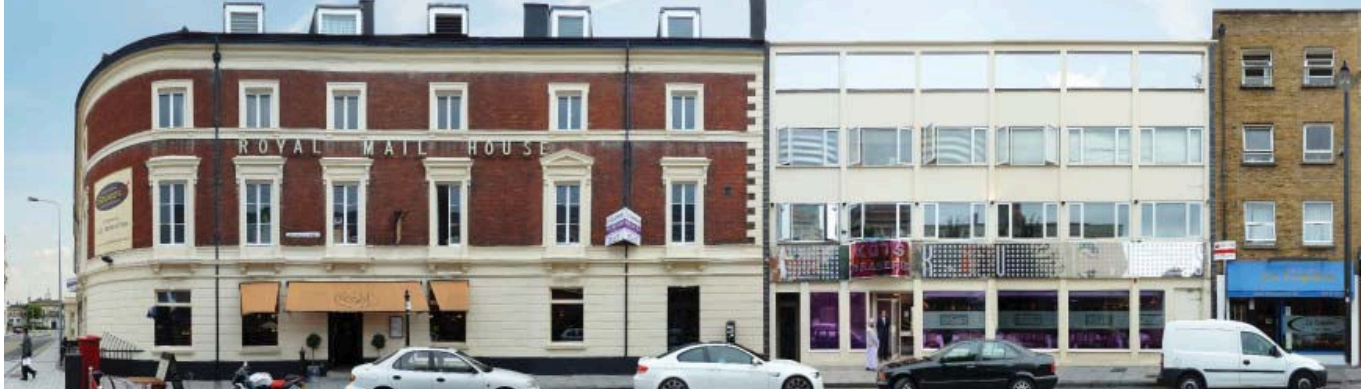
Street elevations on the northern side of Oxford Street



33-34 Oxford Street

35-36 Oxford Street

2 Terminus Terrace



37a Oxford Street

37-39 Oxford Street

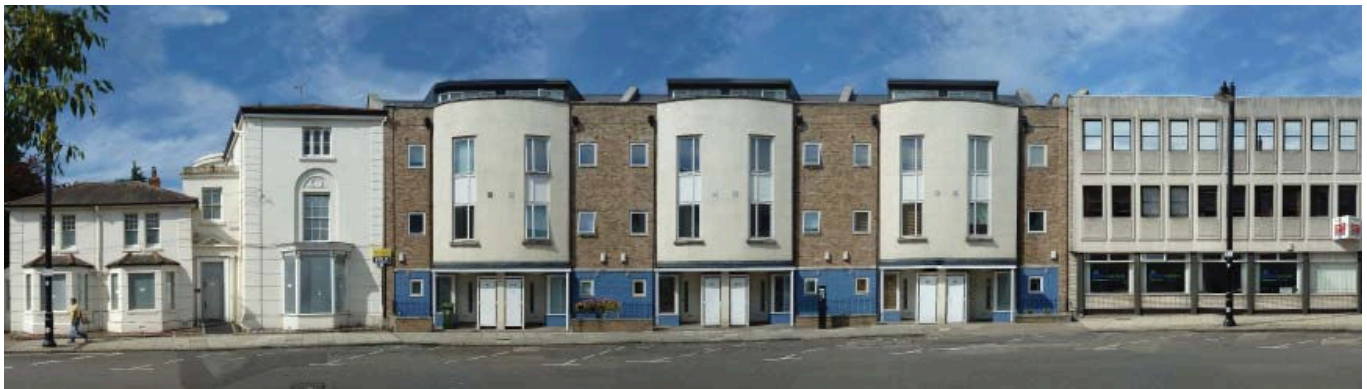
40 Oxford Street



50 Oxford Street

The Booth Centre Oxford Street

59-60 Oxford Street



61 Oxford Street
Grade II Listed

62-65 Oxford Street

66-70 Oxford Street



41-43 Oxford Street
Grade II Listed

44 Oxford Street
Grade II Listed

45 Oxford Street
Grade II Listed

46 Oxford Street
Grade II Listed

47 Oxford Street
Grade II Listed

48-49 Oxford Street
Grade II Listed



Street elevations on the southern side of Oxford Street



66-70 Oxford Street

43 Orchard Place



The Court Jester public house

133 Bernard Street
Grade II Listed

131 Bernard Street
Grade II Listed

129 Bernard Street
Grade II Listed

127 Bernard Street
Grade II Listed

125 Bernard Street
Grade II Listed

123 Bernard Street
Grade II Listed



10-1 Jessie Terrace, Bernard Street



10-1 Latimer Gate, Bernard Street
Grade II Listed

85 Bernard Street
Grade II Listed

83 Bernard Street
Grade II Listed

1 Oxford Street



121 Bernard Street Grade II Listed 119 Bernard Street 121 Bernard Street Grade II Listed 115 Bernard Street 113 Bernard Street Grade II Listed 111 Bernard Street 109 Bernard Street Latimer Street



Street elevations on the southern side of Bernard Street

Unlisted buildings

There are a notable number of high quality buildings which are unlisted but which make a valuable contribution to the architectural quality and special interest of the conservation area.

No 25 Oxford Street is a mid-nineteenth century shop. Currently Prezzo, the present building may have existed in 1846, and if so, it was partially rebuilt between 1846 and 1870. The 1846 map shows a building at this location, although the frontage is further forward than that of the buildings to the immediate west. The building has a rendered façade and original small window pane sashes. It is much altered at roof level but the main form of the shop front remains intact. A sitting out area and striking blue canopy helps to articulate the street corner.



Plain rendered facade and intact shop front, 25 Oxford Street

Across Latimer Street is the White Star Tavern. An impressive red brick façade fronts onto Oxford Street with white painted mouldings, together with a buff yellow brick elevation turning the corner and cantilevered first floor angular bay. Like No 25 Oxford Street opposite, a generous sitting out area and shop canopy adds activity and interest to the public realm.



The impressive red brick facade of the White Star Tavern, Oxford Street

31 and 32 Oxford Street, which includes 1 and 2 John Street, is effectively one building, currently in use as Pizza Express. Features of the red brick building include red stone forwards, terracotta mouldings, a slate mansard roof and part original piers to the ground floor. While the modern shop fitting has been carefully inserted into the main façade, unfortunately the integrity of the building has been compromised with the addition of uPVC window units. The further insertion of uPVC windows is evident at 33-34 Oxford Street, Oxford's Brasserie, which again undermines the overall appearance of this simple, stuccoed early to mid-nineteenth century corner building.



Good detailing undermined by the use of uPVC windows, 31 and 32 Oxford Street

35 to 36 Oxford Street, 'Oxfords' is an impressive early-nineteenth century robust Edwardian red brick building. The building is three storeys with stone window surrounds in a neo-Baroque style with original sash windows. The ground floor has a 1920s/early1930s shop front with attractive bronze detailing.

A further building of note is the Southampton Seafarer's Centre, west of Latimer Street at Queen's Terrace. This 1936 building, originally called The Mission to Seamen is in brick and is finished in an international jazz moderne style with some good detailing to the door surrounds and flag poles. Such features help to enliven the skyline along this part of Queen's Terrace.



Simple stuccoed corner building, undermined by the insertion of uPVC windows, Oxford's Brasserie, Oxford Street



Impressive early-nineteenth century Edwardian building, Oxfords, Oxford Street



The Southampton Seafarers Centre, Queen's Terrace

Local details

The conservation area displays many architectural styles, and the detailing and use of materials which reinforces these styles is as varied. The most notable architectural feature of many of the buildings in this area are their fine bow windows. The middle section of the terrace on the northern side of Oxford Street contains the most interesting group of first floor semi-circular bow windows in the area. Bow and angular windows also feature at the eastern ends of Bernard Street and Queen's Terrace. The succession of bay windows makes the design of the groups more effective.

The Oxford Street Neo-classical town houses are notable for their decorative timber mouldings, cornice and blocking course, round-headed doorcases and entrances above street level. There are some examples of rusticated ground floors though most have been removed by the nineteenth and early-twentieth shop fronts. Roofs, many with attics, are largely hidden behind parapets but where seen are traditional natural slate. Chimney stacks with pots are common features. There are also good examples of cast iron railings remaining with many of the listed terraces and individual grand buildings across the area. Cast iron lamps can be found on some of the streets. A cast iron tram rosette can also be found on one of the buildings at Terminus Terrace.

The Grapes public house is in yellow brick and has a fine wrought iron ornamental sign bearing the name of the pub and painting of RMS Titanic in the blocked centre window.

At the centre of Queen's Park there is a monument to General Gordon. The monument was erected in 1885, the year the General was slain in Khartoum. It has a stone base surmounted by four polished granite columns with a moulded capital surmounted by a stone cross with dove and olive branch. Chinese characters on the memorial denote the General's name. A cast iron red K6 telephone kiosk designed by Sir Giles Gilbert Scott stands at the south eastern corner of the park.

The materials used in the area are predominantly stucco and render, which reflects the mid-late nineteenth century date when most of them were built. Most of these are painted white with some pastel colours. Brown-red brick, some terracotta, buff brick and some slate hanging are also evident. Windows tend to be vertical sliding sashes although many have been replaced with uPVC units. Modern apartments, such as Oceana Boulevard and Nos 43-90 both on Orchard Place, are a mix of painted render and red brick with metal roofs. Glass and steel framed balconies provide some articulation to what are large 'national' style buildings.



Intact historic shop front, 24 Oxford Street



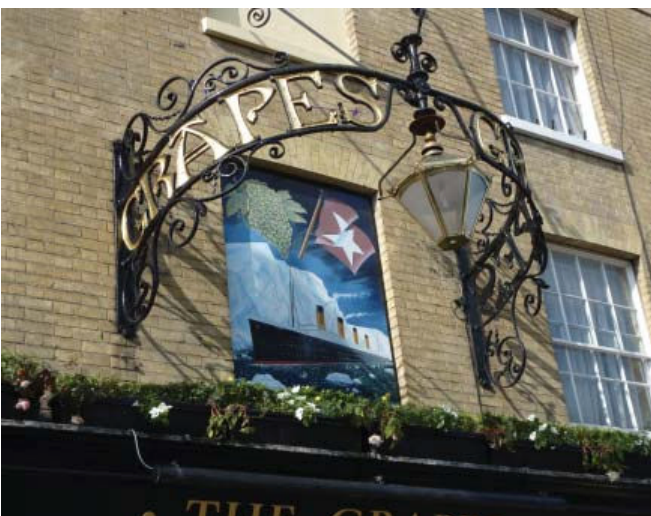
Decorative mouldings, 48-49 Oxford Street



Green tiled facade of the London Hotel, Oxford Street



Red stone forwards and terracotta mouldings, Oxford Street



Fine wrought iron ornamental sign on The Grapes public house



Sympathetic metal roller shutter, 45 Oxford Street



Monument to General Gordon, Queen's Park



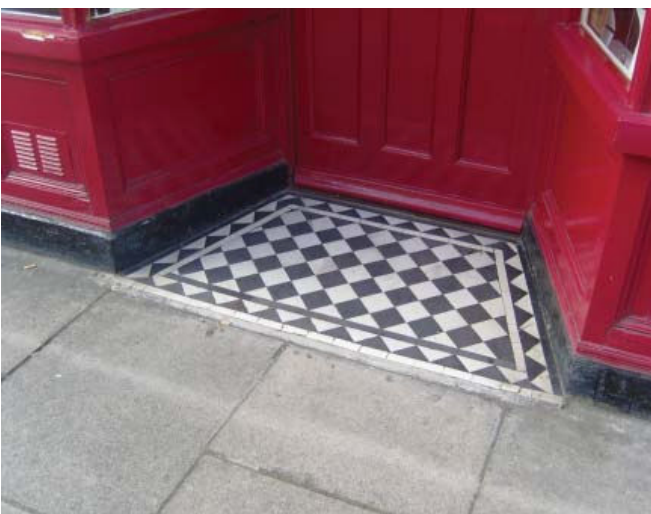
Cast iron tram rosette on the wall of The Court Jester public house, Terminus Terrace



Stone motif on the surviving facade of the former Sailor's Home, Oxford Street



Detailing on The Southampton Seafarer's Centre, 12-14 Queen's Terrace



Tiled threshold to shop unit, 46 Oxford Street



Copper roof and attractive central cupola with feature weather vane, Bowling Green House

Public realm

The conservation area is generally well maintained by householders and owners of the retail and commercial properties. The vast majority of the Oxford Street frontage is a positive experience. The housing redevelopment schemes on Bernard Street (e.g. Jessie Terrace), John Street and Latimer Street can be viewed as neutral areas. Their bland appearance does not make a positive contribution to the character of the conservation area but they do not intrude. The larger 1950s and 1960s office buildings on Queen's Terrace, typical of post-war redevelopment, do not present a particularly pedestrian friendly frontage due to their inappropriate scale, design and use of materials. The use of dark mirrored glazing and especially the metal roller garage door at Queen's Gate create an inactive frontage.

Queen's Park is reasonably well maintained, with some evidence of wear and tear. The design and form of the open car park at the eastern end of Queen's Park does not relate well to the park or create a good first impression on entering the conservation area from Canute Road. Similarly, the southern section of Latimer Street which effectively cuts the park in two, should be integrated within the park environment.

The car parking area served by Latimer Street is an area of open tarmac with limited landscape from which the rear of elevations of properties on Oxford Street and Bernard Street can be seen. The condition and quality of the car park does not relate well to the conservation area. The same is also true of the small gap site, currently used as a private car park and advertised as a development opportunity behind Oxfords Brasserie on John Street.

The quality of street surfaces across the conservation area varies considerably. Carriageway and footway surfaces are predominantly modern, i.e. tarmac and concrete slab paving. Traditional streetscape elements include granite kerbs which have been retained on most of the streets throughout the conservation area, although there are some missing sections where, typically, junctions have been modified. Along Oxford Street many of the granite kerbs retain steel sockets cut into them, which were once used by shopkeepers to hold up canopies in front of the shops. There are examples of coal chutes, set within their original Purbeck or Portland stone pavements on Bernard Street and older street nameplates and municipal waterworks signs mounted on walls. There are examples of cast iron street lamps (black) at Latimer Street and within Queen's Park (green).

There are large areas of cracked and broken paving along Oxford Street. Where faulty paving has been removed across the conservation area, this has typically been replaced by tarmac 'patches' which have created a poor image.

The northern end of Latimer Street is characterised by ground surface improvements using brick pavements, rumble strips and street planting. Whilst generally in good repair, these surfaces are not attractive or 'traditional.'

Attractive cast iron railings are to be found at the front of some of the properties at the western end of Oxford Street and along Bernard Street. Attempts have been made to replicate these features through the housing redevelopment schemes at Nos 62-65 Oxford Street and Nos 10-11 Jessie Terrace on Bernard Street, though the basic modern designs are a poor substitute.

Street lighting columns, signs and street furniture (e.g. pay and display machines, street cabinets and litter bins, traffic signs and bollards) are uncoordinated, representing the layering of different styles and periods of equipment over the years.






There are several sitting out areas towards the eastern section of Oxford Street which enrich the townscape bringing activity and interest. While these in many ways add to the character of the conservation area, the clutter of street furniture, including lighting columns and street trees, narrow footway widths in certain places and seating areas can get in the way. In some cases, the clear width of the footway is only 600mm.

The area contains private houses, houses in multiple occupation and busy commercial premises comprising bars, restaurants, cafes, public houses and offices. Many of the buildings do not have adequate access to the rear of their properties and/or an area to store bins. As a result, many are stored on the footway which cause obstructions, are unsightly and provide a source of unpleasant smells. Several of the commercial properties leave bins on the pavement which also results in trails of grease on the ground. Many brewery deliveries involve the lowering/dropping of barrels onto a cushion placed on the pavement. This bouncing of barrels has led to areas of cracked paving where it has not been designed to withstand the loadings.

Further intrusion into the public realm is evident with the heavily trafficked routes of Bernard Street, Orchard Place, Queen's Terrace and Terminus Terrace which give rise to noise, vibration and air pollution.



Figure 25: Public realm

-  Positive street frontage
-  Neutral frontage
-  Negative / intrusive frontage
-  Broken or gap in the frontage
-  Main seating areas on the footway



Attractive cast iron railings with spear heads defining the threshold to the property, Oxford Street



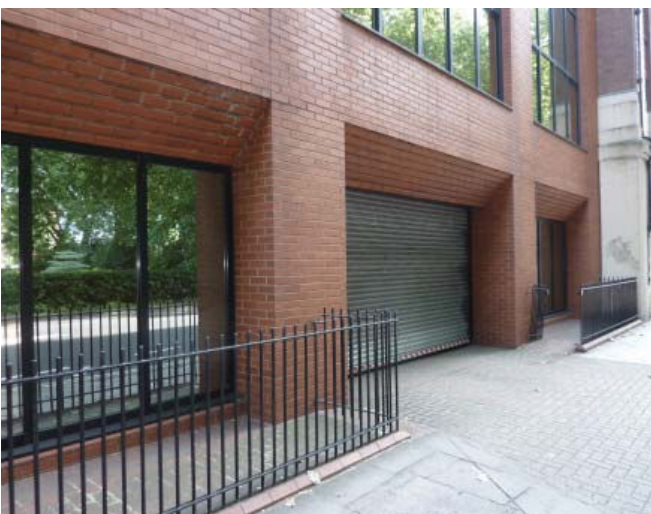
Granite kerb stone and steel socket used to hold up a shop front canopy, Oxford Street



Typical public realm with sitting out area and pinch point (by car), Oxford Street



Embossed lettering associated with shipping and passenger liner activity, 48 Oxford Street



Dead and pedestrian unfriendly frontage of Queen's Gate, Queen's Terrace



Visually weak car park at one of the key entry points into the conservation area

Assessing Special Interest



Grease marks left on the paving outside commercial premises, Oxford Street



Wheelie bins on the street undermine the quality of the buildings and overall townscape



Inconsistent ground surfaces create an untidy and seemingly uncared for environment



Uncoordinated street furniture, Oxford Street



Commercial waste bins on the footway are a visual nuisance and obstruction, John Street



Seating within Queen's Park which has been abused and leaves a poor impression

Heritage assets

The area contains a large number of important listed and unlisted buildings, dating from the early-to-mid-nineteenth century. They are spread across the area with the majority being located at the central and eastern section of Oxford Street and the eastern end of Queen's Terrace and around Queen's Park. A number of listed buildings are also located on the edges to the conservation area. A list is provided below and all buildings shown on the plan opposite.

Within the conservation area, Terminus House, the former main railway station building, is a particularly important building of more than special interest. The majority of the remaining listed buildings within the conservation area are Grade II Listed.

Listed Buildings within the Conservation Area	Listed Grade	Listed Buildings and Scheduled Monuments next to the Conservation Area	Listed Grade
Terminus House (former Main Station Building including the Booking Hall)	II*	God's House Gate and Tower	I & SAM
K6 Telephone Kiosk in Queens Park	II	Admiralty House (former Post Office Building)	II
Monument to General Gordon	II	Central Bridge	II
Royal Mail House	II	Pilgrim House	II
South Western House	II	Tower House	II
1-10 Latimer Gate	II	76 Bernard Street (former The Globe Public House)	II
83-85 Bernard Street	II	100 Canute Road (Union Castle House)	II
109 Bernard Street	II		
111 Bernard Street	II		
113-121 Bernard Street (odd)	II		
123-133 Bernard Street (odd)	II		
1-8 Orchard Place Bowling Green House	II		
10-17 Oxford Street (consecutive)	II		
18-24 Oxford Street (consecutive)	II		
41-42 Oxford Street (The Grapes Public House)	II		
44 Oxford Street	II		
45-47 Oxford Street (consecutive)	II		
48-49 Oxford Street	II		
61 Oxford Street	II		
23-24 Queens Terrace	II		
25, 25a, 26, 26a, 27, 27a Queens Terrace	II		
28 Queens Terrace	II		
29 Queens Terrace (former Oriental Hotel Public House)	II		
30 Queens Terrace	II		
31-32 Queens Terrace	II		



Former Southampton Terminus Station, Grade II* Listed

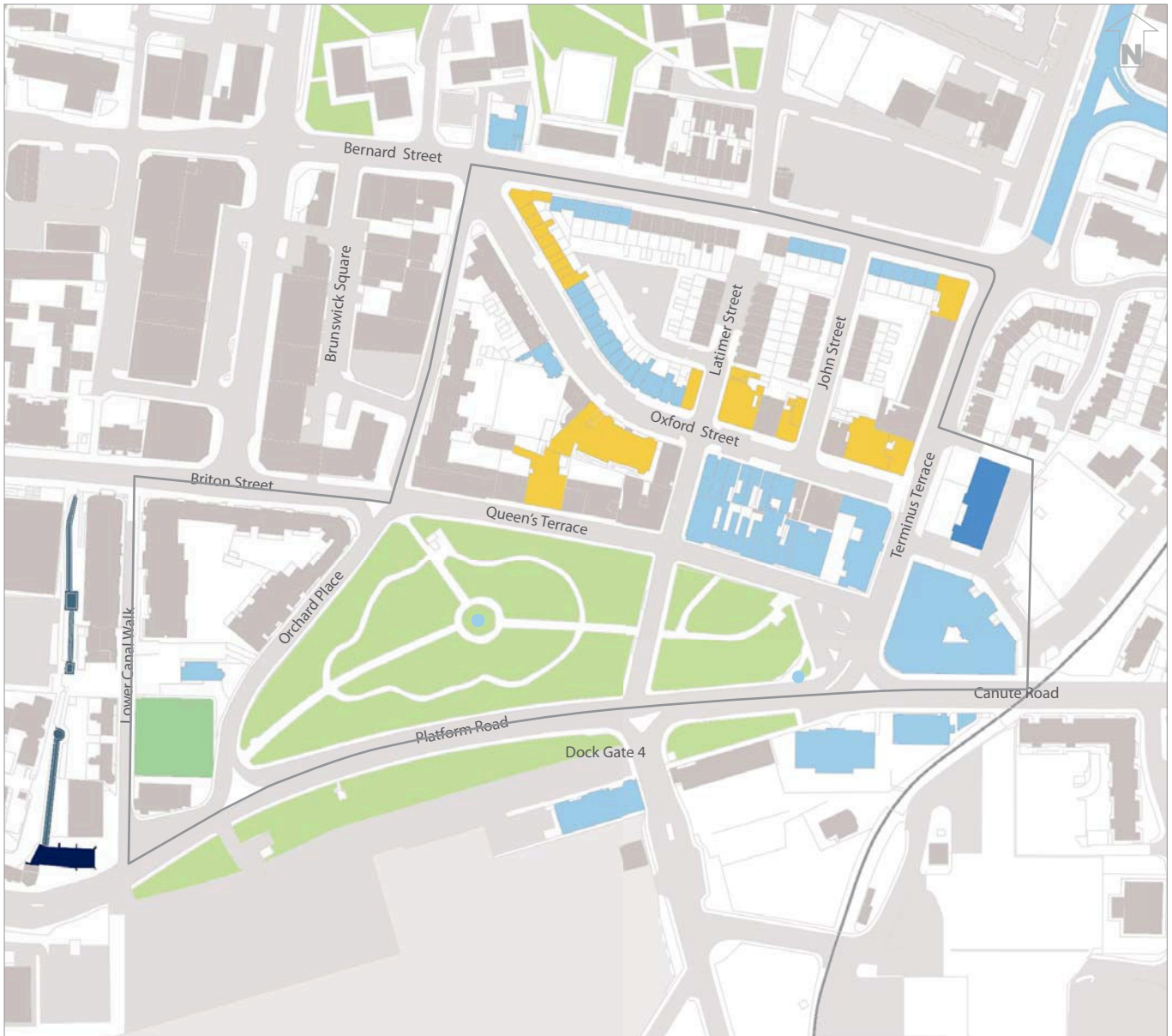


Figure 26: Heritage assets

- Scheduled monuments & Grade I listed
- Grade I listed
- Grade II* listed
- Grade II listed
- Unlisted buildings making a positive contribution to the area

Green spaces

With the exception of Queen's Park the Oxford Street Conservation Area is a predominantly hard environment.

The area of Queen's Park can be identified on maps from the eighteenth century when it was known as Porter's Mead, a name that continued in use into the late-nineteenth century. On the 1870 map it was called Porters Meadow.

The park today provides an attractive setting for the area enclosed on all sides by a low hedge and lines of mature trees, particularly those lining Latimer Street as it runs north-south through the park. Latimer Street currently bisects the park, though the route is blocked off at its southern end to traffic. The park provides seating and a memorial to General Gordon as a focal point. It is mainly laid to lawn. A small car park exists at its eastern end.

The park is reasonably well maintained, with some evidence of wear and tear. The small car park at the eastern end provides a poor first impression on entering the area from Canute Road, detracting from what is otherwise an attractive green space in the central part of the city. The heavily trafficked Queen's Terrace and Terminus Terrace also act as barriers to pedestrian movement. The park is currently under used and could be made more popular by encouraging mixed uses along Queen's Terrace.

A series of street trees have been introduced along the northern side of Oxford Street in an attempt to soften the visual appearance of built form and to increase the attractiveness of the area. Street trees have also been planted along Latimer Street and its junction with Bernard Street. A lone mature tree stands out in the car park servicing properties along Oxford Street, Bernard Street and Latimer Street.

The remaining green spaces throughout the area relate to private back gardens. The largest of these, which remains hidden along the Oxford Street frontage, belongs to the currently vacant No 61 Oxford Street.

The mature tree and small space to the immediate west of The Globe on Bernard Street is an attractive feature terminating the view out of the area from along Oxford Street at its western end.



Trees and hedge lining Queen's Park, Platform Road



Street trees on Oxford Street soften the visual appearance of built form



Trees planted in the poorly maintained parking area behind Latimer Street

Community involvement

A series of consultations with local residents, businesses, stakeholders, councillors and council officers has been carried out as an integral part of the appraisal process.

Postcard Survey

Initial consultation involved the distribution of over 700 conservation postcards to every household and business within and next to the conservation area, as well as to local stakeholders, interest groups and councillors. The postcards invited views and priorities on a number of key themes relating to the area.

A total of only 11 responses were received. This represents a particularly poor response rate and as a result, the views can not be seen to be representative of the area as a whole. The top three responses to each of the key themes were as follows.

Special qualities of the area

- cafes, restaurants and outdoor dining
- overall character and atmosphere, historic buildings and architecture and Queen's Park

Reasons to explore and visit

- mix of uses
- historical links, especially RMS Titanic
- historic buildings and architecture

Shop fronts with character

- The Grapes Public House
- 45 Oxford Street
- The Olive Tree

Key views into and out

- Terminus Terrace west along Oxford Street
- Latimer Street south towards Queen's Park
- Platform Road north along Latimer Street

Best buildings

- South Western House
- Salvation Army facade
- London Hotel Public House

Worst buildings

- Kutis Indian Restaurant
- 50 Oxford Street
- Mint Casino

Problems and pressures facing the area

- traffic and congestion
- Salvation Army and anti-social behaviour
- parking

Ways to enhance the area

- better control of traffic and parking
- pedestrianisation
- more planting of trees and flowers

Oxford Streets For All Celebration

A staffed exhibition attended by 30 people was held on the 11 November 2010 at The White Star Tavern on Oxford Street. Display panels and hard copies of the draft Appraisal were made available for people to see and comment on. Members of the project team were also on hand to answer questions and to discuss the issues raised.

Following the Streets For All Celebration event, the draft Appraisal was made available to the public to view on the Council's web page for a period of three weeks. Hard copies were also made available upon request. A total of only two responses were made on the draft Appraisal during the consultation period.

The responses reinforced the findings of the initial postcard survey. Namely, that anti-social behaviour associated with the Salvation Army on Oxford Street is the key issue affecting the enjoyment of the conservation area for many. Levels of traffic and parking are also key considerations as is the desire to pedestrianise part, if not all, of Oxford Street to encourage pedestrian activity and outdoor dining.

Material gathered from the community involvement process has been considered and included within this Appraisal.

Problems, pressures and capacity for change

Problems

Within the Oxford Street Conservation Area there are a number of threats to the character of the area. These include:

Traffic - the volume and speed of traffic across and through the area, particularly along John Street and onto Oxford Street and around Queen's Park.

Vacant sites - the blight caused by the small gap site, currently used as a private car park and advertised as a development opportunity behind Oxford's Brassiere on John Street.

Street clutter - too much, badly sited and uncoordinated street furniture detracts from the attractiveness of the area.

Loss of original features - piecemeal alterations to non listed buildings such as mouldings, correct sash windows and panelled front doors have been lost, or spoiled by unsympathetic alterations.

Isolation/ under-use of Queen's Park - Queen's Park has the potential to be a pleasant urban park, but is under-used due to traffic inhibiting access, signs of wear and tear and a lack of innovation and interest in design.

Uncoordinated and poor quality street surfaces - inconsistent and poorly maintained.

Poor quality shop fronts and excessive, garish adverts - mainly along Oxford Street which undermine the sense of quality and including roller shutters at Queen's Terrace which deaden the street frontage.

Anti-social behaviour - drunken behaviour and begging.

Design of New Development - some modern development examples, such as Oceana Boulevard and Nos 43-90 at Orchard Place highlight the danger of too many buildings in a 'national' style which will erode the distinctiveness of the area.

Pressures

The design of new development within and adjoining the conservation area remains a major issue. Particular attention will be called for in the interface between Bernard Street (eastern end) and the conservation area with the redevelopment pressures for the existing car park site and the eventual replacement of the workshops and industrial units at the northern end of Orchard Place. Redevelopment of these sites has the potential to significantly enhance the appearance and character and setting of the conservation area.

The current market difficulties have resulted in a low economic base with many of the office buildings within the area, especially at Queen's Terrace becoming vacant.

Capacity for change

An overview of the areas capacity for change was included within the City Characterisation Project (2009). This provides an overview of the Oxford Street and Environs (CA19) and Queen's Park (CA18) character areas sensitivity to change in relation to a number of key headings within the character area analysis. They are measured by degree of sensitivity, ranging from extremely sensitive to no sensitivity to change.

Elements within and around Oxford Street which are considered to be extremely sensitive to change and therefore require careful management include:

- grain;
- scale;
- architectural qualities;
- heritage assets;
- and materials.



Figure 27: Extract on Character area sensitivities to change (City Characterisation Project, 2009)

The urban grain and scale of the area is considered to be extremely sensitive to change due to the historic fine-grained arrangement of streets and small plots, with only modest larger footprint buildings. It is important to retain the vertical emphasis and consistent sense of scale across the area. Queen's Park is a well defined space and development, where appropriate, should continue at a scale commensurate with the positive enclosure of the park. The area contains a large number of listed buildings and other buildings of importance which make a positive contribution to the special interest of the conservation area. The richness and variety of architectural qualities, overall aesthetic value and use of materials must be maintained and traditional features which have been lost reinstated wherever possible.

Suggested boundary changes

Only one minor change is suggested for the conservation area.

The boundary of the conservation area as originally drawn in 1972 cuts through the former Terminus Station platform canopy, to the rear of South Western House. The boundary should therefore be amended here to include all of the historic structure, as the historic, architectural and group value of the former Terminus Station, South Western House and platform canopy are an integral part of the area's development and heritage.


 Proposed boundary change



Figure 28 : Suggested boundary changes

Summary of issues

The table below summarises the key issues for the Oxford Street Conservation Area that have arisen from the analysis of the area and through community involvement.

Strengths

- strong sense of character and identity
- heritage of uses, built-fabric and architectural quality
- profile as a vibrant mixed-use quarter
- capability for conversion of many buildings
- environmental features of value including Queen's Park
- good levels of connectivity in all directions
- location adjacent to the central core and High Street
- business base throughout the area
- local business community commitment to success including the Local Trader's Association
- residential mix

Opportunities

- conservation of characterful Victorian buildings
- unique ambience for new business
- maintain the careful mix of residential to commercial outlets
- capitalise on the increasing prominence for entertainment and eating out (subject to the amenity of residential uses)
- visibility on approaches to the city core
- improvements to the east end of Oxford Street and part of Queen's Terrace
- block-off John Street to vehicular traffic
- better integration of Queen's Park
- improve the condition and attractiveness of Queen's Park, consider the enhancement or removal altogether of the small car park at the eastern end of the park
- reduce street clutter
- develop vacant sites

Weaknesses

- vacant buildings undermine the sense of confidence in the area
- the quality of street surfaces in the area varies considerably, often inconsistent and poorly maintained
- traffic-dominated streets limit pedestrian movement and are a source of noise and pollution
- household and commercial waste-bins on the footway detract from the streets and cause obstructions
- street clutter

Threats

- accelerating vacancy, dereliction and under-use
- low investment fails to unlock opportunities
- inappropriate development, especially relating to scale and design
- erosion of townscape character and interest through unsympathetic development
- loss of traditional features
- current pressure on public sector finances
- anti-social behaviour affecting the overall attractiveness and popularity of the area

Management proposals

Change is inevitable within the Oxford Street Conservation Area. The challenge is to manage this change in ways that maintain, and at every opportunity, reinforce and enhance the area's special qualities.

Article 4 Designations

The Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2010 and The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 sets out limited 'permitted development' rights to householders and commercial properties.

Householders - were amended on 1 October 2008 to allow a greater amount of minor development to proceed without the need for planning permission. However, in general the new permitted development rights do not apply to development within the conservation area. Those few permitted development rights that do exist do not apply to flats; and there are very few 'houses' in the Oxford Street Conservation Area that would benefit from the increased permitted development rights. Furthermore, the urban grain of much of the conservation area is compact and tight, and does not therefore provide space for the construction of porches, side extensions, swimming pools and similar minor developments.

As a result, and also having regard to the number of listed buildings within the conservation area, we consider that there is limited scope for using Article 4 Directions on householders. We do consider that Nos 3-4 Oxford Street are worthy of consideration for listing due to their external appearance and historical interest.

Commercial properties - in April 2010, limited permitted development rights were set out for commercial properties. As with householders, some of the permitted development rights set out are restricted by conservation area status, though many do apply. Most of the rights do not apply to development within the curtilage of a listed building. Shopfronts and security shutters, as well as restaurants and cafes do not benefit from any permitted development rights.

As a result, we would not recommend the use of Article 4 Directions for controlling minor developments and commercial premises.

We do consider that a limited number of buildings within the conservation area are worthy of consideration for listing due to their external appearance and historical interest, some of these buildings are in a commercial use:

- 28 Oxford Street, The White Star Tavern;
- 35-36 Oxford Street, Oxfords Bar and Restaurant;
- and 2 Terminus Terrace, London Hotel.

Energy and on-site renewable facilities

The Council welcomes on-site renewable energy production in both new and existing buildings, where these can be applied without detrimental effect upon the character and appearance of the building and conservation area.

Enforcement

Unauthorised development will be investigated and where necessary enforcement action taken against unauthorised works and changes of use. Special attention will be given to preserving or enhancing the special qualities of the Oxford Street Conservation Area.

Streetscape and public realm

Alterations and improvements to the public realm surface treatment should seek to use context-sensitive and high quality materials which are appropriate to their use and location, and which respect and enhance the existing buildings and provide them with a suitable setting. Similarly, the materials, design and positioning of any new elements of street furniture (e.g. signs, seating, lighting, bicycle stands) should be carefully considered and should be appropriate to the character of the conservation area. In order to reduce visual clutter within the conservation area, the removal of redundant or unnecessary street furniture will be encouraged.

New design

New development in the conservation area must aspire to a quality of design and execution, related to its context, which will be valued in the future. A lack of understanding by many developers and/or their designers of the urban context, resulting in crude or debased imitations of adjoining buildings, or token gestures towards the local architectural style, whether adopting the 'reproduction', 'traditional' or 'contemporary' approach must be avoided.

Wherever possible, materials used in the restoration of identified heritage assets should closely match the original, however, where this is not possible, appropriate alternatives should be identified by a suitably qualified conservation architect.

Planning policy and guidance

This Conservation Area Appraisal should form the basis of assessment of all development proposals within the conservation area and along the boundaries of the conservation area. In order to assess the potential impact of future development proposals on both the character and setting of the conservation area, proposals for development within the area will be particularly assessed against the criteria outlined in the Local Plan Review Policies SDP1 Quality of Development, SDP6 Urban Design Principles, SDP7 Context, SDP9 Scale, Massing and Appearance, HE1 New Development in Conservation Areas, HE2 Demolition in Conservation Areas, HE3 Listed Buildings, HE6 Archaeological Remains, CLT14 City Centre Night Time Zones and Hubs and RE18 Shopfronts.

Given the commercial nature of the conservation area, the local planning authority should consider:

- preparing a shopfront, fascia and advertisements guide to encourage and reintroduce quality shop, bar and restaurant fronts onto the streets. The appearance of shopfronts contributes significantly to the commercial areas of the conservation area, particularly Oxford Street itself. New applications for replacement shopfronts in the area represent an opportunity for improvement and enhancement of the character and appearance of the area. However, such alterations should not be at the expense of the lively and informal character, which is an intrinsic and significant part of the area's special character. The installation of a new shopfront and associated features such as shutters or grilles will require planning permission and listed building consent where a building is listed. Poorly designed or inappropriate shopfronts will detract from the character and appearance of the area. The installation of signs, particularly illuminated signs will usually require advertisement consent. A proliferation of signs, even of an appropriate design, could harm the character of the conservation area. New development may increase pressure for more intensive advertising. This will be resisted where it is considered to detract from the character and appearance of the area.

Monitoring and review

The Council should take into account the cumulative effect of developments on the character and setting of the conservation area on a five year cycle. A review should include the following: a survey of the area to identify changes in its character and appearance; an assessment of whether the various recommendations detailed in this appraisal have been acted upon; the production of a short report detailing the findings of the survey; and publicity, consultation and advertising, and introduce a black refuse sack scheme, along Bernard Street in particular, in order to remove the unsightly storage of wheelie bins at the front of historic properties on a regular basis.

Opportunities for enhancements

A number of possible enhancements to the conservation area have been identified. All of these will be dependent upon available resources; some may only be possible to implement in the longer term; and some will require the cooperation of private owners. They have been categorised into themes and are summarised as follows (in no particular order of priority).

Street management and the public realm

- sensitive shared surface, pedestrianisation scheme at the eastern end of Oxford Street, respecting historic street surface details and maintaining visual continuity, at the same time as considering level changes and opportunities to widen the footway, removing pedestrian pinch-points and encouraging street activity;
- consider general improvements to ground surfaces and pedestrian friendliness throughout the conservation area;
- environmental improvements to the car park behind Latimer Street, including new landscaping and boundary treatments to improve the visual amenity and overall attractiveness of this accessible area;
- environmental improvements to Queen's Park, incorporating lifting of the tree crowns, removal of the lower limbs and an imaginative lighting design which would make the park more attractive and safe in the evenings;
- remove the southern section of Latimer Street which severs the public space in two and incorporate the space into the park, maintaining views through to the impressive Admiralty House;
- removal of non-original street lighting columns along Oxford Street and their replacement with building mounted lighting to reduce street clutter and improve the overall appearance of the main street where practical;
- enhancing the Titanic Trail experience and significant heritage assets;
- introduce street trees to improve the overall townscape and softening the appearance of built form;
- identify and remove unnecessary street furniture, coordinating the style, colour and siting of new street equipment;
- the public realm at the northern end of Latimer Street, which is blocked off to traffic, needs to be enhanced and maintained, in order to create a quality entry point to the conservation area;

- consider in due course the removal of brick pavements and rumble strip at the northern end of Latimer Street with street improvements more restrained and in-keeping with the rest of the conservation area;
- and introduce a black refuse sack scheme, along Bernard Street in particular, in order to remove the unsightly storage of wheelie bins at the front of historic properties on a regular basis.

Redevelopment opportunities

- the site behind Oxford's Brasserie on Latimer Street in a manner that respects the scale and footprint of the adjacent buildings, enhancing their setting;
- Portcullis House, presents a good opportunity for a sensitive but imposing building between other dock side buildings of significant heritage value (Union Castle House and Admiralty House);
- the quality of the pavilion building to the immediate south of the Bowling green should be considered in the future, due to its prominent location and setting in the context of Bowling Green House and the busy strategic road network;
- redevelopment of the current car park site on the northern side of Bernard Street has the potential to affect the setting of the conservation area and a significant number of listed buildings. Proposals will need to take reference from the surrounding historic buildings in terms of massing, grain and materials;
- and the quality of the industrial units and workshops along the western side of Orchard Place, on the edge of the conservation area should be considered in the future with any redevelopment opportunities associated with Brunswick Square.

Traffic management

- redesign in terms of surface treatments, boundaries, demarcation of bays and coordinate street furniture, or remove altogether the small car park at the eastern end of Queen's Park to create a more positive entry point to the conservation area, considering a piece of public art to announce the conservation area at this location;
- and consider carriageway entry treatments, at the western end of Oxford Street with Bernard Street and the northern end of John Street with Bernard Street, which reinforce the character of existing gateways into the conservation area and will help reduce traffic speeds, such as stone setted surfaces and rumble strips.

Other

- the Council to commit resources from the relevant department to address the anti-social behaviour, disturbance and nuisance associated with the Salvation Army/Booth Centre which currently affects the enjoyment of the conservation area

Forms and further contact details

The Council's Historic Environment Team is happy to offer advice and information on planning and design issues in relation to the historic environment of Oxford Street. This can include basic guidance on conservation matters, and more detailed pre-application advice ahead of the formal submission of a planning application or Listed Building/Conservation Area Consent. Pre-application discussion is an important part of the development process and is actively encouraged by the wider Planning and Sustainability Division.

Application forms and checklists for planning permission, Listed Building Consent, work to trees consent and Conservation Area Consent are available to download from www.southampton.gov.uk/s-environment/planning/permission/forms.aspx

Enquiries regarding all heritage matters can be made to the Conservation officers at conservation.officer@southampton.gov.uk or to:

Historic Environment Team Leader

Planning and Sustainability Division

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Civic Centre

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Traditional street name plate

All links and addresses were correct as of November 2011

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Cartographic sources

1611 John Speed's Map of Southampton

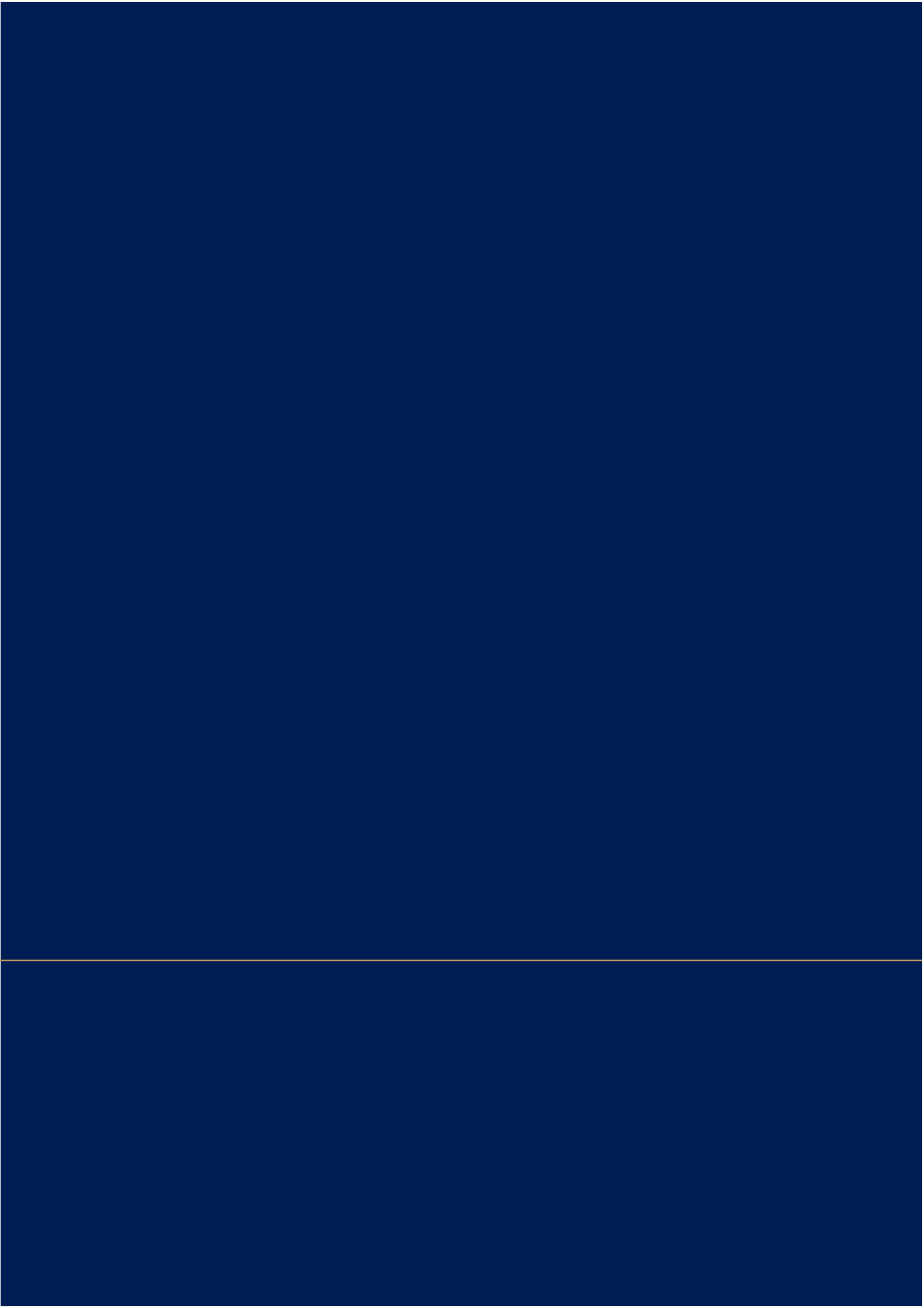
1846 Campbell/Royal Engineers Map

1870 Ordnance Survey Map

1897 Ordnance Survey Map

1933 Ordnance Survey Map

1953-69 Ordnance Survey Map





Appendix 1: Areas to be included in the City Wide Estate Regeneration Framework



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