

Public Document Pack

Cabinet

Tuesday, 16th June, 2015
at 4.30 pm

PLEASE NOTE TIME OF MEETING

Council Chamber - Civic Centre

This meeting is open to the public

Members

Councillor Simon Letts, Leader of the Council

Councillor Daniel Jeffery, Cabinet Member for
Education and Children's Social Care

Councillor Mark Chaloner, Cabinet Member for
Finance

Councillor Satvir Kaur, Cabinet Member for
Communities, Culture and Leisure

Councillor Jacqui Rayment, Cabinet Member for
Environment and Transport

Councillor Dave Shields, Cabinet Member for Health
and Adult Social Care

Councillor Warwick Payne, Cabinet Member for
Housing and Sustainability

Councillor Christopher Hammond, Cabinet Member
for Transformation

(QUORUM – 3)

Contacts

Cabinet Administrator

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BACKGROUND AND RELEVANT INFORMATION

The Role of the Executive

The Cabinet and individual Cabinet Members make executive decisions relating to services provided by the Council, except for those matters which are reserved for decision by the full Council and planning and licensing matters which are dealt with by specialist regulatory panels.

The Forward Plan

The Forward Plan is published on a monthly basis and provides details of all the key executive decisions to be made in the four month period following its publication. The Forward Plan is available on request or on the Southampton City Council website, www.southampton.gov.uk

Implementation of Decisions

Any Executive Decision may be “called-in” as part of the Council’s Overview and Scrutiny function for review and scrutiny. The relevant Overview and Scrutiny Panel may ask the Executive to reconsider a decision, but does not have the power to change the decision themselves.

Mobile Telephones – Please switch your mobile telephones to silent whilst in the meeting.

Use of Social Media

The Council supports the video or audio recording of meetings open to the public, for either live or subsequent broadcast. However, if, in the Chair’s opinion, a person filming or recording a meeting or taking photographs is interrupting proceedings or causing a disturbance, under the Council’s Standing Orders the person can be ordered to stop their activity, or to leave the meeting

Southampton City Council’s Priorities:

- Jobs for local people
- Prevention and early intervention
- Protecting vulnerable people
- Affordable housing
- Services for all
- City pride
- A sustainable Council

Executive Functions

The specific functions for which the Cabinet and individual Cabinet Members are responsible are contained in Part 3 of the Council’s Constitution. Copies of the Constitution are available on request or from the City Council website, www.southampton.gov.uk

Key Decisions

A Key Decision is an Executive Decision that is likely to have a significant:

- financial impact (£500,000 or more)
- impact on two or more wards
- impact on an identifiable community

Procedure / Public Representations

At the discretion of the Chair, members of the public may address the meeting on any report included on the agenda in which they have a relevant interest. Any member of the public wishing to address the meeting should advise the Democratic Support Officer (DSO) whose contact details are on the front sheet of the agenda.

Fire Procedure – In the event of a fire or other emergency, a continuous alarm will sound and you will be advised, by officers of the Council, of what action to take.

Smoking policy – The Council operates a no-smoking policy in all civic buildings.

Access – Access is available for disabled people. Please contact the Cabinet Administrator who will help to make any necessary arrangements.

Municipal Year Dates (Tuesdays)

2015	2016
16 June	19 January
14 July	9 February (Budget)
18 August	16 February
15 September	15 March
20 October	19 April
17 November	
15 December	

CONDUCT OF MEETING

TERMS OF REFERENCE

The terms of reference of the Cabinet, and its Executive Members, are set out in Part 3 of the Council's Constitution.

RULES OF PROCEDURE

The meeting is governed by the Executive Procedure Rules as set out in Part 4 of the Council's Constitution.

DISCLOSURE OF INTERESTS

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PECUNIARY INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

(i) Any employment, office, trade, profession or vocation carried on for profit or gain.

(ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or

b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

Other Interests

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

Principles of Decision Making

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and

BUSINESS TO BE DISCUSSED

Only those items listed on the attached agenda may be considered at this meeting.

QUORUM

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the “rationality” or “taking leave of your senses” principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, ‘live now, pay later’ and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

AGENDA

1 APOLOGIES

To receive any apologies.

2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

EXECUTIVE BUSINESS

3 STATEMENT FROM THE LEADER

4 RECORD OF THE PREVIOUS DECISION MAKING (Pages 1 - 4)

Record of the decision making held on 21 April 2015, attached.

5 MATTERS REFERRED BY THE COUNCIL OR BY THE OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE FOR RECONSIDERATION (IF ANY)

There are no matters referred for reconsideration.

6 REPORTS FROM OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)

There are no items for consideration

7 EXECUTIVE APPOINTMENTS 2015/16 (Pages 5 - 20)

Report of Head of Legal and Democratic Services detailing the Executive Appointments for 2015/16, attached.

8 QUESTIONS FROM MEMBERS TO CABINET MEMBERS

To consider any questions to the Executive from Members of the Council submitted on notice.

ITEMS FOR DECISION BY CABINET

9 EXCLUSION OF THE PRESS AND PUBLIC - CONFIDENTIAL PAPERS INCLUDED IN THE FOLLOWING ITEM

To move that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the confidential appendix to the following Item.

Confidential appendix 1 contains information deemed to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. In applying the public interest test it is not considered to be in the public interest to disclose this information because this Appendix contains confidential and commercially sensitive information relating to the property interests potentially involved in this matter.

10 SALE OF LAND FOR DEVELOPMENT AT THE FRUIT AND VEGETABLE MARKET, SOUTHAMPTON (Pages 21 - 32)

Report of the Leader of the Council recommending the sale of the Council's land at the Fruit and Vegetable Market to enable the development of new homes and business premises and to delegate authority to the Head of Development, Economy and Housing Renewal to approve the detailed terms and conditions necessary to conclude the legal documentation to facilitate the disposal of the site, attached.

Monday, 8 June 2015

Head of Legal and Democratic Services

Agenda Item 4

SOUTHAMPTON CITY COUNCIL EXECUTIVE DECISION MAKING

RECORD OF THE DECISION MAKING HELD ON 21 APRIL 2015

Present:

Councillor Letts	Leader of the Council
Councillor Jeffery	Cabinet Member for Education and Change
Councillor Chaloner	Cabinet Member for Children's Safeguarding
Councillor Kaur	Cabinet Member for Communities
Councillor Shields	Cabinet Member for Health and Adult Social Care
Councillor Payne	Cabinet Member for Housing and Sustainability

Apologies: Councillors Barnes-Andrews and Rayment

76. REPORTS FROM OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)

Cabinet received the Air Quality Inquiry final report from the Chair of the Scrutiny Panel.

77. COMMUNITY ASSET TRANSFER STRATEGY: PROGRESS AND REVIEW DECISION MADE: (Ref: CAB 14/15 14491)

On consideration of the report of the Cabinet Member for Communities and having received representations from a Member of the Council, Cabinet agreed the following modified recommendations:

- (i) To approve the recommended changes to the Community Asset Transfer Strategy, attached at Appendix 1, to:
 - Streamline the application process
 - Give existing tenants first refusal.
- (ii) To delegate authority to the Assistant Chief Executive to make any minor or consequential amendments and/or refinements to the process as may arise from time to time.
- (iii) To approve the disposal of Townhill Park Community Centre on a leasehold basis and at less than Best Consideration (where appropriate) to City Life Church and to delegate authority to the Assistant Chief Executive following consultation with the Cabinet Members for Communities and Resources and the Head of Property to approve the detailed disposal terms and to subsequently agree detailed disposal terms and negotiate and carry out all ancillary matters to enable disposal of the site.
- (iv) To delegate authority to the Assistant Chief Executive, following consultation with the Cabinet Members for Communities and Resources and the Head of Property to transfer properties that have reached Stage 2 of the current process, namely:
 - Harefield Community Centre
 - Northam Community Centre

- St. Albans Resource Centre
- Townhill Park Community Centre

at less than Best Consideration (where appropriate) to either the current or any new applicants following the new application process and to subsequently agree detailed disposal terms and negotiate and carry out all ancillary matters to enable disposal of the sites.

- (v) To delegate authority to the Head of Property to approve the disposals on a leasehold or freehold basis at less than Best Consideration.
- (vi) To delegate authority to the Assistant Chief Executive, following consultation with the Cabinet Members for Communities and Resources and Head of Property to do anything necessary to give effect to the recommendations contained in this report.
- (vii) To note progress on transferring community centres and buildings.

78. CITY DEPOT HOUSEHOLD WASTE RECYCLING CENTRE (HWRC) NEW OPERATING CONTRACT

DECISION MADE: (Ref: 14/15 14618)

On consideration of the report of the Cabinet Member for Environment and Transport, Cabinet agreed the following:

- (i) That the contract for the operation of the City Depot HWRC is retendered as part of the Hampshire retender procedure for all 26 HWRC sites in Hampshire;
- (ii) that the contract allows flexibility for Southampton to operate the City Depot HWRC in a way that suits local requirements; and,
- (iii) to delegate authority to the Director, Place, following consultation with the Head of Legal and Democratic Services and the Cabinet Member for Environment and Transport to finalise and enter into all legal documentation necessary to enter into and agree the terms of the new HWRC contract.

79. HRA SCHEME APPROVAL 2015/16 TO 2019/2020

DECISION MADE: (Ref: CAB 14/15 14618)

On consideration of the report of the Cabinet Member for Housing and Sustainability, Cabinet agreed the following:

To approve in accordance with Financial Procedure Rules expenditure of £4,751,000 phased as follows:

- £1,548,000 in 2015/16
- £3,203,000 in 2016/17

Provision for which exists within the Safe, Wind and Weather tight; Modern Facilities; Well Maintained Communal Facilities and Warm and Energy Efficient sections of the HRA Capital Programme as detailed in the table below.

Safe, Wind and Weather Tight	2015/16	2016/17	2017/18	2018/19	2019/20	Total
	000s	000s	000s	000s	000s	000s
Renew Canopies	10	130	0	0	0	140

Renew Porches	10	200	0	0	0	210
Windows	0	978	0	0	0	978
Wall Structure and Finish	134	372	0	0	0	506
Total for Safe, Wind and Weather Tight	154	1680	0	0	0	1834
Modern Facilities						
Programme Management Fees	59	643	0	0	0	702
Tenant Alterations Budget	7	268	0	0	0	275
Total for Modern Facilities	66	911	0	0	0	977
Well Maintained Communal Facilities						
New Build Lift at Block 1-62 Rozel Court	500	0	0	0	0	500
Total for Well Maintained Communal Facilities	500	0	0	0	0	500
Warm and Energy Efficient						
Landlord Meter Conversion	189	194	0	0	0	383
Renewable Energy Sources	300	318	0	0	0	618
Communal Shed/Store Areas	0	50	0	0	0	50
Renew Communal Windows	50	50	0	0	0	100
Utility Supplies Communal	289	0	0	0	0	289
Total for Warm and Energy Efficient	828	612	0	0	0	1440
TOTAL	1,548	3,203	0	0	0	4,751

80. MAYFLOWER PARK - SPITFIRE MEMORIAL DISPOSAL OF PUBLIC OPEN SPACE
DECISION MADE: (Ref: 14/15 14413)

On consideration of the report of the Leader of the Council, Cabinet agreed the following:

- (i) To delegate authority to the Director, Place following consultation with the Head of Economic Development and Housing Renewal to determine the form and extent of the area of Mayflower Park required within the final location for the formation of the installation.
- (ii) To authorise the Head of Legal and Democratic Services to advertise the proposed disposal of part of Mayflower Park for two consecutive weeks in a local newspaper circulating in the locality.
- (iii) To delegate Authority to Director, Place following consultation with the Cabinet Member for Resources and Leisure to determine any objections received from the adverts and to make a final decision as to whether or not to approve the disposal in light of any such objections.
- (iv) To approve the terms of the disposal as set out within the report and to delegate authority to the Head of Economic Development and Housing Renewal to agree final terms with the National Spitfire Project.
- (v) To approve the acquisition of a small section of Crown Estate land (seabed), which will be subject to the overhang of the memorial and to delegate authority to Head of Economic Development and Housing Renewal to agree final terms for the acquisition.

81. AUTHORITY TO SET UP A WHOLLY OWNED DEVELOPMENT COMPANY TO DELIVER CITY WIDE DEVELOPMENT
DECISION MADE: (Ref: CAB 14/15 14626)

On consideration of the report of the Cabinet Member for Housing and Sustainability and having received representations from a Member of the Council, Cabinet agreed the following:

- (i) To delegate to the Director, Place to undertake the required work to set up a wholly owned Development Company to deliver city wide development, subject to the establishment of a sound Business Plan for the company.

82. ENERGY PROCUREMENT CONTRACT RENEWAL
DECISION MADE: (Ref: 14/15 14588)

On consideration of the report of the Cabinet Member for Resources and Leisure, Cabinet agreed the following:

- (i) To enter into a rolling 2 year bi-lateral energy purchase only contract with LASER to cover the council's electricity and gas supplies through an OJEU compliant flexible framework agreement offered by Kent LASER starting October 2016 for a maximum period of 4 years.
- (ii) Delegate authority to the Chief Financial Officer to do anything necessary give effect to recommendation (i) above including, but not limited to, procuring and entering into appropriate contract arrangements.

DECISION-MAKER:	CABINET			
SUBJECT:	EXECUTIVE APPOINTMENTS 2015/16			
DATE OF DECISION:	16 JUNE 2015			
REPORT OF:	HEAD OF LEGAL AND DEMOCRATIC SERVICES			
<u>CONTACT DETAILS</u>				
AUTHOR:	Name:	Pat Wood	Tel:	023 8083 2302
	E-mail:	Pat.wood@southampton.gov.uk		
Director	Name:	Dawn Baxendale	Tel:	023 8083 2966
	E-mail:	Dawn.baxendale@southampton.gov.uk		

STATEMENT OF CONFIDENTIALITY	
None.	
BRIEF SUMMARY	
Under the City Council's democratic arrangements it is a requirement that appointments to all organisations and bodies which relate to executive functions are determined by the Executive.	
Although the work of the bodies/organisations listed in the Appointments Register covers all aspects of city life and Council activities and therefore affects all wards, the decision to appoint to them is of administrative affect only.	
RECOMMENDATIONS:	
(i)	That the executive appointments for the 2015/16 Municipal Year be approved as set out in the attached revised Register; and
(ii)	That all appointments be for one year save where the terms of reference and or constitution of the body or organisation concerned specify the duration of an appointment or where the decision on any nomination by the City Council to their membership is reserved to the body or organisation concerned to determine the appointment or continuation of appointments, in light of any changes in City Council Administration.
REASONS FOR REPORT RECOMMENDATIONS	
1.	Member appointments are required to a number of statutory and best practice bodies, as well as a number of external organisations with which the Council has links.
2.	Under the constitution or terms of reference in respect of some outside organisations appointments are in some cases specified as having a term of office/appointment longer than one year or are nominations, the final decision on appointment lying with the body itself. In such cases when a change of Administration occurs and the appointment term has not expired and is of significance to the incoming administration that member/appointee should be encouraged to step down in favour of a new appointee from the incoming administration but noting that the final decision in some cases lies with the

	organisation or outside body concerned.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
3.	No other options are presented, it is a matter for the Cabinet to determine whether it wishes to approve the revised appointments and be represented on all the bodies set out in the attached revised Register of Appointments.
DETAIL (Including consultation carried out)	
4.	The executive appointments set out in the appendix to this report have been the subject of consultation and agreement with all political groups represented on the City Council.
5.	After Annual Council, numerous appointments to a variety of statutory, best practice and external organisations and bodies which require City Council Member representation need to be made by the Cabinet.
6.	The following appointments were made at the Annual Council on 20 May, 2015:- <ul style="list-style-type: none"> • South East Employers; • Local Democracy Network for Councillors; • Hampshire Fire and Rescue Authority; • Partnership for Urban South Hampshire – Overview and Scrutiny Committee; and • Hampshire Police and Crime Panel
7.	Appointments are categorised into groups developed by the Head of Legal and Democratic Services as follows:- <ol style="list-style-type: none"> a) Statutory Partnership; b) Non-Statutory Partnership; c) Informal Groups; d) Appointments and/or Financial Commitments to Outside Bodies; e) Commercial Partnerships; f) Commercial or Contractual Agreements; and g) Legally Defined Arrangements.
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
8.	The cost of travel and subsistence costs for Members meeting the commitment of serving as a representative on an executive appointment are met from existing budgets.
<u>Property/Other</u>	
9.	None.
LEGAL IMPLICATIONS	
<u>Statutory power to undertake proposals in the report:</u>	
10.	The Local Government Acts 1972 and 2000 and the Localism Act 2011.
<u>Other Legal Implications:</u>	

11.	None.
POLICY FRAMEWORK IMPLICATIONS	
12.	Cabinet approval of the appointments listed in the Register of Appointments appended to this report are in line with the City Council's Policy Framework.

KEY DECISION?	No
WARDS/COMMUNITIES AFFECTED:	None

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<u>SUPPORTING DOCUMENTATION</u>	
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Appendices	
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1.	Revised Register of Appointments 2015-2016
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Documents In Members' Rooms	
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1.	None.
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Equality Impact Assessment	
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Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents	
Equality Impact Assessment and Other Background documents available for inspection at:	

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None.
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REVISED REGISTER OF APPOINTMENTS 2015 - 2016

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
A. Statutory Partnership											
A1	Cabinet	Fostering Panel 1	The establishment of this Panel is required under Government Guidance. The Panel makes recommendations on the approval or not of applicants who apply to be foster carers with Southampton City Council.	ECSC	1	No	1 Yr	Spicer	June 15	May 16	Hilary Brooks (023 8083 4899)
A2	Cabinet	Fostering Panel 2	The establishment of this Panel is required under Government Guidance. The Panel makes recommendations on the approval or not of applicants who apply to be foster carers with Southampton City Council.	ECSC	1	No	1Yr	Chamberlain	June 15	May 16	Hilary Brooks (023 8083 4899)
A3	Cabinet	Hampshire and Isle of Wight Police and Crime Reduction Alliance	The Alliance has been set up to seek the commitment from partners to work closer together, support each other and coordinate the management of resources to protect residents of Hampshire and Isle of Wight.	CCL	1	No	1 Yr	Letts	June 15	May 16	Dawn Baxendale (023 8083 2966)
A4	Cabinet	Hampshire County Council's Pension Fund Panel	Shared seat with Portsmouth City Council. The Pension Fund Panel monitors the performance of the investment managers and advises the Audit Committee on matters requiring decisions in connection with the investment of the pension fund.	F	1	No	2 Yrs	Chaloner	June 14	May 16	Andy Lowe (023 8083 2049)
A5	Council	Hampshire Fire and Rescue Authority	To promote greater understanding and responsible attitudes towards fire safety and provide a highly responsive, caring and efficient Fire and Rescue Service.	CCL	3	Yes	1 Yr	Fuller Mintoff Spicer Appointed at AGM	May 15	May 16	Dawn Baxendale (023 8083 2966)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
A6	Council	Hampshire Police and Crime Panel	The Hampshire Police and Crime Panel (PCP) has been formed to hold the Police and Crime Commissioner (PCC) for Hampshire to account.	CCL	1	Yes	1 Yr	Kaur Appointed at AGM	May 15	May 16	Dawn Baxendale (023 8083 2966)
A7	Council/ Cabinet	Health and Wellbeing Board	Council determines the number of places allocated to Elected Members on the Board.	H&ASC	5	Yes	1 Yr	Chamberlain Jeffery Lewzey Shields White	June 15	May 16	Andrew Mortimore (023 8083 3204)
A8	Cabinet	Learning Disabilities Partnership Board	Partnership Board established to take responsibility for local delivery of the Government's Valuing People White Paper, led by the Council with the active participation of all key stakeholders.	H&ASC	3	No	1 Yr	Coombs Parnell Shields	June 15	May 16	Hilary Linssen (023 8083 4854)
A9	Cabinet	Safe City Partnership	The Partnership brings together senior representatives of all the local agencies involved in community safety and includes; Southampton City Council, Hampshire Constabulary, Hampshire Fire and Rescue Service, Youth Offending, Primary Care Trust and Hampshire Probation established 1998 as the primary vehicle for tackling crime and disorder issues in Southampton.	CCL	1	No	1 Yr	Kaur	June 15	May 16	Katy Anastasi (023 8083 2994)
A10	Cabinet	Schools Forum	To receive information on and comment on LEA's school funding formula, other issues in connection with schools budgets and service contracts.	ECSC	1	No	1 Yr	Keogh	June 15	May 16	David Cuerden (023 8083 3878)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
A11	Cabinet	Southampton International Airport Consultative Committee	To act as the consultative body in relation to the Airport for the purposes of Section and of the Civil Aviation Act 1968, between the airport management, users, local authorities and local organisations and the county.	E&T	6	Yes	1 Yr	Barnes-Andrews Lewzey Mintoff Painton	June 15	May 16	Mark Heath (023 8083 2371)
A12	Cabinet	Southern Health NHS Foundation Trust	To set the strategic direction of the organisation within the priorities set by the government and NHS, to oversee delivery of planned targets and ensure effective financial stewardship.	HASC	1	No	1 Yr	Lewzey	June 15	May 16	Katie Bartolomeo (023 8083 4162)
A13	Cabinet	Southern Inshore Fisheries and Conservation Authority (IFCA) and Appeal and Scrutiny Sub Committee	To regulate sea fisheries within the Southern Sea Fisheries District, (coasts of Hampshire, Dorset and the Isle of Wight).	E&T	1	No	1 Yr	Whitbread	June 15	May 16	Sandra Westacott (023 8083 3992)
A14	Cabinet	Standing Advisory Council for Religious Education (S A C R E)	Constructed under the Education Reform Act 1998 to advise the Authority on matters connected with collective worship and the teaching of RE in City Schools.	ECSC	4	Yes	1 Yr	Daunt Denness Parnell Payne	June 15	May 16	Robert Hardy (023 8083 3347)
B. Non-Statutory Partnership											
B1	Cabinet	Adoption & Permanence Panel 1	Multi-agency Panel to consider adoptions.	ECSC	1	No	3 Yr	Labour Vacancy	June 14	May 17	Hilary Brooks (023 8083 4899)
B2	Cabinet	Adoption & Permanence Panel 2	Multi - agency Panel to consider adoptions.	ECSC	1	No	3 Yr	White	June 14	May 17	Hilary Brooks (023 8083 4899)
B3	Cabinet	Early Years Development and Childcare P'Ship	To oversee the implementation of the Early Years Development Plan for Southampton.	ECSC	1	No	1 Yr	Spicer	June 15	May 16	Robert Hardy (023 8083 3347)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
B4	Cabinet	ECO Partnership	The Partnership for Urban South Hampshire (PUSH) has been instrumental in developing a local authority Green Deal Scheme in Hampshire. To maximise the benefits of this scheme all Local Authorities in Hampshire have been invited to join at one of two levels. With the result that membership of the scheme is wider than PUSH authorities.	H&S	1	No.	1 Yr	Payne	June 15	May 16	Colin Rowland (023 8083 3561)
B5	Cabinet	Hampshire Partnership	The Hampshire Partnership is a voluntary collaboration made up partner agencies across Hampshire to promote and facilitate better cross-agency working.	LDR	2	No	1 Yr	Letts Moulton	June 15	May 16	Dawn Baxendale (023 8083 2966)
B6	Cabinet	King Edward VI School	Governor	ECSC	1	No	1 Yr	Chamberlain	June 15	May 16	Hilary Brooks (023 8083 4899)
B7	Cabinet	F.W. Smith Bequest Purchasing Committee	To provide/buy pictures for the Art Gallery principally from English artists from the income of the F.W. Smith Bequest.	H&S	2	No	1 Yr	Lloyd Norris	June 15	May 16	Tim Craven (023 8083 2203)
B8	Cabinet	Solent NHS Trust	The Trust works closely with other trusts, primary care, social care providers and the voluntary sector to ensure care is joined-up and organised around individuals.	H&ASC	1	No	1 Yr	Shields	June 15	May 16	Donna Chapman (023 8029 6004)
B9	Cabinet	Solent Transport	To promote the sub regional transport agenda, implement schemes of a sub-regional nature and lobby and/or influence on all other associated aspects of life within the TfSH Area.	E&T	1	No	1 Yr	Rayment	June 15	May 16	Paul Walker (023 8083 2628)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
B10	Council	South East Employers	To provide a comprehensive employment and industrial relations advice, consultancy, training and information service to member authorities.	LDR	3 +3 Deputy	Yes	1 Yr	B Harris Parnell (Deputy) Whitbread Jeffery (Deputy) Appointed at AGM	May 15	May 16	Judy Cordell (023 8083 2766)
B11	Council	South East Employers – Local Democracy and Accountability Network	To provide an opportunity to participate, shape and influence key initiatives impacting on local democracy and public policy across the south east.	LDR	2	Yes	1 Yr	Parnell Councillors Against Cuts Vacancy Appointed at AGM	May 15	May 16	Judy Cordell (023 8083 2766)
B12	Cabinet	Southampton Adult Mental Health Partnership Board	Objectives of the Board are: <ul style="list-style-type: none"> to bring together a wide group of stakeholders to enable a joint approach to delivering the national strategy; to focus on practical work streams which have positive benefit in improving the mental health of the local population; to provide a focus for raising the profile of mental health issues within the City; and to contribute to needs assessment and other strategic work to ensure that mental health issues are included. 	H&ASC	1	No	1 Yr	Shields	June 15	May 16	Mark Howell (023 8083 2743)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
B13	Cabinet	Southampton Cultural Development Trust	To promote the educational and economic benefits of the cultural sector in the City	H&S	1	No	1 Yr	Burke	June 15	May 16	Mike Harris (023 8083 2882)
B14	Cabinet	Southampton Energy Partnership	The Energy Partnership brings together organisations and businesses in the City with high energy usage. To share information on best practice and local case studies the Partnership of organisations with the ability and commitment to take action to reduce energy needs and costs, and to reduce the carbon footprint of the City.	E&T	1	Yes	1 Yr	Payne	June 15	May 16	Neil Tuck (023 8083 3409)
B15	Cabinet	Southampton Heritage And Arts People (SHAPe)	The aim of SHAPe is to champion the whole spectrum of cultural/creative interests in the City and forge links	CCL	1	No	1 Yr	Kaur	June 15	May 16	Lisa Shepherd (023 8083 4516)
B16	Cabinet	Southampton Housing Partnership	A multi-tenure forum that represents all housing interests in the city.	H&S	1	No	1 Yr	Payne	June 15	May 16	Barbara Compton (023 8083 2155)
B17	Cabinet	Spectrum Housing Group	To scrutinise performance delivery of Spectrum Housing Group, to agree policies and procedures and local offers to residents and also to take a wider community perspective.	H&S	1	No	1 Yr	Payne	June 15	May 16	Barbara Compton (023 8083 2155)
B18	Cabinet	Standing Conf on Problems Associated with The Coastline (SCOPAC)	To provide a more co-ordinated approach to coastal engineering and related matters between authorities on the Central South coast - Lyme Bay to Worthing	E&T	1	No	1 Yr	Rayment	June 15	May 16	Mark Heath (023 8083 2371)
B19	Cabinet	University Hospital Southampton NHS Foundation Trust	The principal purpose of the Trust is the provision of goods and services for the purposes of the health service in England.	H&ASC	1	No	1 Yr	Chamberlain	June 15	May 16	Fiona Dalton (023 8120 6173)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
B20	Cabinet	The Wulfris Educational Foundation	Provision of school clothing, books and equipment to the needy children resident in Southampton.	ECSC	1	No	1 Yr	Hammond	June 15	May 16	Robert Hardy (023 8083 3347)
C. Informal groups											
C1	Cabinet	Corporate Parenting	The Council acting as a parent for children in care.	ECSC	5	Yes	1 Yr	Bogle Chaloner Jeffery Morrell O'Neill	June 15	May 16	Hilary Brooks (023 8083 4899)
C2	Cabinet	Plus You Ltd	Oversees the implementation of projects funded from NDC grant designed to address the imbalances that have arisen within the Community in relation to educational attainment, poor health indices, low skill, low pay, employment and rises in periodical anti-social behaviour.	CCL	1	No	1 Yr	Jordan	June 15	May 16	John Connelly (023 8083 4402)
D. Appointments and / or financial commitments to outside bodies											
D1	Cabinet	Association of Port Health Authorities	Exchange of ideas and the promotion of the interests of Port Health Authorities. To act as the consultative body with Central Government.	E&T	1	No	1 Yr	Rayment	June 15	May 16	Sandra Westacott (023 8083 3992)
D2	Cabinet	Association Of Port Health Authorities (Scrutiny Committee)	To scrutinise the activities, decisions and policies of the Port Health Authorities Board and to exercise call-in powers under certain circumstances.	E&T	1	No	1 Yr	Galton	June 15	May 16	Mitch Sanders (023 8083 3613)
D3	Cabinet	Hampshire British Legion Poppy Appeal	Armed Forces charity providing care and support to all members of the British Armed Forces past and present and their families, administering and supporting the delivery of welfare services and the membership and fundraising activities of the Legion's	LDR	1	No	1 Yr	Burke	June 15	May 16	Judy Cordell (023 8083 2766)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
			branches and clubs throughout Hampshire. It also acts as the national Custodian of Remembrance and safeguards the Military Covenant between the nation and its Armed Forces.								
D4	Cabinet	Nuffield Theatre - Southampton Theatre Trust Ltd Board	As Board Members, the Councillor's role is to monitor the affairs of the Trust, oversee policy changes and development of the company.	CCL	2	No	1 Yr	Burke Kaur	June 15	May 16	Lisa Shepherd (023 8083 4516)
D5	Cabinet	Radian Housing - Solent Area Panel	The provision of affordable, quality, cost effective housing and related services to people in housing need through the provision of rented, shared ownership and sheltered housing schemes.	H&S	1	No	1 Yr	Mintoff	June 15	May 16	Barbara Compton (023 8083 2155)
D6	Cabinet	Solent Skies - Board Of Directors	To preserve the aviation heritage of Southampton. (Conditional appointment subject to satisfactory conclusion of lease and management agreement).	CCL	1	No	1 Yr	Bogle	June 15	May 16	Mike Harris (023 8083 2882)
D7	Cabinet	Southampton Mencap	Southampton Mencap is a registered company with charitable status and works to raise awareness to the rights of children, young people and adults with a learning disability, and their families, parents or carers, alongside the direct provision of services, which allow opportunities for inclusion, socialisation and short breaks. The organisation prides itself on retaining a non-bureaucratic approach, and works effectively with other local statutory and voluntary agencies to improve the support available to people of all ages	ECSC	1	No	1 Yr	Chaloner	June 15	May 16	Robert Hardy (023 8083 3347)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
			with learning disabilities and their families, parents or carers.								
D8	Cabinet	Southampton Record Series	To represent the City at the Joint Committee of the Southampton Record Series with the University.	H&S	3	Yes	3 Yr	Bogle Fitzhenry Tucker	June 13	May 16	Sue Woolgar (023 8083 2631)
D9	Cabinet	Southampton Solent University Board Of Governors	Co-opted external Governor to sit on the Southampton Solent University Board of Governors to form a link between the Council and the Institute as one of the providers of higher education in the City.	ECSC	1	No	4 Yr	Kaur	June 13	May 17	Hilary Brooks (023 8083 4899)
D10	Cabinet	Southampton Voluntary Services	To provide a focus for the voluntary sector activities in Southampton and to act as a local development agency for voluntary action.	CCL	2	No	1 Yr	Inglis Noon	June 15	May 16	Vanessa Shahani (023 8083 2599)
D11	Cabinet	Thorner's Homes	Almshouse Charity providing accommodation for women over 55 in limited financial circumstances.	H&S	1	No	1 Yr	Furnell	June 15	May 16	Barbara Compton (023 8083 2155)
E. Commercial Partnerships											
E1	Cabinet	Business Solent	To provide engagement between the private, public and voluntary sectors and promote Southampton City Region	LDR	1	No	1 Yr	Letts (Payne deputy)	June 15	May 16	Dawn Baxendale (023 8083 2996)
E2	Cabinet	Community Champion For Older Persons	To lead consultation with relevant groups at both local and city wide level.	H&ASC	1	No	1 Yr	Lewzey	June 15	May 16	Hilary Brooks (023 8083 4899)
E3	Cabinet	Community Champion for Armed Forces	To strengthen relationships between Southampton's Armed Forces community and the City Council through overseeing the Armed Forces Community Covenant.	LDR	1	No	1 Yr	Burke	June 15	May 16	Denise Edghill (023 8083 4095)
E4	Cabinet	Hampshire and Isle of Wight Joint Health Scrutiny Panel	A Cross Council Panel monitoring the provision of Health Services.	H&ASC	1	No	1 Yr	Con Vacancy	June 15	May 16	Mark Pirnie (023 8083 3886)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
E5	Cabinet	Street Lighting PFI Network Board	The Board comprises of representatives of the Authority and Service Provider to secure a working relationship between those involved in meeting or contributing to the Authority's objectives with a view to ensuring that all decisions support the Authority's compliance with its duties.	E&T	1	No	1 Yr	Rayment	June 15	May 16	Mark Heath (023 8083 2371)
F. Commercial or Contractual Agreements											
F1	Cabinet	Local Government Association	Pressure Group and lobbying organisation providing an overall national voice for local government in England with a view to promoting and protecting the interests of member councils by providing advice and support.	LDR	4	Yes	1 Yr	Jeffery Letts Moulton Whitbread	June 15	May 16	Suki Sitaram (023 8083 2060)
F2	Cabinet	Local Government Information Unit	Independent research and information organisation with the principal aim of making the case for strong democratic Local Government together with information and support services to member authorities and individual councillors.	LDR	1	No	1 Yr	Kaur	June 15	May 16	Judy Cordell (023 8083 2766)
G. Legally defined arrangements											
G1	Cabinet	Partnership for Urban South Hampshire (PUSH)	To promote sustainable, economic-led growth and development of South Hampshire supported by enhanced transport and other infrastructure and to lobby and/or influence on all other associated aspects of life within the PUSH Area.	LDR	1	No	1 Yr	Letts	June 15	May 16	Dawn Baxendale (023 8083 2966)

Ref No	Appt by	Committee/ Panel/ Group/ Organisation	Summary of terms of reference or purpose of organisation	Portfolio/ Council	No. Appts	Prop	Term	Membership	Appt Date	Appt till	Link Officer
G2	Council	Partnership for Urban South Hampshire (PUSH) Scrutiny	To scrutinise the activities of the joint committee of PUSH, and to call-in their decisions where appropriate.	LDR	1	No	1 Yr	Fitzhenry	June 15	May 16	Dawn Baxendale (023 8083 2966)
G3	Cabinet	Project Integra Management Board	Partnership body consisting of all Local Authorities in Hampshire to deal with waste management in the County.	E&T	2	No	1 Yr	Rayment Lab Vacancy	June 15	May 16	Mitch Sanders (023 8083 3613)
G4	Cabinet	Solent Local Enterprise Partnership	To provide a private sector led Local Enterprise Partnership to promote the economic wellbeing of South Hampshire and the Isle of Wight	LDR	1	No	1Yr	Letts	June 15	May 16	Dawn Baxendale (023 8083 2966)
G5	Cabinet	Southampton Admissions Forum	To advise the City Council on matters connected with the determination of admissions arrangements. Under the new arrangements set out in the School Admissions (Local Authority Reports and Admissions Forums) (England) Regulations 2008 two appointments to be made one representative from the majority group and one from the largest opposition group.	ECSC	2	Yes	1 Yr	Spicer Wilkinson	June 15	May 16	Ross Williams (023 8083 4048)

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DECISION-MAKER:	CABINET		
SUBJECT:	SALE OF LAND FOR DEVELOPMENT AT THE FRUIT AND VEGETABLE MARKET, OFF BERNARD STREET AND QUEENSWAY SOUTHAMPTON		
DATE OF DECISION:	16 JUNE 2015		
REPORT OF:	LEADER OF COUNCIL		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	Alastair Dobson	Tel: 023 8091 7517
	E-mail:	Alastair.dobson@southampton.gov.uk	
Director	Name:	Mark Heath	Tel: 023 8083 2371
	E-mail:	Mark.heath@southampton.gov.uk	

STATEMENT OF CONFIDENTIALITY	
Appendix 1 of this report is not for publication by virtue of Category 3 (Information relating to the financial or business affairs of any particular person including the Council) of paragraph 10.4 of the Council's Access to Information Procedure Rules as contained in the Council's Constitution. It is not considered to be in the public interest to disclose this information because this Appendix contains confidential and commercially sensitive information relating to the property interests potentially involved in this matter.	
BRIEF SUMMARY	
This report seeks approval to the sale of the Council's land at the Fruit and Vegetable Market site, off Bernard Street and Queensway, to enable the redevelopment of the site for new homes and business premises.	
RECOMMENDATIONS:	
	(i) To approve the sale of the Council's freehold interest in the land shown on the plan at Appendix 2 to Hampshire and Regional (F&V) Limited; and
	(ii) To delegate authority to the Head of Development Economy and Housing Renewal after consultation with the Leader of the Council or relevant Cabinet Member to agree detailed terms and conditions and to take any other actions required to give effect to this decision.
REASONS FOR REPORT RECOMMENDATIONS	
1.	To facilitate the development of new homes and business premises on a VIP regeneration site in the City Centre.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
2.	Do nothing, do not sell the Council's freehold interest: The site will remain in decline with only sporadic and disconnected development in the future.
3.	Market the Council's freehold interest: As the purchasing company's parent company, Hampshire and Regional Limited (HRL) has control of the leases on the site, selling the freehold to any party other than HRL or group

	company would create a ransom position that could stall the development of the site indefinitely.
DETAIL (Including consultation carried out)	
4.	The Fruit and Vegetable Market (see Plan) has been targeted for regeneration for many years. It is one of the Council's 7 Very Important Projects identified in the City Centre Masterplan designed to create homes and businesses that inject new energy and interest into this part of the city centre. The Council owns the freehold which is subject to a variety of long leases to the market tenants. A number of the tenants have already left the site.
5.	In October 2013, the Council entered into an Exclusivity Agreement with HRL to help bring the site forward for development. Since this time, HRL has entered into conditional contracts to acquire the long leases from the tenants. The company has also secured planning permission, subject to legal agreements, for 279 new homes and 899 square metres of business premises. HRL, with its partner contractor, is now making plans to deliver the development in 3 phases.
6.	Transferring the Council's freehold to HRL is a key factor in enabling the development of the site. Together with the leases, all legal interest in the land can be passed on to the developer and end users. The contract for the sale of the freehold will be conditional on HRL committing to all 3 phases and will be subject to a purchase price that meets best consideration rules.
7.	It is anticipated that the scheme will include different housing tenure types, both private and affordable. The commercial elements will be at ground floor level facing Bernard Street and could include a new convenience store. The scheme benefits from some underground parking, private amenity space and balconies. It should much improve Back of the Walls with high quality, pedestrianised public realm as well as the street scene along Queensway and the link between the High Street and Oxford Street. A start on site is anticipated by the end of 2015.
8.	Consultation has taken place with Ward Members and local residents both prior to and during the planning application process in March 2014. Generally the proposals were received positively with only one objection raised to the proposed scheme at the Planning and Rights of Way Panel.
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
9.	The sale of the freehold is expected to deliver a capital receipt to the Council as well as revenue from Council tax and Business rates once developed. See Appendix 1.
10.	There will be a revenue loss of £8,391 p.a. from ground rents that will cease to exist when the land is sold.
<u>Property/Other</u>	
11.	The sale of the Council's freehold is consistent with the Council's Corporate Property Strategy.
LEGAL IMPLICATIONS	
<u>Statutory power to undertake proposals in the report:</u>	

12.	The relevant powers for this disposal are Ss.123 of the Local Government Act 1972 and S233 of the Town and Country Planning Act 1990.
<u>Other Legal Implications:</u>	
13.	The contract for the sale of the Council's freehold is conditional on; <ul style="list-style-type: none"> • HRL providing evidence of funding and a build contract. • Acquisition of all leasehold interests by HRL • Detailed planning consent being obtained • Stopping up/traffic regulation orders being made <p style="text-align: center;">A commitment to the delivery of all three phases of development.</p>
POLICY FRAMEWORK IMPLICATIONS	
14.	The proposed development complies with Policy AP 28 in the adopted City Centre Action Plan; "This key site provides the opportunity to regenerate the area, reconnecting it with the shopping area and the waterfront, and enhancing the setting of the surrounding heritage assets".

KEY DECISION?	Yes
WARDS/COMMUNITIES AFFECTED:	Bargate
<u>SUPPORTING DOCUMENTATION</u>	
Appendices	
1.	Financial Consideration (CONFIDENTIAL)
2.	Site Map
3.	Equality and Safety Impact Assessment

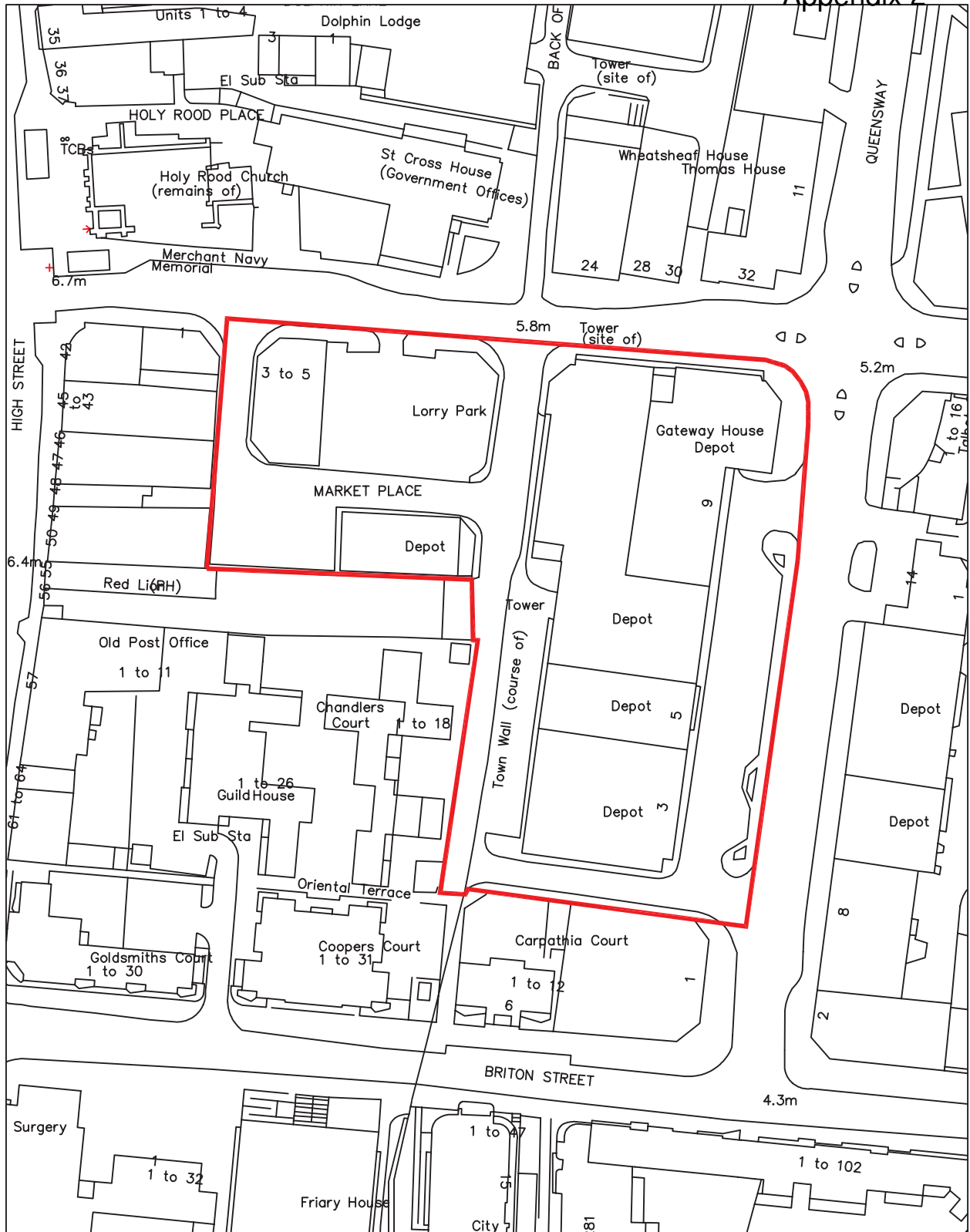
Documents In Members' Rooms



1.	None
Equality and Safety Impact Assessment	
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	Yes
Other Background Documents	
Other Background documents available for inspection at:	
Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
1.	None

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Document is Confidential

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 <p>SOUTHAMPTON CITY COUNCIL</p>	<p>Property Services 3rd Floor, One Guildhall Square, Above Bar Street, Southampton, SO14 7FP</p>	<p>Scale (1:) 1:1250</p>	<p>Date 08/05/2015</p>
<p><small>c:\capita\templates\capita_atlogo_rgh.jpg</small></p> <p>CAPITA CAPITA Property Services One Guildhall Square, Above Bar Street Southampton, SO14 7FP. www.capita.co.uk</p>	<p>Plan No V3607</p>	<p>Title Fruit and Vegetable Market Sale Area Page 27</p>	

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Equality and Safety Impact Assessment

Appendix 3

The **public sector Equality Duty** (Section 149 of the Equality Act) requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people carrying out their activities.

The Equality Duty supports good decision making – it encourages public bodies to be more efficient and effective by understanding how different people will be affected by their activities, so that their policies and services are appropriate and accessible to all and meet different people’s needs. The Council’s Equality and Safety Impact Assessment (ESIA) includes an assessment of the community safety impact assessment to comply with section 17 of the Crime and Disorder Act and will enable the council to better understand the potential impact of the budget proposals and consider mitigating action.

Name or Brief Description of Proposal	Sale of land for development at the Fruit and Veg market, off Bernard Street, Queensway, Southampton
Brief Service Profile (including number of customers)	Delivery of 279 new homes and 899 sqm of commercial premises including parking facilities and new public realm
Summary of Impact and Issues	Demolition of existing buildings, construction of new buildings and occupation by new residents and businesses. The current wholesale businesses will either stop trading or relocate. There is agreed compensation to owners in either case. During construction there will be some noise and dust inconvenience and on completion there will be increased traffic flows to and from the site.
Potential Positive Impacts	The completed scheme will offer new homes of mixed tenure, private and public car parking spaces (including disabled parking) and job opportunities in the commercial premises. Associated Public access and public realm will be significantly improved.
Responsible Service Manager	Barbara Compton, Head of Development, Economy and Housing Renewal

Date	
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Approved by Senior Manager	Barbara Compton, Head of Development, Economy and Housing Renewal
Signature	
Date	

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Age	No impact	
Disability	Higher density development than existing with communal entrances and service areas. Includes underground car park.	Buildings to be accessible for disabled people to include access ramps and other appropriate modifications. Disabled parking bays will be included in car parks
Gender Reassignment	No impact	
Marriage and Civil Partnership	No impact	
Pregnancy and Maternity	No impact	
Race	No impact	
Religion or Belief	No impact	
Sex	No impact	
Sexual Orientation	No impact	
Community Safety	Higher density development with integral footpaths and some public open space at rear.	Scheme to comply with secure by design guidelines and s.17 of Crime and Disorder Act

		1998
Poverty		Commercial premises will provide new job opportunities which will be accessible to people living in deprived areas of Southampton.
Other Significant Impacts	There will be some noise and construction traffic inconvenience for duration of work (est. 18 months)	Contractor will be required to operate under "considerate contractor scheme" to mitigate impacts as far as possible.

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