

# COUNCIL MEETING

Wednesday, 15th November,  
2023 at 2.00 pm

Council Chamber - Civic Centre

## **This meeting is open to the public**

### **Members of the Council**

The Lord Mayor – Chair

The Sheriff – Vice-chair

Leader of the Council

Members of the Council (See overleaf)

### **Contacts**

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|                               |                                    |                   |   |
|-------------------------------|------------------------------------|-------------------|---|
| <b>Banister &amp; Polygon</b> | Every<br>Leggett<br>Windle         | <b>Peartree</b>   | Houghton<br>Keogh<br>Letts              |
| <b>Bargate</b>                | Bogle<br>Noon<br>Dr. Paffey        | <b>Portswood</b>  | Barbour<br>Finn<br>Savage               |
| <b>Bassett</b>                | Blackman<br>Chapman<br>Wood        | <b>Redbridge</b>  | Goodfellow<br>McEwing<br>Whitbread      |
| <b>Bevois</b>                 | Denness<br>Kataria<br>Rayment      | <b>Shirley</b>    | Kaur<br>Quadir<br>Winning               |
| <b>Bitterne Park</b>          | Barnes-Andrews<br>T Bunday<br>Webb | <b>Sholing</b>    | J Baillie<br>Beaurain<br>Powell-Vaughan |
| <b>Coxford</b>                | Greenhalgh<br>McCreanor<br>Renyard | <b>Swaythling</b> | M Bunday<br>Fielker<br>Mrs Mintoff      |
| <b>Freemantle</b>             | Kenny<br>Lambert<br>Shields        | <b>Thornhill</b>  | Allen<br>A Frampton<br>Y Frampton       |
| <b>Harefield</b>              | Laurent<br>P Baillie<br>Fitzhenry  | <b>Woolston</b>   | Mrs Blatchford<br>Payne<br>Ugwoeme      |
| <b>Millbrook</b>              | Cox<br>Galton<br>Moulton           |                   |   |

## **PUBLIC INFORMATION**

### **Role of the Council**

The Council comprises all 51 Councillors. The Council normally meets six times a year including the annual meeting, at which the Lord Mayor and the Council Leader are elected and committees and sub-committees are appointed, and the budget meeting, at which the Council Tax is set for the following year.

The Council approves the policy framework, which is a series of plans and strategies recommended by the Executive, which set out the key policies and programmes for the main services provided by the Council. It receives a summary report of decisions made by the Executive, and reports on specific issues raised by the Overview and Scrutiny Management Committee. The Council also considers questions and motions submitted by Council Members on matters for which the Council has a responsibility or which affect the City.

## **PUBLIC INVOLVEMENT**

**Questions:-** People who live or work in the City may ask questions of the Lord Mayor, Chairs of Committees and Members of the Executive. (See the Council's Constitution ref Part 4 Council Procedure Rules 10.8)

**Petitions:-** At a meeting of the Council any Member or member of the public may present a petition which is submitted in accordance with the Council's scheme for handling petitions. Petitions containing more than 1,500 signatures (qualifying) will be debated at a Council meeting. (See the Council's Constitution ref Part 4 Council Procedure Rules 10.1)

**Representations:-** At the discretion of the Lord Mayor, members of the public may address the Council 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.

**Deputations:-** A deputation of up to three people can apply to address the Council. A deputation may include the presentation of a petition. (See the Council's Constitution ref Part 4 Council Procedure Rules 10.7)

## **MEETING INFORMATION**

**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. By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and or/training purposes. The meeting may be recorded by the press or members of the public.

Any person or organisation filming, recording or broadcasting any meeting of the Council is responsible for any claims or other liability resulting from them doing so.

Details of the Council's Guidance on the recording of meetings is available on the Council's website.

**Mobile Telephones** – Please switch your mobile telephones or other IT to silent whilst in the meeting.

Southampton: Corporate Plan 2022-2030 sets out the four key outcomes:

- Communities, culture & homes - Celebrating the diversity of cultures within Southampton; enhancing our cultural and historical offer and using these to help transform our communities.
- Green City - Providing a sustainable, clean, healthy and safe environment for everyone. Nurturing green spaces and embracing our waterfront.
- Place shaping - Delivering a city for future generations. Using data, insight and vision to meet the current and future needs of the city.
- Wellbeing - Start well, live well, age well, die well; working with other partners and other services to make sure that customers get the right help at the right time

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

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

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

| <b>Proposed dates of meetings</b> |                      |
|-----------------------------------|----------------------|
| <b>2023</b>                       | <b>2024</b>          |
| 17 May (AGM)                      | 21 February (Budget) |
| 19 July                           | 20 March             |
| 20 September                      |                      |
| 15 November                       |                      |

### **CONDUCT OF MEETING**

#### **FUNCTIONS OF THE COUNCIL**

The functions of the Council are set out in Article 4 of Part 2 of the Constitution

#### **RULES OF PROCEDURE**

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

#### **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 17.

### **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
- 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.

Richard Ivory, Solicitor  
Director of Governance, Legal and HR  
Civic Centre, Southampton, SO14 7LY

Tuesday, 7 November 2023

**TO: ALL MEMBERS OF THE SOUTHAMPTON CITY COUNCIL**

You are hereby summoned to attend a meeting of the COUNCIL to be held on WEDNESDAY, 15TH NOVEMBER, 2023 in the COUNCIL CHAMBER CIVIC CENTRE at 2:00pm when the following business is proposed to be transacted:-

**1 APOLOGIES**

To receive any apologies.

**2 MINUTES (Pages 1 - 8)**

To authorise the signing of the minutes of the Council Meeting held on 20<sup>th</sup> September 2023, attached.

**3 ANNOUNCEMENTS FROM THE LORD MAYOR AND LEADER**

Matters especially brought forward by the Lord Mayor and the Leader.

**4 DEPUTATIONS, PETITIONS AND PUBLIC QUESTIONS**

To receive any requests for Deputations, Presentation of Petitions or Public Questions.

**5 EXECUTIVE BUSINESS (Pages 9 - 12)**

Verbal Report of the Leader of the Council.

**6 MOTIONS**

(a) Moved by Councillor Moulton

Council recognises that the planned closure of the restaurants in the Potters Court and Erskine Court Extra Care homes has not been handled well, leading to considerable distress to residents and families. The announcement of the closure with the original planned date of end of October did not allow for proper consultation or planning. Council recognises the importance of the restaurants for the wellbeing of residents and urges the Executive to work with potential alternative operators to find an enduring solution to keep them open permanently.

Furthermore, Council asks that for any such changes in the future that ward councillors are fully and proactively engaged, in a timely manner, that the welfare of vulnerable residents is properly considered, and that changes are effectively managed with co-ordination across all council departments involved.

(b) Moved by Councillor P Baillie

Southampton City Council, through the Housing Revenue Account, is the most important landlord in Southampton. Its actions as the landlord impact the lives of tens of thousands of people directly, but also many other tens of thousands indirectly, who look up to the HRA for guidance and leadership.

Council notes that since 2012 there has been a sustained lack of investment in HRA. Council also notes that the HRA has ring-fenced finances and is unaffected by outside financial turmoil.

Council thus finds the present situation of void homes taking over 90 days to get ready, the repair service in disarray, and worst of all the percentage of homes meeting the Decent Homes Standard down from 99% to around 50%, unacceptable and Council asks the Executive to prioritise getting homes fit for living in, well repaired, and that the time taken to sort out standard voids is brought below 3 weeks quickly. Council notes that the cost alone of the time taken to sort out voids is around £3.5M per year, and in addition over 550 families could have been in HRA housing for a year.

Council also notes that there has been a complete stop on Estate Regeneration for political reasons, despite an urgent need for new housing.

Finally Council notes that previous Cabinet Members for Housing have appeared to not be equal to the tasks and asks the current Cabinet Member whether she is really up to the difficult challenges ahead.

Council asks that a full apology is given to council tenants, from the Cabinet Member, for the quite terrible performance of the HRA.

(c) Moved by Councillor Powell-Vaughan

Radicalisation poses a significant threat to the safety, unity, and wellbeing of our community, leading to potential acts of violence and social division. It is the responsibility of Southampton City Council [and partners] to proactively address this issue and implement measures to prevent radicalisation among our residents.

Effective strategies to prevent radicalisation require a multi-agency approach, involving local authorities, educational institutions, law enforcement, healthcare providers, and community organisations.

**Council therefore agrees to propose the following actions:**

- Southampton City Council to create, support educational programs, multi-faith learning and community initiatives which promote social cohesion, tolerance, and understanding among diverse communities.
- Regular meetings between Prevent Teams at Southampton City Council who can collaborate with relevant agencies and organisations to identify individuals at risk of radicalisation and provide them with appropriate support and intervention.
- Southampton City Council to encourage local schools, colleges and universities to develop curricula and awareness campaigns that teach critical thinking,

media literacy, and the values of pluralism.

- Southampton City Council to enhance the training and capacity of local councillors, case workers and front-line staff to recognise signs of radicalisation, ensuring it is handled with sensitivity, respect for human rights, free speech and in accordance with established legal procedures.
- Southampton City Council to allocate resources for a public awareness campaign which informs residents about the signs of radicalisation and the available support services.
- Southampton City Council will regularly assess and report on the effectiveness of our efforts in preventing radicalisation and adapt strategies as required.

Council reaffirms its dedication to preventing radicalisation and promoting a harmonious living environment for all our residents and communities and its commitment to fostering a safe, inclusive, and resilient City.

(d) Moved by Councillor Powell-Vaughan

Southampton City Council stands with our Southampton Jewish communities in the face of terrorism.

The Council is saddened and disturbed by the terrorist atrocities being committed by Hamas against Israel, which have caused horrific devastation and created an escalating humanitarian crisis.

In light of this, Southampton City Council resolves to, as our way of expressing support for the people of Israel and all members of our communities, who have been deeply impacted by these illegal and unprovoked attacks against the Jewish people and Israel:

1. Condemn the attacks against Israel as horrific acts of terror.
2. Assert the belief, as a democratic state, Israel has the right to defend itself and to deter future terrorist acts against its citizens.
3. As a City of Sanctuary, Southampton Council stands ready to provide support to all innocent victims of these atrocious attacks; we will work together with our partners and local communities to offer support and security to those deeply affected.
4. Agrees with the UK Government, European Union and United States of America, Hamas IS a terrorist organisation.
5. Understand, those who support Hamas, have enabled and are responsible for these attacks on Israel.
6. Agree with the Prime Minister and the Leader of the Opposition Sir Keir Starmer, a ceasefire now, will only allow Hamas to regroup, and potentially attack Israel again.



**7 QUESTIONS FROM MEMBERS TO THE CHAIRS OF COMMITTEES OR THE MAYOR**

To consider any question of which notice has been given under Council Procedure Rule 11.2.

**8 APPOINTMENTS TO COMMITTEES, SUB-COMMITTEES AND OTHER BODIES**

To deal with any appointments to Committees, Sub-Committees or other bodies as required.

**9 OVERVIEW AND SCRUTINY: SUMMARY OF CALL-IN ACTIVITY (Pages 13 - 16)**

Report of the Scrutiny Manager detailing Council with a summary of the use of the Call-in procedure since the previous update in May 2023.

**10 EXCLUSION OF THE PRESS AND PUBLIC - EXEMPT PAPERS INCLUDED IN THE FOLLOWING ITEM (IF NEEDED)**

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 exempt appendix to the following Item.

The appendix is considered to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. It is not in the public interest to disclose this because doing so would prejudice individual finance and business affairs.

**11 ONE GUILDHALL SQUARE – DISPOSAL OF FREEHOLD INTEREST □ (Pages 17 - 32)**

Report of the Cabinet Member for Finance and Change seeking approval for the disposal of One Guildhall Square.

NOTE: There will be prayers by Fr. Anthony Chiatu Njingo in the Mayor's Reception Room at 1.45 pm for Members of the Council and Officers who wish to attend.



Richard Ivory  
Director – Governance, Legal and HR

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## SOUTHAMPTON CITY COUNCIL

### MINUTES OF THE COUNCIL MEETING HELD ON 20 SEPTEMBER 2023

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#### Present:

The Mayor, Councillor Laurent  
The Sheriff, Councillor Shields  
Councillors Allen (except items 38 (b), 39-40), J Baillie (except items 38(b), 39-40), P Baillie, Blackman, Mrs Blatchford, Barbour, Barnes-Andrews, Beaurain, Bogle, M Bunday, T Bunday, Chapman, Cox, Denness, Every, Fielker, Finn, Fitzhenry, A Frampton, Y Frampton, Galton, Goodfellow, Greenhalgh, Houghton, Kataria, Kaur, Kenny, Keogh, Lambert, Leggett, Letts, McCreanor, McEwing, Mrs Mintoff, Moulton, Noon, Dr Paffey, W Payne, Powell-Vaughan, Quadir, Rayment, Savage, Ugwoeme, Webb, Whitbread, Windle (except items 38 (b), 39-40), Winning and Wood

#### 33. APOLOGIES

It was noted that apologies had been received from Councillor Renyard.

#### 34. MINUTES

**RESOLVED** that the minutes of the Council Meeting held on the 19<sup>th</sup> July 2023 be approved and signed as a correct record.

#### 35. ANNOUNCEMENTS FROM THE LORD MAYOR AND LEADER

Announcements from the Lord Mayor:

- (i) The Lord Mayor announced that the meeting was open to being filmed and reminded those filming that the right to film was limited to the duration of the meeting and recording must cease when the meeting closed. Filming or recording was not permitted if the effect would be to interrupt or disturb the proceedings or if it was intrusive of a specific individual or individuals. If in her opinion this was occurring, it would not be permitted, and she would ask you to stop. Similarly, some members of the public attending the meeting may object to being filmed, photographed or recorded. The Lord Mayor would be making those attending the meeting today aware and would ask those filming, to respect their wishes, and would expect that these were complied with.
- (ii) The Lord Mayor reminded Members that during the meeting they should treat each other with due respect during debates. At the last meeting of Council The Lord Mayor was particularly disappointed in the quality of the debate. The debate should be Council business only, not what has happened in the past or refer to personal experiences. All Members were asked to remember the courtesies they would expect from Members when speaking and extend this courtesy to others.
- (iii) The Lord Mayor encouraged all Members and staff to join her for a Charity Fashion Show held in conjunction with John Lewis in West Quay on Wednesday, 27<sup>th</sup> September. Details of the event to be found on Eventbrite.

36. DEPUTATIONS, PETITIONS AND PUBLIC QUESTIONS

The Council received and noted the following deputation:

- (i) Proposed Closure of Holcroft House Residential Care Home - Linda Hayse, Lisa Stead and Amanda Guest.

The Council received and debated the following Petition which under the Council's Procedure Rules was a qualifying petition which must be debated at Council having triggered the threshold of 1500 verified signatures.

- (i) Save Council owned care home Holcroft House.

37. EXECUTIVE BUSINESS

A verbal report of the Leader of the Council was given setting out the details of the business undertaken by the Executive.

The Leader and the Cabinet made statements and responded to questions.

The following questions were submitted in accordance with Council Procedure Rule 11.1:-

1. Capital Programme

Councillor Moulton to Councillor Winning (Councillor Keogh to respond

QUESTION: Is the Labour Administration committed to delivering a new play park at Paignton Park and to retaining the £100K investment allocated by the previous Conservative council in the Capital Programme?

ANSWER: The administration is currently undertaking a review of the Capital Programme to ensure that all investment, either revenue or capital, has a clear purpose and strong business case. Play Area procurement (including Paignton Park proposals) will be considered at a future meeting of the Strategic Capital Board.

2. Portswood Broadway

Councillor Moulton to Councillor Keogh

QUESTION: In the council's latest consultation on proposed changes to Portswood Broadway, have any restrictions been put in place to prevent people completing it multiple times online?

ANSWER: The Portswood Broadway consultation is carried out via an online survey. To mitigate multiple copies of the survey being completed by individuals, website cookies are used, which restrict respondents completing multiple copies of the survey.

3. Budget

Councillor Fitzhenry to Councillor Letts

QUESTION: Can the Cabinet Member for Finance advise council of the most up to date budget gap and outline what measures have been taken since July's meeting to balance the books?

ANSWER: The in-year budget gap for 2023/24, as reported to 19 September Cabinet is £16M. That is as at the end of period 5 (to 31 August 2023).

In terms of future budget gap, the estimate is being continually updated. For 2024/25, the gap was £46.14M as reported to Council in July and the most recent estimate is £43.56M. The most recent estimate for 2025/26 is £48.53M and for 2026/27 is £55.17M shortfalls.

Additional proposed savings will be presented to Cabinet in October to reduce the gap both this year and also next year. Those proposals are being finalised. Where necessary consultation will need to take place before decisions are made on those proposals.

#### 4. Southampton City Council Workforce

Councillor P Baillie to Councillor Letts

QUESTION: Have you found out yet what the large number of SCC staff taken on over the last 6 years actually do?

ANSWER: Summary information regarding the number of new roles across the last few years has been shared with me. There have been increases in both public and non-public facing roles. I am meeting with our Head of Human Resources and Organisational Development later this month to look at some of the detail.

I am pleased to be able to say, though, that there is now a downward trend in overall posts and headcount, largely as a result of cost control measures and service redesign.

#### 5. University Technical College

Councillor J Baillie to Councillor Kaur (Councillor Winning to respond)

QUESTION: Will the council do all it can to support the new University Technical College (UTC)?

ANSWER: We welcome the opportunity for students to have more choice in the Post 16 sector with links to employers. The Council will continue to work with all relevant government departments to ensure that the breadth of education and skills training that is needed for the young people in Southampton is achieved.

#### 6. Air Quality

Councillor Chapman to Councillor Keogh

QUESTION: Poor air quality is the greatest environmental risk to health globally with air pollution particularly effecting the most vulnerable in society: children, the elderly and those with pre-existing medical conditions - often from less affluent areas. For

visitors to the city particularly for those travelling in groups, active travel is impractical, and railways too expensive. What would this administration advise as an alternative to the convenience of the car and relatively cheap parking found in the city? What can residents reasonably expect to be delivered in the next two years to reduce both pollution and the traffic burden in the city?

ANSWER: The SCC Local Transport Plan (LTP) – Connected Southampton 2040 has a vision to make Southampton a modern, liveable and sustainable place to live, work and visit by investing in better and more innovative transport. The goals of the Plan include widening people’s sustainable travel choices and so encouraging them to get around actively and healthily, and helping Southampton become a zero emission city.

The goals of the Plan are being actioned through the LTP4 Implementation Plan 2022 – 2025, which identified a range of projects being delivered and in development. Our City Centre is transforming with improvements to Southampton Central Interchange and a new bus hub at Albion Place, an Enhanced Partnership has been signed with local bus operators which will help deliver improved bus services and reduced price ticketing options (such as the group fare 5 for £5 offering and evening fare offers), the roll out of new EV charging to move towards lower emission vehicles, multi modal transport corridors which provide bus priority and promote alternative travel on corridors such as Portswood and A33 Western corridor. These align with our Green City 2030 commitments - delivering clean air with low emission transport options.

## 7. Safer Journeys to School

Councillor Wood to Councillor Winning (Councillor Keogh to respond)

QUESTION: How we work has changed dramatically in recent years. In many families with primary school aged children both parents work. In many single parent families, the sole parent works. Many more people are now working from home and options for before and after school childcare are either expensive or limited. As a single parent I know that childcare can take a significant part of income.

Not all children are in an easy walk from their school. Due to increases in traffic and other safety concerns even a short walk won’t be safe for young children to walk unaccompanied.

What is the Council doing to make it easier for parents, especially working parents, to get their children safely to school, to reflect changes in employment practices?

ANSWER: Our Local Transport Plan – Connected Southampton 2040 has the goals of creating a System for Everyone and A Better Way to Travel – which for school travel means safer routes to school, supporting sustainable travel options, creating a completed coherent cycling network, and school streets that have timed closures for general traffic that create safe conditions for all.

The Council is constructing new crossings and safer routes to school for Springhill, Freemantle C of E, Hightown Primary, Bassett Green, Glenfield and Beechwood Junior School with funding from Active Travel England. Enforcement of existing parking restrictions and Keep Clear zig zags at schools is being done with new camera enforcement at six schools which will make accessing schools safer.

Southampton has thirteen permanent school streets and a further five sites under a trial to assess their suitability for permanent school street. The Sustainable Travel Team provide initiatives such as Bikelt programme, promote Park & Stride locations for schools and contribute to Modeshift Stars school awards which help schools promote walking / wheeling / cycling.

38. MOTIONS

(a) Councillor Noon moved and seconded by Councillor Greenhalgh

Over the last 10 years we have seen a loss of confidence by many communities in the Police. In the retail sector, data released by the Co-op (July 27<sup>th</sup> 2023) revealed the highest ever level of retail crime.

This Council notes that due to Conservative government austerity 20,000 experience police officers were made redundant.

Council further notes that after accepting that this austerity measure was a massive error the Conservative government has reversed this policy. However, this is yet to have any significant impact on the level of retail crime in Southampton.

Southampton city Council stands with Unions and employers in calling on Hampshire police and Crime commissioner Donna Jones to act on improving retail workers' protection in Southampton, by prioritising the response to and investigate all retail crime. This Council request that the Cabinet Member writes to the Police and Crime Commissioner and invites her as a matter of urgency to meet local unions and business representatives to discuss a plan of action on retail crime.

UPON BEING PUT TO THE VOTE THE SUBSTANTIVE MOTION IN THE NAME OF COUNCILLOR NOON WAS DECLARED CARRIED

**RESOLVED** that the motion be approved.

NOTE: Councillors Greenhalgh and Whitbread declared pecuniary interests and remained at the meeting.

(b) Moved by Councillor Blackman and seconded by Councillor Wood

Council notes the implementation of 20mph zones in residential areas across the city and the widespread support for them. Furthermore, Council agrees that the implementation of the remaining areas where 20mph zones have not yet been established should take place as soon as possible.

Similarly, Council notes the reduction of speed limits on a number of roads from 40mph to 30mph, including Bassett Avenue and Bassett Green Road, and the positive impact this has had.

However, residents regularly express serious concerns about speeding on residential roads and the lack of enforcement of speed limits. Residents are rightly concerned about the dangers posed by speeding vehicles and should be able to feel safe in going about their daily lives.

Council therefore calls for increased efforts to tackle the problem of speeding, including installation of more roundels on the road surface to remind motorists of the speed limits and more effective and permanent use of electronic signs.

Amendment moved by Councillor Keogh and seconded by Councillor Blackman

Paragraph 4, **delete** “including” **insert** “by all partners and notes the work the Council’s Highways Team has already achieved through Safer Streets, zebra crossings and other traffic calming works and that it will work towards “

After “more” **insert** “enforcement cameras, build out island and “

After “surface” **insert** “where appropriate”

#### AMENDED MOTION TO READ

Council notes the implementation of 20mph zones in residential areas across the city and the widespread support for them. Furthermore, Council agrees that the implementation of the remaining areas where 20mph zones have not yet been established should take place as soon as possible.

Similarly, Council notes the reduction of speed limits on a number of roads from 40mph to 30mph, including Bassett Avenue and Bassett Green Road, and the positive impact this has had.

However, residents regularly express serious concerns about speeding on residential roads and the lack of enforcement of speed limits. Residents are rightly concerned about the dangers posed by speeding vehicles and should be able to feel safe in going about their daily lives.

Council therefore calls for increased efforts to tackle the problem of speeding by all partners and notes the work the Council’s Highways Team has already achieved through Safer Streets, zebra crossings and other traffic calming works and that it will work towards installation of more enforcement cameras, build out islands and roundels on the road surface where appropriate to remind motorists of the speed limits and more effective and permanent use of electronic signs.

UPON BEING PUT TO THE VOTE THE AMENDMENT IN THE NAME OF COUNCILLOR KEOGH WAS DECLARED CARRIED

**RESOLVED** that the amended motion be approved.



39. QUESTIONS FROM MEMBERS TO THE CHAIRS OF COMMITTEES OR THE MAYOR

It was noted that no requests for Questions from Members to the Chairs of Committees or the Lord Mayor had been received.

40. APPOINTMENTS TO COMMITTEES, SUB-COMMITTEES AND OTHER BODIES

The following appointments were noted:

Councillors Every, McEwing, Powell-Vaughan, Windle and Wood to be appointed to the How do we get a better deal for private sector renters in Southampton? Scrutiny Inquiry.

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**Summary of Questions to Executive**  
**Wednesday 15<sup>th</sup> November 2023**

|                       | FROM   | GROUP | TO           | SUBJECT                   | LEAD             |
|-----------------------|--|-------|--------------|---------------------------|------------------|
|                       | CLLR MOULTON   | CON   | CLLR KEOGH   | Council transport polices | Adam Wilkinson   |
| <b>QUESTION</b><br>1) | In light of the Government's announcement in September of its new long-term plan to back drivers, what changes are being considered to council transport policies or schemes in Southampton?   |       |              |                           |                  |
|                       | CLLR P BAILLIE   | CON   | CLLR FIELKER | Housing voids             | Claire Edgar     |
| <b>QUESTION</b><br>2) | We know that HRA housing is in a total mess but given that the excess time to sort out voids is costing over £3.5M per year, plus over 600 families could have been living in a council home, then what is the rationale for not making the improvement in void time the priority? |       |              |                           |                  |
|                       | CLLR J BAILLIE   | CON   | CLLR WINNING | Child friendly city       | Robert Henderson |
| <b>QUESTION</b><br>3) | With the city withdrawing from the Child Friendly City process, how are you ensuring that children remain a key focus for the authority?   |       |              |                           |                  |

|                       | FROM  | GROUP   | TO           | SUBJECT  | LEAD           |
|-----------------------|---|---------|--------------|--|----------------|
|                       | CLLR GALTON   | CON     | CLLR KEOGH   | Upkeep of public spaces                        | Adam Wilkinson |
| <b>QUESTION</b><br>4) | I previously asked around the length of grass and you replied complaints were low and the service should be commended. I note in the 2 months since this, even local Labour Councillors have been using social media posts to point out that grass cutting needs to be done. Do you still feel the upkeep of public spaces is of an acceptable standard in our City?  |         |              |  |                |
|                       | FROM  | GROUP   | TO           | SUBJECT  | LEAD           |
|                       | CLLR POWELL-VAUGHAN   | CON     | CLLR RENYARD | Anti-social behaviour in council accommodation | Claire Edgar   |
| <b>QUESTION</b><br>5) | Why does Southampton City Council appear to turn a blind eye to tenants smoking and taking drugs in communal blocks and single dwellings. Will you promise to ensure any Southampton City Council tenant using drugs whether impacting other tenants or not, will be held to their lease terms?   |         |              |  |                |
| Page 10               | FROM  | GROUP   | TO           | SUBJECT  | LEAD           |
|                       | CLLR BARBOUR  | Green   | CLLR KEOGH   | Cruise liner pollution                         | Adam Wilkinson |
| <b>QUESTION</b><br>6) | Given the recent report in the Observer about cruise liner pollution in Southampton and the impact on the health of the next generation of young people in our city what steps is the council planning to take to address this issue and can you furnish me with a timeline of strategic and tactical steps that are in process and are planned. It would appear that all the work on getting Southampton a good rating from Ofsted may be in vain if children are having to breathe in methane, nitrogen dioxide and all the other pollutants from ships. One only has to look at the plume across the city to recognise that the pollution has to go somewhere and with the prevailing winds in the city this is likely to be Bargate, Freemantle, Shirley, Weston, Woolston and Netley. Nurses in Woolston have reported to me increasing rates of asthma diagnosis in their surgeries, this is unnecessary and will build up problems for many years ahead. |         |              |  |                |
|                       | FROM  | GROUP   | TO           | SUBJECT  | LEAD           |
|                       | CLLR BLACKMAN   | LIB DEM | CLLR KAUR    | Transparent decision making                    | Mike Harris    |
| <b>QUESTION</b><br>7) | Could you outline the steps being taken to ensure that decisions with significant impact, such as ending contracts for services to vulnerable user groups in the city, are made transparently and with appropriate oversight?   |         |              |  |                |

|                       | <b>FROM</b>  | <b>GROUP</b> | <b>TO</b>   | <b>SUBJECT</b>               | <b>LEAD</b>    |
|-----------------------|--|--------------|---|------------------------------|----------------|
|                       | CLLR P BAILLIE   | CON          | CLLR SAVAGE,<br>Chair of<br>Planning &<br>Rights of Way | Prevention of flooding       | Adam Wilkinson |
| <b>QUESTION</b><br>8) | The absorption of rain water is essential to help prevent flooding. A vital part is the absorption of rain water by front gardens. Why have so many front gardens been allowed to replace grass with impermeable material which just forces the rain water onto the road? What is your committee going to do about this problem?   |              |   |                              |                |
|                       | <b>FROM</b>  | <b>GROUP</b> | <b>TO</b>   | <b>SUBJECT</b>               | <b>LEAD</b>    |
|                       | CLLR CHAPMAN   | LIB DEM      | CLLR KEOGH  | Shore power for cruise ships | Adam Wilkinson |
| <b>QUESTION</b><br>9) | Portsmouth International Port has secured funding of £19.8m to implement ship to shore power simultaneously for 3 ships - significantly more than our city's capacity. Can you confirm what funding has been applied for, or secured, to upgrade Southampton's to simultaneously charge multiple cruise ships and what steps are being made to ensure that where shore power is available it is being utilised regardless of cost to operators?? |              |   |                              |                |

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| <b>DECISION-MAKER:</b>   | COUNCIL   |  |                           |
| <b>SUBJECT:</b>  | OVERVIEW AND SCRUTINY: SUMMARY OF CALL-IN ACTIVITY  |  |                           |
| <b>DATE OF DECISION:</b>   | 15 NOVEMBER 2023  |  |                           |
| <b>REPORT OF:</b>  | SCRUTINY MANAGER  |  |                           |
| <b><u>CONTACT DETAILS</u></b>  |   |  |                           |
| <b>Executive Director</b>  | <b>Title</b>  | <b>Executive Director – Corporate Services</b> |                           |
|  | <b>Name:</b>  | <b>Mel Creighton</b>                           | <b>Tel: 023 8083 3528</b> |
|  | <b>E-mail</b>   | <b>Mel.creighton@southampton.gov.uk</b>        |                           |
| <b>Author:</b>   | <b>Title</b>  | <b>Scrutiny Manager</b>                        |                           |
|  | <b>Name:</b>  | <b>Mark Pirnie</b>                             | <b>Tel: 023 8083 3886</b> |
|  | <b>E-mail</b>   | <b>Mark.pirnie@southampton.gov.uk</b>          |                           |
| <b>STATEMENT OF CONFIDENTIALITY</b>  |   |  |                           |
| None   |   |  |                           |
| <b>BRIEF SUMMARY</b>   |   |  |                           |
| This report provides the Council with a summary of the use of the Call-in procedure since the previous update in May 2023. |   |  |                           |
| <b>RECOMMENDATIONS:</b>  |   |  |                           |
|  | (i)   | That the report be noted.                      |                           |
| <b>REASONS FOR REPORT RECOMMENDATIONS</b>  |   |  |                           |
| 1.   | The Council’s Constitution requires the use of Call-in to be reported to Council.   |  |                           |
| <b>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED</b>   |   |  |                           |
| 2.   | Not applicable.   |  |                           |
| <b>DETAIL (Including consultation carried out)</b>   |   |  |                           |
| 3.   | One executive decision has been called-in by the Overview and Scrutiny Management Committee (OSMC) since the previous update to Council on 17 May 2023. The details of the Call-in, and the outcomes resulting from the Call-In meeting, are summarised in this report.   |  |                           |
|  | <b>Called-in Decision: CAB 23/24 37963 – Holcroft House Options</b>   |  |                           |
| 4.   | <b>Reasons given for the Call-in:</b> <ul style="list-style-type: none"> <li>• Officers in attendance at OSMC were unable to provide detailed answers on fire safety works despite this being purported to be the principal reason for the recommendation to close the home. Requests for further details after the OSMC and Cabinet meetings not provided.</li> <li>• 2022 Report of Independent Fire Safety expert not provided to OSMC or Cabinet despite being referenced in Cabinet papers.</li> </ul> |  |                           |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>• Detailed market analysis not provided to OSMC or as part of the Cabinet Decision. At OSMC families said that a March 2023 market survey had not been shared.</li> <li>• Concerns raised about market vulnerability – due to pressures of SCC funded places on private homes. This was not sufficiently addressed by the Cabinet Member at OSMC or Cabinet.</li> <li>• Lack of timely response to the 43 written questions submitted by Unite. Responses not provided to the Union or OSMC, so this was unable to inform discussions and questions at 14th September meeting of the OSMC.</li> </ul>  |
|   | <b>Recommendations from the Call-in meeting</b>   |
| 5.  | <p>The OSMC considered the item at a meeting on 5 October 2023. Following the discussion, the Committee did not recommend that the decision be reconsidered by Cabinet, thereby enabling the decision to be implemented without delay. The Committee did however make the following recommendations:</p> <ul style="list-style-type: none"> <li>(i) That, to enhance decision making moving forward, sufficient time is allowed for appropriate engagement with stakeholders.</li> <li>(ii) That the Executive Director for Wellbeing and Housing ensures that the Council effectively supports the movement of residents between care homes and that recommended best practice is followed in this regard.</li> <li>(iii) That, at an appropriate time, an update report outlining progress with regards to the implementation of the recommendations within the Cabinet report is shared with the Committee.</li> </ul> |
| 6.  | The Executive’s response to the recommendations will be published with the 22 November 2023 OSMC agenda.  |
| <b>RESOURCE IMPLICATIONS</b>  |   |
| <b><u>Capital/Revenue</u></b>                                       |   |
| 7.  | None.   |
| <b><u>Property/Other</u></b>  |   |
| 8.  | None.   |
| <b>LEGAL IMPLICATIONS</b>   |   |
| <b><u>Statutory power to undertake proposals in the report:</u></b> |   |
| 9.  | The duty to undertake overview and scrutiny is set out in Part 1A Section 9 of the Local Government Act 2000.   |
| <b><u>Other Legal Implications:</u></b>                             |   |
| 10.   | None  |
| <b>RISK MANAGEMENT IMPLICATIONS</b>                                 |   |
| 11.   | None.   |



|   |  |
|---|--|
| <b>POLICY FRAMEWORK IMPLICATIONS</b>  |  |
| 12.   | None   |
| <b>KEY DECISION</b>   | No   |
| <b>WARDS/COMMUNITIES AFFECTED:</b>  | None directly as a result of this report   |
| <b><u>SUPPORTING DOCUMENTATION</u></b>  |  |
| <b>Appendices</b>   |  |
| 1.  | None   |
| <b>Documents In Members' Rooms</b>  |  |
| 1.  | None   |
| <b>Equality Impact Assessment</b>   |  |
| Do the implications/subject of the report require an Equality and Safety Impact Assessments (ESIA) to be carried out? | No   |
| <b>Data Protection Impact Assessment</b>  |  |
| Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out?       | No   |
| <b>Other Background Documents</b>   |  |
| <b>Equality Impact Assessment and Other Background documents available for inspection at:</b>                         |  |
| 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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| <b>DECISION-MAKER:</b>   | <b>COUNCIL</b>  |
| <b>SUBJECT:</b>          | <b>ONE GUILDHALL SQUARE (OGS) –<br/>DISPOSAL OF FREEHOLD INTEREST</b> |
| <b>DATE OF DECISION:</b> | <b>15 NOVEMBER 2023</b>   |
| <b>REPORT OF:</b>        | <b>COUNCILLOR LETTS<br/>CABINET MEMBER FOR FINANCE AND<br/>CHANGE</b> |

| <b><u>CONTACT DETAILS</u></b> |               |  |                           |
|-------------------------------|---------------|--|---------------------------|
| <b>Executive Director</b>     | <b>Title</b>  | <b>Executive Director - Place</b>  |                           |
|                               | <b>Name:</b>  | <b>Adam Wilkinson</b>  | <b>Tel: 023 8254 5853</b> |
|                               | <b>E-mail</b> | <b>Adam.Wilkinson@southampton.gov.uk</b>   |                           |
| <b>Author:</b>                | <b>Title</b>  | <b>Valuation and Property Team Leader (Interim)</b>                              |                           |
|                               | <b>Name:</b>  | <b>Amal Uddin FRICS</b>  | <b>Tel: 023 80</b>        |
|                               | <b>E-mail</b> | <a href="mailto:amal.uddin@southampton.gov.uk">amal.uddin@southampton.gov.uk</a> |                           |

|   |      |  |
|---|------|--|
| <b>STATEMENT OF CONFIDENTIALITY</b>   |      |  |
| <p>Appendix 1 contains information deemed to be exempt from general publication based on Category 3 (information relating to the financial or business affairs of any particular person (including the Authority holding that information)) of paragraph 10.4 of the Council's Access to Information Procedure Rules. This includes details of a proposed transaction which if disclosed prior to contract, could put the Council or other parties at a commercial disadvantage.</p>  |      |  |
| <b>BRIEF SUMMARY</b>  |      |  |
| <p>The purpose of this report is to outline the proposed approach for the disposal of One Guildhall Square (OGS). Following the relocation of city council staff from OGS back into the civic centre, two and half floors in this building, extending to approximately 41,700 sq ft out of a total of 71,500 sq ft are vacant.</p> <p>An interested party ('special interest party') with funding available to purchase the freehold interest in the property has come forward and registered their interest in purchasing the freehold interest of the subject property.</p> |      |  |
| <b>RECOMMENDATIONS:</b>   |      |  |
|   | (i)  | That the commencement of a sale process for a disposal of the freehold interest in One Guildhall Square, subject to existing leases and condition is approved.   |
|   | (ii) | <p>a. That in the first instance, approval is given for the sale process to be offered "off market" exclusively to the special interest party.</p> <p>b. That any sale to the special interest party will be subject to a completion of a sale taking place by 31 March 2024</p> |

|  |       |  |
|--|-------|--|
|  | (iii) | The commercial and financial terms and related recommendations as set out in the confidential appendix, be agreed by Council.  |
|  | (iv)  | Following consultation with the Cabinet Member for Finance and Change and the Executive Director for Corporate Services, that the Executive Director for Place be given delegated authority to finalise the detailed terms of this transaction.  |
|  | (v)   | If terms for a sale of the freehold interest <u>cannot</u> be agreed with the special interest party by a specified date, the council will procure the services of a commercial real estate agent through its normal procurement processes, to market the freehold interest on the open market.  |
|  | (vi)  | If the council needs to proceed with an open market sale in accordance with recommendation (v), to delegate authority to the Executive Director Place, following consultation with the Executive Director Corporate Services and the Cabinet Member for Finance and Change to finalise the detailed terms for, and proceed to the completion of, sale of the property. |

#### **REASONS FOR REPORT RECOMMENDATIONS**

|    |   |
|----|---|
| 1. | <p>The council no longer requires One Guildhall Square for its corporate use, and following a review of the options available it is recommended that it is in the to dispose of the building. The disposal will generate a capital receipt, alongside reducing revenue expenditure and future liabilities.</p> <p>This report seeks approval to disposal of the building using an off-market sale to a special interest party and if this is not achieved by the end of March 2024 (in line with best consideration as per section 123 of the Local Government Act 1972) then this will then revert to an open market sale.</p> |
|----|---|

#### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

|    |   |
|----|---|
| 2. | <p><b>Open market sale with council vacating</b> – this option involves procuring and appointing agents, advertising on the open market and disposing to the highest bidder. Further details relating to this option are included in the confidential appendix. This will be the route if it is not possible to secure a disposal that represents best consideration by March 2024.</p> <p>Further details are included in the confidential appendix.</p> |
| 3. | <p><b>Sale and leaseback</b> – this option would involve the council disposing of the property but agreeing to lease back the building for a period of time.</p> <p>Further details are included in the confidential appendix.</p>  |
| 4. | <p><b>Long term hold</b> – this option involves continuing to hold the asset and investing to comprehensively to refurbish the property prior to renting out space. Further detail is included in the confidential appendix.</p>  |
| 5. | <p><b>Income strip</b> – this involves the creation of a financial bond type of investment. Further details are in the confidential appendix.</p>   |
| 6. | <p><b>Dispose of for alternative use</b> – this option involves disposing of the site for an alternative use. Further details are included in the confidential appendix.</p>  |

#### **DETAIL (Including consultation carried out)**

|     |   |
|-----|---|
| 7.  | One Guildhall Square (OGS) occupies the site of the former C & A Department Store building on Above Bar Street, Southampton. The site extends to 0.154 ha/0.38 and provides 6,551 sq.m/ 70,516 sq.ft of office accommodation across 5 stories and a basement car park of 39 spaces.   |
| 8.  | <p>OGS is located in the Cultural Quarter as described in the City Centre Action Plan (Adopted Version March 2015). OGS, the University of Southampton Sir James Matthews Building and the Guildhall surround the Guildhall Square which is a major civic space used for a variety of events throughout the year. Policy AP 31 lists that Guildhall Square and Northern Above Bar may include:</p> <ul style="list-style-type: none"> <li>(i) Educational and cultural facilities.</li> <li>(ii) Leisure uses – restaurants, cafes and bars at ground and Mezzanine levels.</li> <li>(iii) Small scale retail uses.</li> <li>(iv) Residential at first floor level or above.</li> <li>(v) Hotels.</li> </ul>  |
| 9.  | The council has been the freeholder of the site since 2 April 2001. In 2008 the council granted a 999-year lease to Hodge Investments and in 2010 it purchased the residue of the 999 long leasehold interest back from Hodge Investments (Southampton). During the period between 2008 to 2010 planning and construction of One Guildhall Square office development was completed, with legal completion taking place on 27 July 2010.   |
| 10. | <p>A lease to Capita Business Services Ltd commenced on 27 July 2010 (for a 15-year term), with Capita occupying first, second and part of the third floor as their Regional Business Centre. The University of Southampton has occupied part of the third floor, the fourth and fifth floors.</p> <p>The outsourcing agreement between the Council and Capita was terminated in July 2018, but Capita remained a tenant for part of the second floor for an additional year, after which time the council became the occupant of first, second and third floors and sought to market the vacant space. The quality of office accommodation available on the market in recent years has significantly increased and as a result OGS has not attracted additional tenants.</p> |
| 11. | After the Covid pandemic and the new flexible working arrangements implemented across the council, it became clear that the council would not need to retain OGS for Council office accommodation. By Spring 2023 all the council office accommodation in OGS had been vacated and staff moved into the civic centre. By early July 2023 the Gateway Service had relocated from the ground floor of OGS to the Civic Centre.  |
| 12. | A 3-year lease for vacant space on the first and second floors within OGS was recently negotiated. However, in the advanced stages of negotiations the proposed letting did not proceed and is no longer required by the prospective tenant.  |
| 13. | The following accommodation and tenants are currently occupying OGS.  |

|                               | <b>Floor</b>  | <b>Use</b>                           | <b>Tenant</b>              | <b>NIA Sq m</b> | <b>NIA Sq ft</b> |
|-------------------------------|---|--------------------------------------|----------------------------|-----------------|------------------|
|                               | Ground – Unit 1 (Above Bar)   | Restaurant                           | Turtle Bay Restaurants Ltd | 300             | 3,229            |
|                               | Ground – Unit 2   | Restaurant                           | Preez                      | 111             | 1,195            |
|                               | Ground – Part   | Office                               | Medigold                   | 87              | 936              |
|                               | Ground – Part   | Office & former SCC Gateway Services | Vacant                     | 592             | 6,372            |
|                               | First   | Offices                              | Vacant                     | 1,220           | 13,132           |
|                               | Second  | Offices                              | Vacant                     | 1,221           | 13,143           |
|                               | Third – Front   | Offices                              | Vacant                     | 460             | 4,952            |
|                               | Third – Rear  | Offices                              | Vacant                     | 381             | 4,101            |
|                               | Third – Part  | Offices                              | University of Southampton  | 441             | 4,747            |
|                               | Fourth  | Offices                              | University of Southampton  | 892             | 9,602            |
|                               | Fifth   | Offices                              | University of Southampton  | 846             | 9,107            |
|                               | <b>Total NIA</b>  |                                      |                            | <b>6,551</b>    | <b>70,516</b>    |
| 14.                           | There is an opportunity to dispose of OGS to a special interest party. The party has confirmed that they have the finance available to fund a purchase. The party has indicated that they would need approximately 10 to 12 weeks to undertake their own preliminary due diligence, to include surveys, a valuation and other requisite work associated with a purchase of this type.   |                                      |                            |                 |                  |
| 15.                           | There are preliminary discussions underway with proposed key timescales of drafting the Heads of Terms by the end of December 2023 with a view to finalising the sale by 31 <sup>st</sup> March 2024. The advantages and disadvantages of a sale to the special interest party are outlined in the confidential Appendix.   |                                      |                            |                 |                  |
| <b>RESOURCE IMPLICATIONS</b>  |   |                                      |                            |                 |                  |
| <b><u>Capital/Revenue</u></b> |   |                                      |                            |                 |                  |
| 16.                           | The details of the financial assumptions that this disposal is based on, and the parameters of the sale are included in the confidential appendix. The valuation carried out in 2022 is also summarised in the confidential appendix.   |                                      |                            |                 |                  |
| 17.                           | Any income received from disposal will be a capital receipt.  |                                      |                            |                 |                  |
| 18.                           | The overall revenue implications are summarised in the confidential appendix. A small net saving of £0.05m is estimated as a result of savings on running costs. The disposal will also remove any future liability on the maintenance and lifecycle costs of the building.   |                                      |                            |                 |                  |
| 19.                           | Ensuring this building is occupied going forward will help with the regeneration and economic viability of the surrounding area.  |                                      |                            |                 |                  |
| <b><u>Property/Other</u></b>  |   |                                      |                            |                 |                  |
| 20.                           | <p>The property implications are:</p> <ul style="list-style-type: none"> <li>- the council will cease to own the freehold or any interest in One Guildhall Square.</li> <li>- the building includes the leases to the two commercial premises Turtle Bay and Preez. These will pass to the special interest party.</li> <li>- All links to the Council will be removed including any IT connections.</li> <li>- The Council will cease to provide reception, cleaning and security services.</li> </ul> |                                      |                            |                 |                  |

|   |   |
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|   | <ul style="list-style-type: none"> <li>- Any agreements relating to the building will be passed to the special interest party including the agreement regarding the link to the district heating system.</li> <li>- The Council will cease to have any repairing or insuring obligations beyond completion of the sale.</li> </ul>  |
| <b>LEGAL IMPLICATIONS</b>   |   |
| <b><u>Statutory power to undertake proposals in the report:</u></b> |   |
| 21.   | The Council's ability to extend leaseholds or make freehold disposals lies in the Local Government Act 1972, the Local Government Act 2000, Housing Act 1985 and the Localism Act 2011.   |
| 22.   | Under the Local Government Act 1972, the Council has a requirement to achieve "best consideration". Any purchase price agreed with the special interest party or any other party in the open market will be subject to a Section 123 LGA 1972 Valuation. The confidential Appendix includes information including estimates of capital and rental valuations as well estimated costs for the refurbishment of OGS, which was prepared in 2022. Council officers believe it will be possible to demonstrate best consideration as part of this process of disposal to the special interest party. This will need to be confirmed prior to the finalisation of the terms and disposal.  |
| <b><u>Other Legal Implications:</u></b>                             |   |
| 23.   | In considering whether to proceed with this proposal it needs to be noted that the Council remains subject to general fiduciary duties to the taxpayer.   |
| 24  | The current land uses on site are in accordance with the adopted Development Plan and in line with the policy direction of the emerging Southampton City Vision Local Plan, plus general aspirations relating to masterplanning of the wider Cultural Quarter area.   |
| 25  | Whilst disposal of the property would not have a direct planning-related impact, the new freeholder could later seek to change the use of the building and the units within it. This being the case, both the adopted Development Plan and emerging Southampton City Vision Local Plan seek to ensure a mix of uses are delivered in the area surrounding Guildhall Square to meet employment and/or community needs. However, due to this area not being designated as primary or secondary retail frontage in the current adopted Local Plan, changes may be proposed which do not demonstrate 'active frontages' at street level and current planning policy would not be able to protect against this (the Southampton City Vision Local Plan seeks to address this but does not yet hold significant weight in planning decisions as it is only at draft plan stage). Active frontages are those which create very regular entrances and/or fenestration which in turn improve the quality of public realm and natural surveillance, particularly in key centres and civic spaces. |
| 26.   | As such, if the building was disposed of and the new freeholder presented a scheme which removed all active frontages at street level shortly after, which the Council as Local Planning Authority could not refuse due to the current planning policy position, this would have a significantly negative impact on the   |

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|  | quality of the public realm of Guildhall Square. It is therefore recommended that restrictions are considered in any agreement for sale in order to ensure that existing active frontages are maintained and the importance of increasing the amount of active frontage is encouraged. |
|--|--|

**RISK MANAGEMENT IMPLICATIONS**

|     |   |
|-----|---|
| 27. | <p>a. The main risk associated with this disposal is that a mutually acceptable price for the sale of the OGS cannot be agreed.</p> <p>b. If agreement cannot be reached on price that achieves the Council’s legal obligation to dispose at best consideration, and a sale cannot be concluded by the 31 March 2024, then steps will have to be taken to dispose of the property on the open market with an attendant risk that the office market could have further deteriorated.</p> <p>c. The Council will no longer receive the revenue income from tenants following the disposal of this property.</p> |
|-----|---|

**POLICY FRAMEWORK IMPLICATIONS**

|     |   |
|-----|---|
| 28. | Southampton City Council Corporate Plan 2022/30 includes the goal to make the Council a successful and sustainable organisation. This disposal will contribute to this ambition together with the goal to make Southampton a prosperous city.   |
|     | <p>OGS is located in the Cultural Quarter area according to the 2015 City Centre Action Plan. The site policy relevant to this site is AP31 Northern Above Bar. This states that Guildhall Square and Northern Above Bar may include:</p> <ul style="list-style-type: none"> <li>(i) Educational and cultural facilities.</li> <li>(ii) Leisure uses – restaurants, cafes and bars at ground and mezzanine levels.</li> <li>(iii) Small scale retail uses.</li> <li>(iv) Residential at first floor level or above.</li> <li>(v) Offices.</li> <li>(vi) Hotels.</li> </ul> <p>The proposed use by the special interest party will conform with this policy requirement.</p> |

|                                    |                       |
|------------------------------------|-----------------------|
| <b>KEY DECISION?</b>               | N/A                   |
| <b>WARDS/COMMUNITIES AFFECTED:</b> | Bargate               |
| <u>SUPPORTING DOCUMENTATION</u>    |                       |
| <b>Appendices</b>                  |                       |
| 1.                                 | Confidential Appendix |

**Documents In Members’ Rooms**

|    |   |
|----|---|
| 1. | Valuation and Estimated Costs (Strategy Report) |
|----|---|



|  |   |           |
|--|---|-----------|
| 2.   |   |           |
| <b>Equality Impact Assessment</b>  |   |           |
| Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out. |   | <b>No</b> |
| <b>Data Protection Impact Assessment</b>   |   |           |
| Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out.      |   | <b>No</b> |
| <b>Other Background Documents</b>  |   |           |
| Other Background documents available for inspection at:  |   |           |
| <b>Title of Background Paper(s)</b>  | <b>Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)</b> |           |
| 1.   |   |           |
| 2.   |   |           |

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