

Public Document Pack

Cabinet

Tuesday, 15th December, 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

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Head of Legal and Democratic Services
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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 18 November 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

To deal with any executive appointments, as required.

ITEMS FOR DECISION BY CABINET

8 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 6 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. The appendix includes details of a proposed transaction which, if disclosed prior to entering into a legal contract, could put the Council at a commercial disadvantage.

9 PROPERTY DISPOSALS □ (Pages 5 - 22)

Report of the Leader of the Council seeking authority to agree the terms of the leasing of Nutfield Court Nursery and to dispose of various properties identified on the Property Disposal Programme including seeking delegated authority to the Head of Property to agree the sale terms and price and where relevant to agree the reserve prices for those properties identified for auction, attached.

10 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 3 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. Publication of this information prior to entering into a legal contract could put the Council at a commercial disadvantage.

11 SALE OF VILLIERS ROAD DEPOT AND LAND AT SOUTHERN ROAD □ (Pages 23 - 32)

Report of the Leader of the Council seeking approval for the sale of Villiers Road Depot and land at Southern Road adjacent to Hampshire Police headquarters, attached.

Monday, 7 December 2015

Head of Legal and Democratic Services

EXECUTIVE DECISION MAKING

RECORD OF THE DECISION MAKING HELD ON 18 NOVEMBER 2015

Present:

Councillor Letts	Leader of the Council
Councillor Chaloner	Cabinet Member for Finance
Councillor Kaur	Cabinet Member for Communities, Culture and Leisure
Councillor Rayment	Cabinet Member for Environment and Transport
Councillor Shields	Cabinet Member for Health and Adult Social Care
Councillor Payne	Cabinet Member for Housing and Sustainability
Councillor Hammond	Cabinet Member for Transformation

Apologies: Councillor Jeffery

20. COURT LEET PRESENTMENTS 2015

DECISION MADE: (CAB 15/16 15815)

On consideration of the report of the Head of Legal and Democratic Services, Cabinet agreed the following:

- (i) That the initial officer responses to the Presentments approved by the Court Leet Jury as set out in Appendix 1 to the report be noted; and
- (ii) That individual Cabinet Members ensure responses are made to Presenters regarding presentments within their portfolios as appropriate and as soon as practically possible.

21. SOUTHAMPTON FAIRNESS COMMISSION REPORT AND RECOMMENDATIONS

DECISION MADE: (CAB 15/16 15924)

On consideration of the report of the Cabinet Member for Communities, Culture and Leisure and having received representations from the Deputy Chairman of the Southampton Fairness Commission, Cabinet agreed to support the recommendations of the Southampton Fairness Commission and commits the City Council to work with Southampton Connect and other partners to implement them.

Cabinet also expressed their thanks and appreciation to the work undertaken by Sara Crawford, Improvement Manager in supporting the Commission.

22. ESTATE REGENERATION IN MILLBROOK AND MAYBUSH – DEVELOPMENT OF HOUSING SCHEME AND GRANT FUNDING FOR AFFORDABLE HOUSING SCHEME

DECISION MADE: (CAB 15/16 15382)

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 note the prior consultation which has taken place in relation to Woodside Lodge and 536-550 Wimpson Lane;
- (ii) to recommend the Council approve in principle to develop two adjacent sites; Woodside Lodge and 536-550 Wimpson Lane which initiates the regeneration of Millbrook and Maybush;
- (iii) to delegate authority to the Head of Property to vary the lease held between the Council and Scottish & Southern Energy to release a strip of land in front of the sub-station at Woodside Lodge following consultation with the Head of Legal and Democratic Services, Head of Development, Economy and Housing Renewal and the Chief Financial Officer;
- (iv) to approve, in accordance with Financial Procedure Rules, capital expenditure of £500,000 in 2015-16, funded from an existing unapproved scheme within the New Build section of the HRA Capital Programme for the Provision of Social Housing. The £500,000 will cover the costs of the architects, percentage of First Wessex development agent fee; necessary surveys; consultant fees etc. to planning submission stage for the redevelopment of Woodside Lodge and 536 – 550 Wimpson Lane;
- (v) to delegate authority to enter into a Development Agent Agreement in relation to the redevelopment of Woodside Lodge and 536 – 550 Wimpson Lane with First Wessex Housing Group, part of the Wayfarer Consortium, to the Director of Place, following consultation with the Head of Legal and Democratic Services, Head of Development, Economy and Housing Renewal, Head of Housing Services and the Chief Financial Officer;
- (vi) to delegate authority to enter into a build contract for the redevelopment of Woodside Lodge and 536 – 550 Wimpson Lane with a contractor engaged via First Wessex using Wayfarer’s OJEU compliant frameworks to the Director of Place following consultation with the Head of Legal and Democratic Services, Head of Development, Economy and Housing Renewal, Head of Housing Services and the Chief Financial Officer for pre-construction stage works; and
- (vii) approve a grant of £598,000 to Aster for an affordable housing scheme at the former Bush Inn, Wimpson Lane, funded from retained Right To Buy (RTB) capital receipts, and to approve capital expenditure of £598,000, in accordance with Financial Procedure Rules.

23. CUSTOMER STRATEGY 2015-2018
DECISION MADE: (CAB 15/16 16010)

On consideration of the report of the Leader of the Council, Cabinet agreed to approve the Customer Strategy 2015-2018.

24. THE GENERAL FUND AND HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME UPDATE 2015/16 TO 2018/19
DECISION MADE: (CAB 15/16 15903)

On consideration of the report of the Cabinet Member for Finance, Cabinet agreed to recommend that full Council:

- (i) Approve the revised General Fund Capital Programme, which totals £77.93M (as detailed in paragraph 4) and the associated use of resources.
- (ii) Note that the revised General Fund Capital Programme is based on prudent assumptions of future Government Grants to be received.
- (iii) Note the changes to the programme as summarised in Appendix 2 and described in detail in Appendix 3.
- (iv) Note the slippage and re-phasing as described in detail in Appendix 3.
- (v) Approve the revised Housing Revenue Account (HRA) Capital Programme, which totals £202.49M (as detailed in Appendix 4) and the associated use of resources.
- (vi) Note that the level of Direct Revenue Financing available to fund the HRA Capital Programme will need to be reviewed, in the light of Government proposals to reduce social rents over the next 4 years, and this may result in a reduction in planned capital expenditure when an updated programme is presented to Council in February 2016.

25. GENERAL FUND REVENUE BUDGET 2016/17 TO 2018/19

DECISION MADE: (CAB 15/16 15899)

On consideration of the report of Cabinet Member for Finance, Cabinet agreed the following:

- (i) Note the consultation on the Executive's draft budget proposals will commence on 19 November and note the consultation proposals and methodology set out in paragraphs 95 to 102 and Appendix 1 of this report.
- (ii) Note the high level forecast for the General Fund for 2016/17 onwards contained in paragraph 20.
- (iii) Note the pressures which have been included in the forecast which are set out in paragraphs 29 to 37.
- (iv) Note the Executive's initial savings proposals put forward for consultation in Appendix 2 which amount to £13.0M.
- (v) Note that the Executive's initial savings set out in Appendix 2 propose the deletion of 182.82 Full Time Equivalent (FTE) posts, of which 31.01FTE are vacant, leaving 151.81FTE at risk of redundancy or TUPE transfer.
- (vi) Note that the Executive's budget proposals for consultation are based on the assumption that they will recommend a Council Tax increase of 1.99% to Full Council.
- (vii) Note the Medium Term Financial Strategy Model for 2016/17 to 2019/20 contained in paragraph 22.
- (viii) Approve the updated budget setting timetable contained in paragraph 103.
- (ix) Note that work is in train to deliver significant service transformation across the Council, which will continue to aid the formulation of proposals for future service provision to support the Council's medium term budget position.
- (x) To approve the establishment of a Social Enterprise Fund as per paragraph 72.
- (xi) To note the reserves and balances position set out in paragraphs 73 to 76, including the School Balances Position Statement set out in Appendix 3.
- (xii) Delegate authority to the Chief Financial Officer (CFO), following consultation with the Cabinet Member for Finance, to do anything necessary to give effect to the proposals contained in this report.

26. HOUSING REVENUE ACCOUNT REVENUE BUDGET 2016/17 TO 2018/19
DECISION MADE: (CAB 15/16 15919)

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

- (i) To note the formal staff consultation on the Executive's draft budget proposals commenced on 9 November 2015 and public consultation will commence on 18 November 2015 and note the consultation proposals and methodology set out in paragraphs 4 to 10 of this report.
- (ii) To note the high level forecast for the HRA for 2016/17 and the underlying assumptions contained in the report.
- (iii) To note the Executive's initial savings proposals put forward for consultation in Appendix 1 which amount to £4.311M in 2016/17 and £4.439M in subsequent years.
- (iv) To note that the Executive's initial savings set out in Appendix 1 propose the deletion of 94.8 Full Time Equivalent (FTE) posts, of which 57.2 FTE are vacant, leaving 37.6 FTE at risk of redundancy or TUPE transfer.
- (v) To note that the Executive's budget proposals for consultation are based on the assumption that they will recommend a rent decrease of 1% to Full Council in line with Government policy.
- (vi) To delegate authority to the Chief Financial Officer (CFO) and the Head of Housing Services following consultation with the Cabinet Member for Housing and Sustainability, to do anything necessary to give effect to the proposals contained in this report.

Agenda Item 9

DECISION-MAKER:	CABINET		
SUBJECT:	PROPERTY DISPOSALS		
DATE OF DECISION:	15 DECEMBER 2015		
REPORT OF:	LEADER OF THE COUNCIL		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	Neville Payne	Tel: 023 8083 2594
	E-mail:	Neville.payne@southampton.gov.uk	
Director	Name:	Mark Heath	Tel: 023 8083 2371
	E-mail:	Mark.heath@southampton.gov.uk	

STATEMENT OF CONFIDENTIALITY	
Confidential Appendix 6 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. The appendix includes details of a proposed transaction which, if disclosed prior to entering into a legal contract, could put the Council at a commercial disadvantage.	
BRIEF SUMMARY	
This report seeks authority to the disposal of the following five properties:	
<ul style="list-style-type: none"> • Former Woolston School, Porchester Road • Former Kennels at 131A Warren Avenue • Woolston Library, Portsmouth Road • Seymour House, Seymour Road (HRA PROPERTY) • Nutfield Court Nursery 	
RECOMMENDATIONS:	
(i)	In respect of the former Woolston School, Porchester Road to delegate authority to the Head of Property to negotiate and accept the best bid for the properties and agree the final terms of sale and carry out all ancillary matters to dispose of the properties;
(ii)	In respect of: Former Kennels at 131A Warren Avenue Woolston Library, Portsmouth Road Seymour House, Seymour Road (HRA) to approve the principle of the sale by auction and to delegate authority to the Head of Property (in the case of Seymour House after consultation with Head of Housing Services) to approve the reserve prices;
(iii)	In the case of the properties sold at auction to confirm that the appointed auctioneer be authorised to sign the contract for sale immediately after the auction;
(iv)	To approve the terms of the letting of Nutfield Court Nursery to

		Newsfields Gardening;
	(v)	To authorise the Head of Property to undertake all ancillary matters to give effect to this resolution; and
	(vi)	To note the estimated value of the capital receipt from these disposals has already been built into the funding of the capital programme. Any receipts that differ from the estimates will need to be considered corporately as part of any future prioritisation of resources as the intention is to use any additional capital receipts from disposals over and above those which are funding the current programme to repay long-term council borrowing.
REASONS FOR REPORT RECOMMENDATIONS		
1.		To release properties surplus to Council requirements.
2.		To raise a capital receipt.
3.		In the case of Nutfield Court to produce revenue and to facilitate provision of support services to former users of the council-run service.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED		
4.		The premises are vacant, or will be vacated and there is no further service requirement. Retention will therefore incur ongoing rates, security etc. costs.
DETAIL (Including consultation carried out)		
5.		Former Woolston School The buildings were last used for educational uses by the Oasis Academy as an annex to their main premises. Following the vacation of the property in 2012 by the Academy, parts of the property have been utilised by Housing Services as offices and parts for the storage of furniture during the Civic Centre refurbishment programme. During this period outline planning permission was obtained for the demolition of the existing buildings and the construction of 40 dwellings. A review in 2015 of the Council's primary school needs in the City has confirmed this property does not meet the Council's requirements. The property is being marketed for sale by private treaty.
6.		Former Kennels at 131A Warren Avenue The property includes dog kennel buildings and yards and parking areas and is located to the rear of the residential properties on Warren Avenue. The site is located adjacent to a small light industrial estate. The site is considered to have longer term development potential but is unlikely to come forward without the neighbouring commercial premises and acquisition of additional land to improve access into the property.
7.		Woolston Library, Woolston Road The library service is relocating to the new library at Centenary Quay and there is no further service requirement for the existing building.
8.		Seymour House, Seymour Road The property comprises former hostel accommodation (originally built in the 1930s as children's homes). The buildings are in poor repair and unsuitable for purposes and refurbishment is unviable for the Council. The property is vacant. (Approval to dispose of this property was granted by Cabinet on 16 th April 2013)

9.	It is considered that the most appropriate method of sale of Warren Avenue Kennels, Woolston Library and Seymour House is by way of auction. Delegated authority is sought to agree the final reserve price. This will allow the final reserve to be determined in response to market interest. The estimated values of the properties are set out in Confidential Appendix 6.
10.	Nutfield Court Nursery The Nutfield Court Nursery day service facility is to close at the end of 2015. The property is to be leased to a new social enterprise company established by current Council staff. The company will effectively take over the operation of the existing service and provide a day care service for adults with learning disabilities and mental health issues in a horticultural setting. The property is to be let on commercial terms which are set out in Appendix 7.
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
11.	The sale of Woolston School, Woolston Library and Warren Avenue Kennels will realise a 100% capital receipt to the General Fund. The sale of Seymour House will realise a capital receipt for the HRA. Any receipt that differs from that currently assumed in the forecast level of receipts in 2016/17 in terms of value and timing will need to be considered as part of any future prioritisation of resources when reviewing future capital programme financing.
<u>Property/Other</u>	
12.	There are no service requirements for the retention of the properties. If the sales and letting do not proceed or are delayed, this will result in ongoing maintenance and security costs.
LEGAL IMPLICATIONS	
<u>Statutory power to undertake proposals in the report:</u>	
13.	The property interests are to be sold under powers contained in section 123 Local Government Act 1972 or section 223 Town and Country Planning Act 1990 or section 32 Housing Act 1985 under General Consent A of the General Housing Consents 2012.
<u>Other Legal Implications:</u>	
14.	None.
POLICY FRAMEWORK IMPLICATIONS	
15.	None.

KEY DECISION?	Yes
WARDS/COMMUNITIES AFFECTED:	Bassett, Redbridge, Shirley, Woolston

SUPPORTING DOCUMENTATION

Appendices

1.	Site Plan Former Woolston School
2.	Site Plan Former Kennels at 131A Warren Avenue
3.	Site Plan Woolston Library, Portsmouth Road
4.	Site Plan Seymour House, Seymour Road (HRA)
5.	Site Plan Nutfield Court Nursery
6.	Estimated values – Confidential
7.	Nutfield Court lease terms

Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	No
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Privacy Impact Assessment

Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.	No
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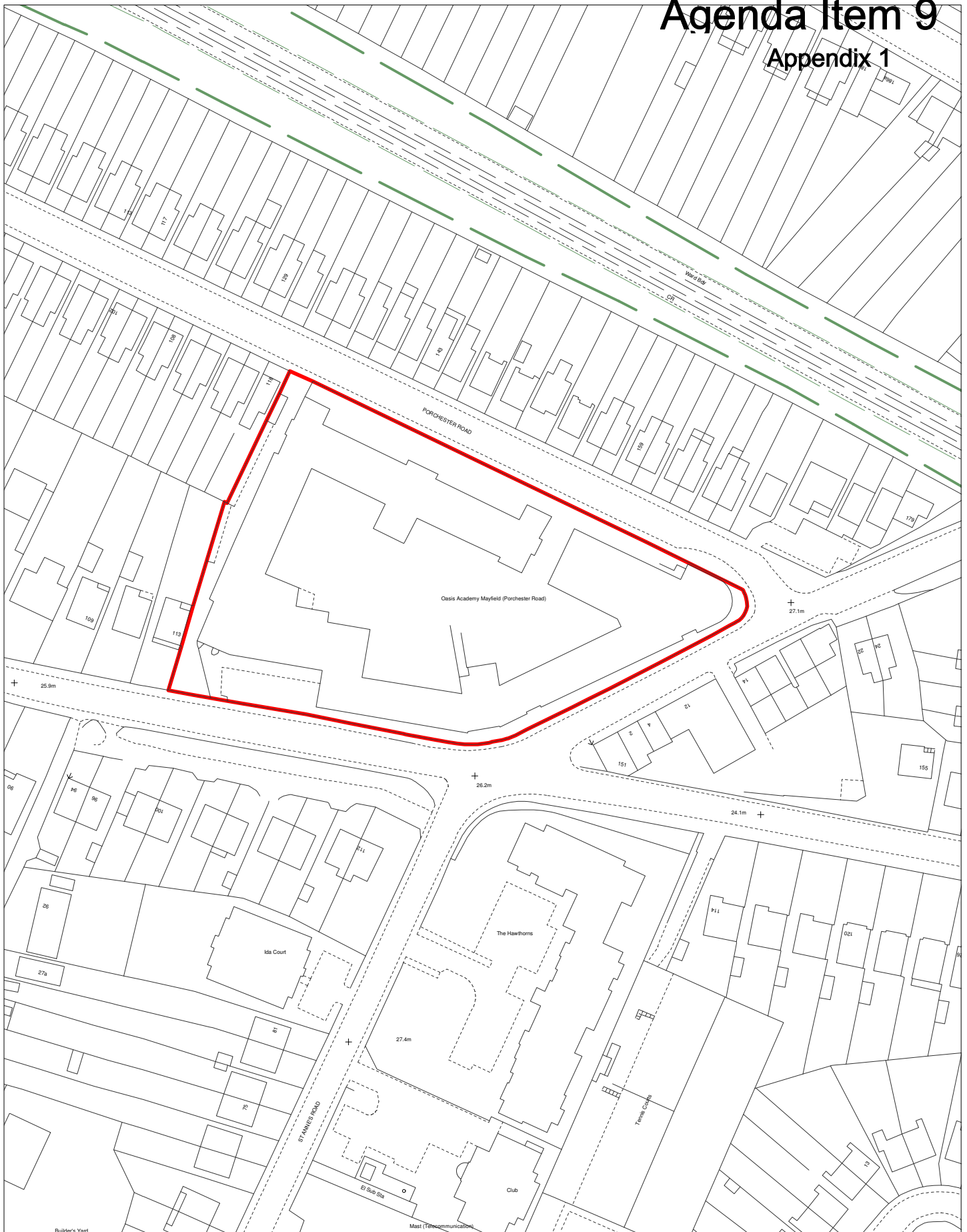
Other Background Documents

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	

Agenda Item 9

Appendix 1



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 SOUTHAMPTON CITY COUNCIL	PROPERTY SERVICES Capita Symonds Valuation & Estates 3rd Floor, One Guildhall Square, Above Bar Street	SCALE 1:1250	DATE November 2015
	PLAN NO V3145	Page 9 Former Woolston School, Porchester Road	

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Appendix 2



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PROPERTY SERVICES
3rd Floor, One Guildhall Square,
Above Bar Street, Southampton. SO15 1GW

SCALE 1:1250
@A4

DATE
17/10/13

Plan No
V3512

Page 11
131a Warren Avenue Dog Kennels





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Appendix 3



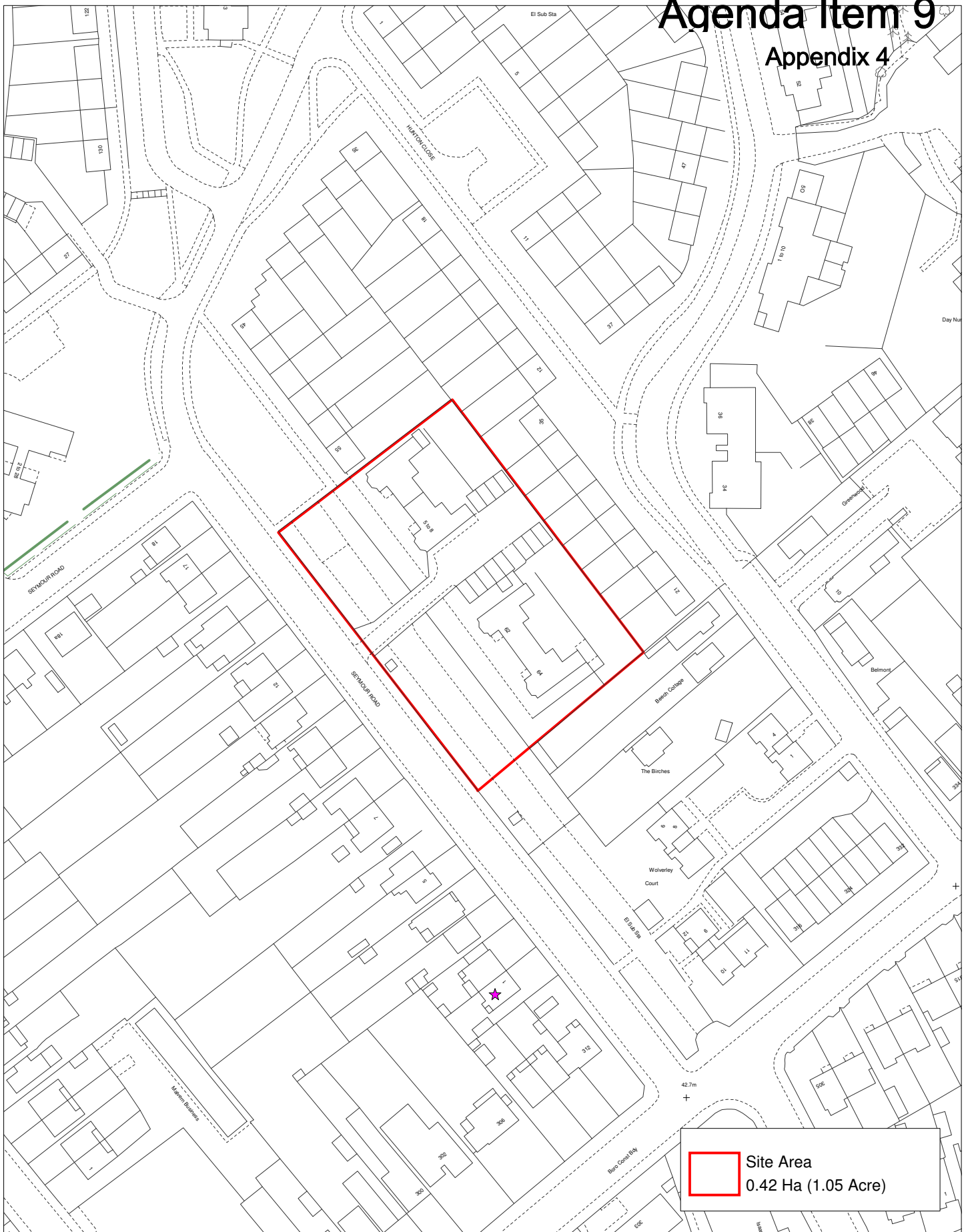
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 SOUTHAMPTON CITY COUNCIL	PROPERTY SERVICES Valuation & Estates One Guildhall Square Southampton SO14 7FP	Date: 16/09/2011	
	Plan Title: Site Plan V3216	Property Address: Woolston Library, Portsmouth Road, Woolston, SO16 7LT	



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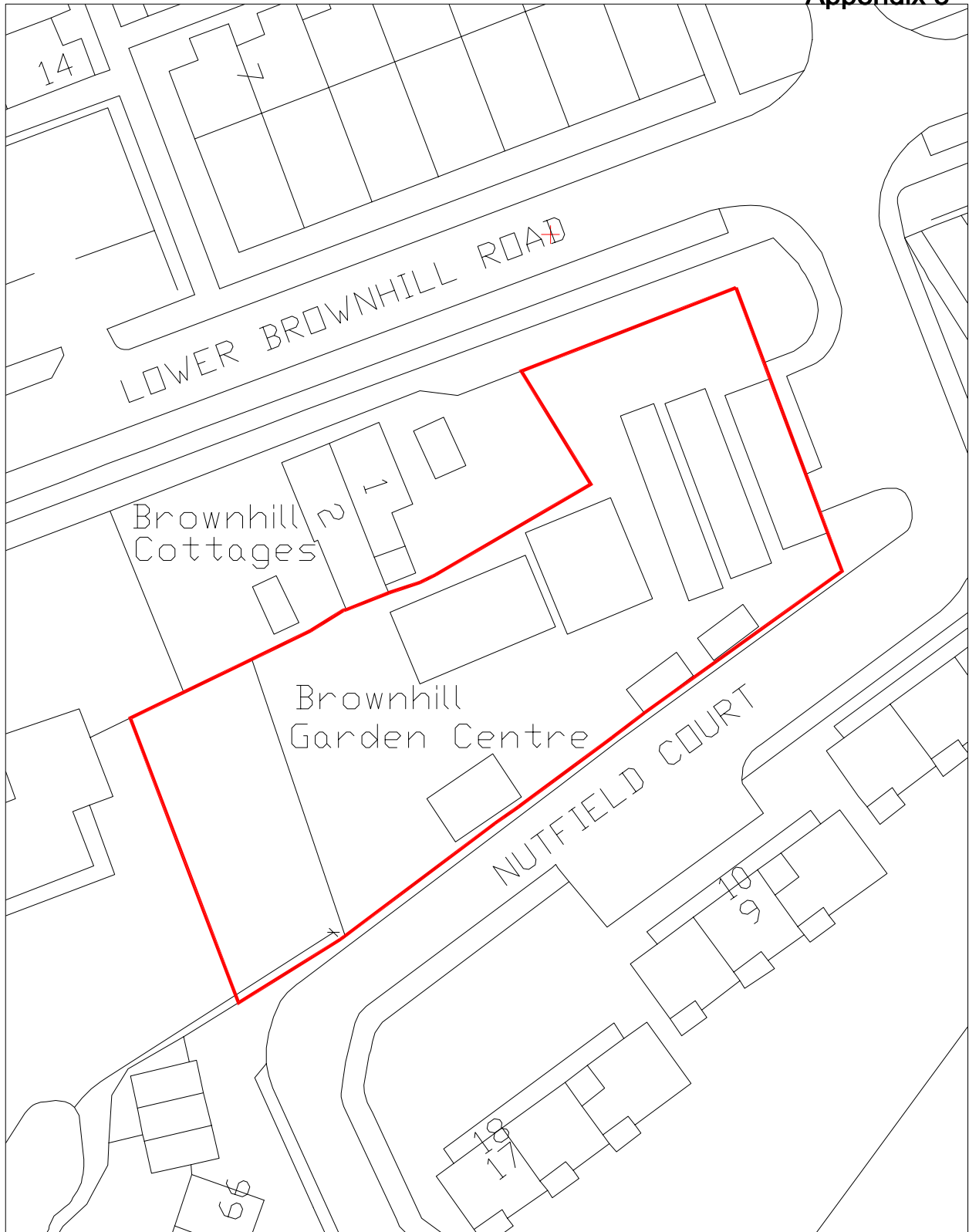
Appendix 4






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	Capita Symonds Property Services Valuation & Estates One Guildhall Square Southampton SO14 7FP	Date: 21/08/2012	Scale: 1:1,250	
	Plan Title: Site Plan: V3364	Page 15 Proposed Address: Seymour House, 58-64 Seymour Road, Upper Shirley, SO16 6RG		

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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:) 500</p>	<p>Date 06/11/2015</p>
 <p>CAPITA CAPITA Property Services One Guildhall Square, Above Bar Street Southampton, SO14 7FP www.capita.co.uk</p>	<p>Plan No V3678</p>	<p>Title Nutfield Court Lease Plan Page 17</p>	

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Document is Confidential

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Nutfield Court Nursery Heads of Terms

Tenant:	Newfields Gardening
Term	3 years from 1 January 2016
Security of Tenure	The lease is to be contracted out of the security of tenure provisions afforded by the Landlord and Tenant Act 1954. The tenant will therefore not have a statutory right to a new lease.
Break Clauses	Either party may terminate the lease at any time after 2 years on three months notice.
Rent	£13,000 pa
Outgoings	The Tenant is responsible for the payment of business rates, utilities and all other outgoings.
Assignment and subletting	Assignment and subletting of whole or part prohibited. Hiring out of part of the premises for other uses will be permitted provided such use is compatible with the permitted use and does not cause a nuisance. In the event that such hiring is considered in the Council's opinion to cause a nuisance, then this provision shall be revoked.
Repairing obligations	The Tenant to keep the premises in good repair and condition provided that the Tenant shall not be required to put the premises in any better condition than as at the date of letting as evidenced by a schedule of condition to be attached to the lease.
Permitted use	To use only as a horticultural nursery and day service for adults with learning disabilities to include: <ul style="list-style-type: none">• Growing and maintaining shrubs, bedding and vegetable plants.• Providing indoor space for activities, for example education, arts and crafts.• Providing a gardening service to the local community and other users of the service.
Insurance	The Council insures and recovers the cost of the premium from the tenant.
Rights reserved	The Council reserves the right to use the premises as a polling station on payment of a reasonable charge in line with charges paid for other polling stations.

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DECISION-MAKER:	CABINET		
SUBJECT:	SALE OF VILLIERS ROAD DEPOT AND LAND AT SOUTHERN ROAD		
DATE OF DECISION:	15 DECEMBER 2015		
REPORT OF:	LEADER OF THE COUNCIL		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	Neville Payne	Tel: 023 8083 2594
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Director	Name:	Mark Heath	Tel: 023 8083 2371
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STATEMENT OF CONFIDENTIALITY	
Confidential Appendix 3 contains information deemed to be exempt from general publication by virtue of category 3 the Council's Access to Information Procedure Rules. Publication of this information prior to entering into a legal contract could put the Council at a commercial disadvantage.	
BRIEF SUMMARY	
Housing are intending to vacate Villiers Road Depot which will release the site for sale. Hampshire Police Authority are also looking to sell the adjacent disused Shirley Police Station. The opportunity arises to collaborate with the Police, who wish to purchase the site in Southern Road adjacent to their headquarters, to sell the combined depot and police station site and realise an enhanced capital receipt for the Council.	
RECOMMENDATIONS:	
	(i) To approve the sale of the Villiers Road Depot and land at Southern Road as shown in Appendices 1 and 2;
	(ii) To delegate authority to Head of Property to agree the final price and other terms with the proposed purchasers and in the event that the offers are withdrawn or no longer remain best consideration to agree terms with an alternative purchaser and to continue such process as necessary, including re-marketing the property if necessary; and
	(iii) To authorise Head of Property to take any further action necessary to give effect to this decision.
REASONS FOR REPORT RECOMMENDATIONS	
1.	There is no service or strategic need for retention of the properties. Their sale will generate a significant capital receipt.
2.	Sale of the Southern Road site will assist the Hampshire Police Authority in its future operations to the benefit of Southampton.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
3.	Market the sites on the open market rather than dealing exclusively with the Police and the proposed purchaser of Shirley depot and police station. This is

	not recommended because it is considered highly unlikely that the capital receipt will be bettered and a marketing process will extend the date by which a completion can be achieved and bring added uncertainty into the process.
DETAIL (Including consultation carried out)	
4.	The Villiers Road Depot is currently occupied by the Housing Operations and Housing Investment teams. These teams are to be relocated from the depot. Once contracts are exchanged, the Council will be committed to giving up possession by the contractual completion date which will be the date the contract conditions are satisfied. This could be June 2016. Arrangements are being put in place to meet this timetable but if there is any delay the Council is at risk of having to secure alternative accommodation at very short notice in order to meet the contractual completion obligations.
5.	Immediately adjacent to the depot is Shirley Police Station. This is surplus to Hampshire Police Authority's requirements and has been marketed for sale. Subsequently, an offer has been received from a third party for the purchase of both the police station and the depot. This offer is conditional on planning permission being granted for the proposed scheme and purchaser's due diligence.
6.	Following negotiations with both the Police and the proposed purchaser, terms have provisionally been agreed for the joint sale by the Council and the Police of the depot and police station to the proposed purchaser and the linked sale to the Police of the Council's land in Southern Road adjacent to the police headquarters. The Southern Road site is currently let to the Police on a lease expiring on 12 August 2018.
7.	The proposed sale terms are set out in Confidential Appendix 3.
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
8.	Current income from the letting of the Southern Road site to the Police, which would terminate on completion of the sale, is £35,000 per annum. The proposed investment property income estimates assume that this will be received in 2016/17.
9.	The proposed sale prices of both the Villiers Road and Southern Road Sites will give a capital receipt in excess of that currently assumed in the forecast level of receipts in 2016/17. Any increase over that already assumed will be taken into account when reviewing future capital programme financing.
<u>Property/Other</u>	
10.	There are no service requirements for the properties.
LEGAL IMPLICATIONS	
<u>Statutory power to undertake proposals in the report:</u>	
11.	The powers of sale are Section 123 Local Government Act 1972 and Section 233 Town and Country Planning Act 1990. Best Consideration will be achieved if the sale price is realised.
<u>Other Legal Implications:</u>	
12.	None.

POLICY FRAMEWORK IMPLICATIONS	
13.	The proposal set out in this report is not contrary to any policy implications. The disposal of a council property for a capital receipt supports the Council's capital programme.

KEY DECISION?	Yes
WARDS/COMMUNITIES AFFECTED:	Millbrook, Freemantle

<u>SUPPORTING DOCUMENTATION</u>	
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Appendices	
1.	Location Plan – Shirley Depot and Police Station
2.	Location Plan – Land adjoining Police Station, Southern Road
3.	Heads of Terms – Confidential appendix

Documents In Members' Rooms

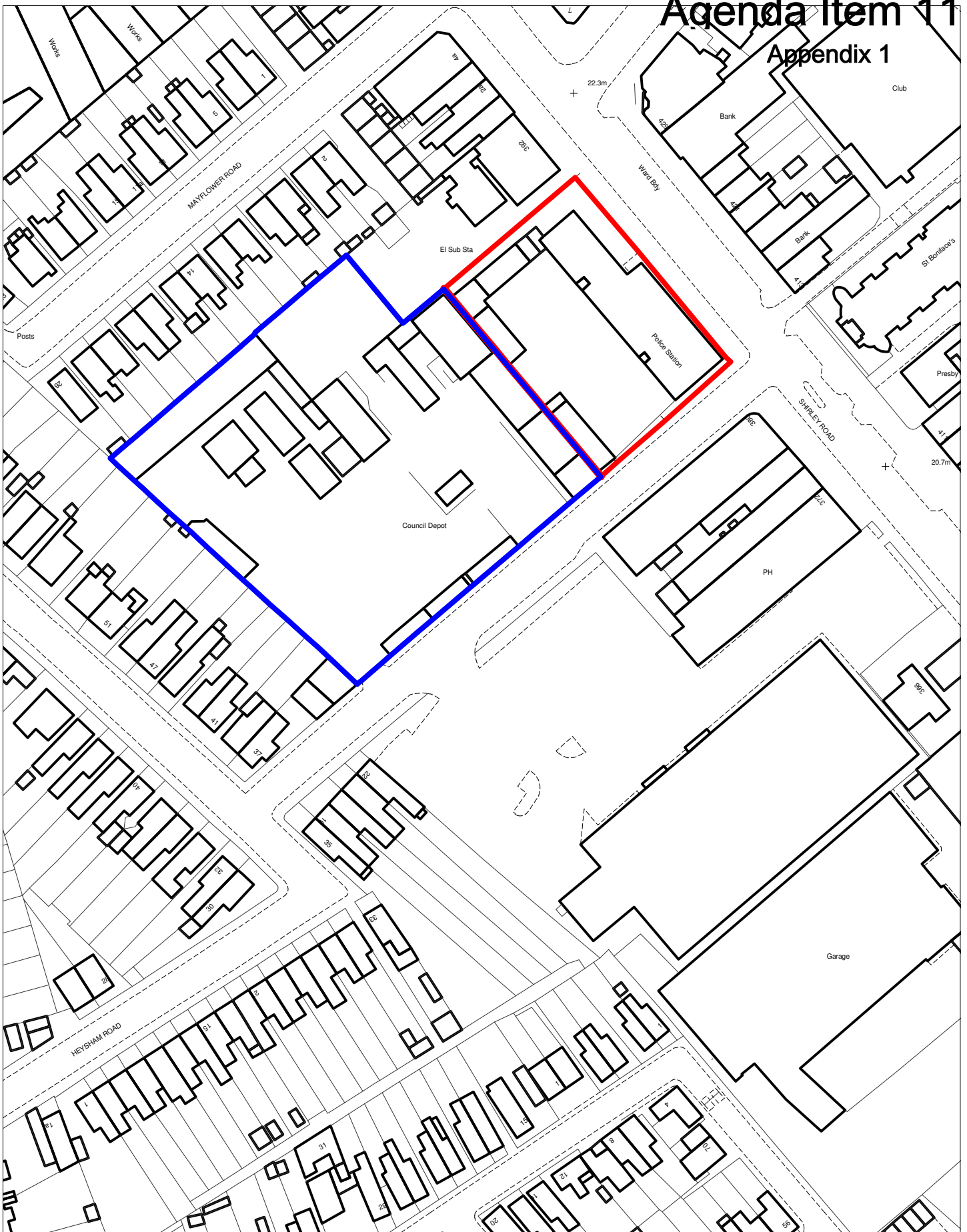
1.	None
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Equality Impact Assessment	
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	No

Privacy Impact Assessment	
Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.	No

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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PROPERTY SERVICES
SOUTHAMPTON CITY COUNCIL
ONE GUILDHALL SQUARE, ABOVE BAR,
SOUTHAMPTON, SO14 7FP.

SCALE (1:)
1250

DATE
14/12/12

PLAN NO
V3414

Page 27 Shirley Police Station



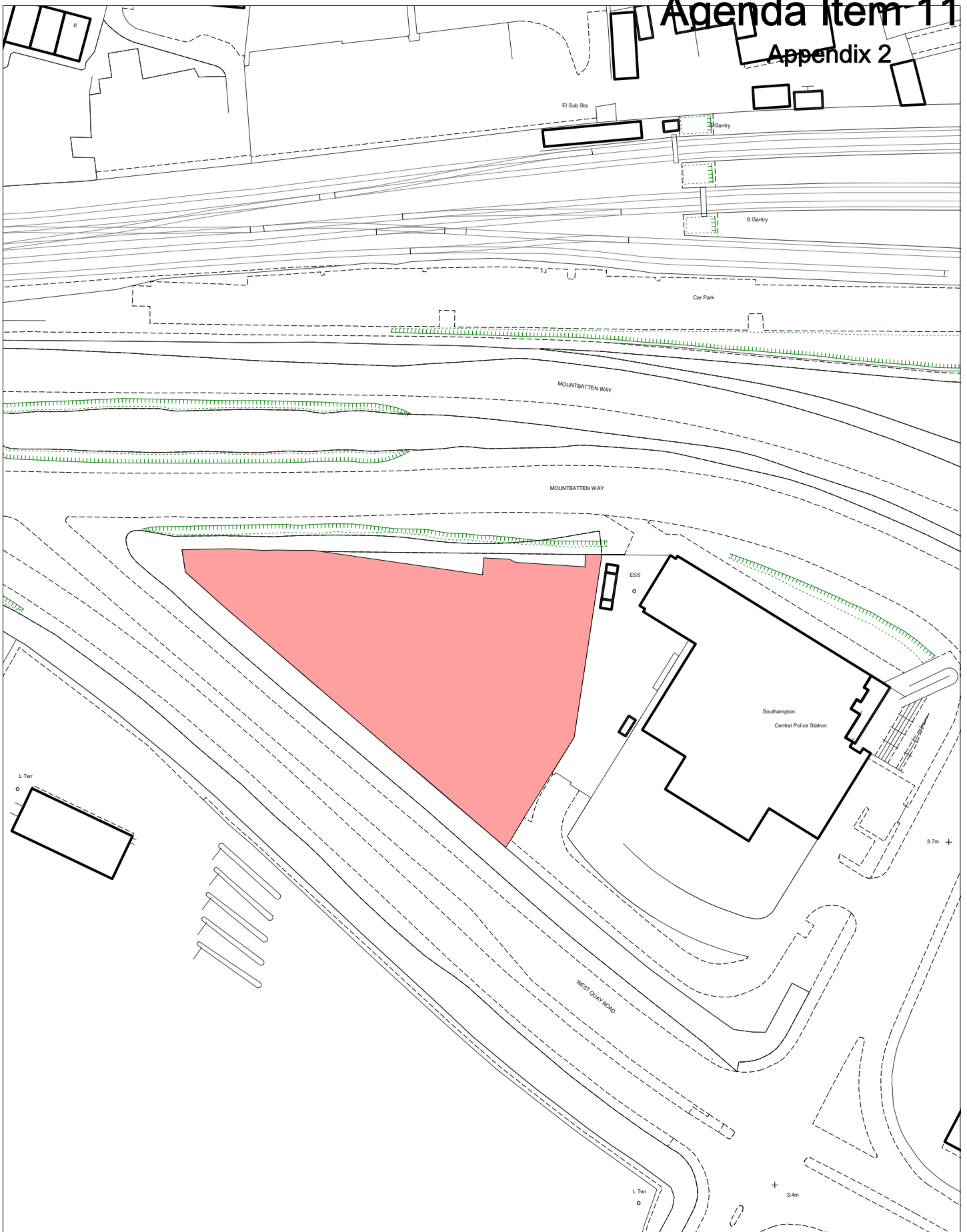
Shirley Police Station





Villiers Road Depot



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	PROPERTY SERVICES SOUTHAMPTON CITY COUNCIL ONE GUILDHALL SQUARE, ABOVE BAR, SOUTHAMPTON, SO14 7FP.		SCALE (1:) 1250	DATE 2/11/12
	PLAN NO V3389	TITLE Land adjoining Police Station Southern Road		

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Document is Confidential

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